Chair William Smith
Vice Chair William Menadier
Member Jennifer Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Scott Walker

The Planning and Zoning Board will conduct a

Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: April 21, 2026

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

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- MARCH 10, 2026.

B) PCA26-0001 | CERTIFICATE OF APPROPRIATENESS - A REQUEST BY SHEILA SPENCE (APPLICANT AND PROPERTY OWNER) FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A CAR PORT TO A PROPERTY IN THE CITY OF ALACHUA DOWNTOWN HISTORIC

DISTRICT. SUBJECT PROPERTY IS LOCATED AT 14722 NW 140TH STREET; TAX PARCEL: 03663-001-001; FLU: CENTRAL BUSINESS DISTRICT; ZONING: CENTRAL BUSINESS DISTRICT (CBD); OVERLAY: CITY OF ALACHUA DOWNTOWN HISTORIC DISTRICT.

C) PSP25-0014 | SAN FELASCO TECH CITY FIRE STATION SITE PLAN - A REQUEST BY NV5, INC. (APPLICANT/AGENT) ON BEHALF OF THE LASER INVESTMENT GROUP, LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 11,300 SQUARE FOOT FIRE STATION WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.03-ACRE SUBJECT PROPERTY GENERALLY LOCATED ON NW 86TH DRIVE, NORTH OF US HIGHWAY 441 AND SOUTH OF NW 87TH COURT (TAX PARCEL 05844-004-004). FLU: CORPORATE PARK; ZONING: CORPORATE PARK (CP) (QUASI-JUDICIAL HEARING).

D) PSP25-0011 | TIDAL WAVE AUTO SPA SITE PLAN - A REQUEST BY PAULSON MITCHELL WISE, INC. (APPLICANT/AGENT) ON BEHALF OF ALACHUA 441/235 LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 3,600 SQUARE FOOT CARWASH WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.25-ACRE SUBJECT PROPERTY, GENERALLY LOCATED ON THE SOUTHSIDE OF US HIGHWAY 441, BETWEEN NW 173RD STREET (CR 235A) AND NW 174TH DRIVE (TAX PARCEL 03044-003-000 (PORTION THEREOF); 03044-050-008 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI).

E) PSP25-0012 | WESTSIDE COMMONS/HEARTLAND DENTAL SITE PLAN PERMIT — A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 4,200 SQUARE FOOT DENTAL CLINIC WITH ASSOCIATED SITE IMPROVEMENTS ON A 0.69-ACRE SUBJECT PROPERTY GENERALLY LOCATED ALONG THE NORTH SIDE OF US HIGHWAY 441, JUST WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL 03044-001-002 (PORTION THEREOF); 03044-002-000 (PORTION THEREOF). FLU: COMMERCIAL, ZONING: COMMUNITY COMMERCIAL (CC). (QUASI-JUDICIAL HEARING)

F) PSP25-0009 | WESTSIDE COMMONS – CHIPOTLE SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 2,366 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.88-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL 03044-001-002 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (CC).(QUASI-JUDICIAL HEARING)

G) PSP25-0015 | WESTSIDE COMMONS – DUTCH BROS SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 1,035 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE

IMPROVEMENTS ON A ± 0.90-ACRE SUBJECT PROPERTY LOCATED AT 16313 NW US HIGHWAY 441 (TAX PARCEL 03044-002-000 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: CC. (QUASI-JUDICIAL HEARING)

H) PSSC26-0002 | FARMLANDS COMMERCIAL SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (SSCPA) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF JTFA LLC (PROPERTY OWNER) TO AMEND THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL ON A ± 46.68-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (LEGISLATIVE HEARING).

I) PR26-0002 | FARMLANDS COMMERCIAL SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF AYLA LLC, FIRST COAST ROAD RANGERS LLC, JACK'S SMALL ENGINE REPAIR LLC, AND JTFA LLC (PROPERTY OWNERS) TO AMEND THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI), AND PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) ON A ± 182-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: April 21, 2026
SUBJECT: Approve Meeting Minutes- March 10, 2026.
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes- March 10, 2026.

Summary

Approve Meeting Minutes- March 10, 2026.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 26.03.10.M.PZB

Regular Planning and Zoning Board Meeting Minutes
March 10, 2026 at 6:00 PM

Chair William Smith
Vice Chair William Menadier
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

William Smith – Chair 6:03 pm

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Danielle Judd moved to approve the agenda; seconded by Member Virginia Johns.

Citizen Comments:
Tamara Robbins

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- FEBRUARY 10, 2026 MEETING

Member Johns moved to approve the minutes from the February 10, 2026 meeting; seconded by Vice Chair William Menadier.

Motion passed by unanimous consent.

B) PSPM26-0001 | TOMOKA HILLS GOLF COURSE SITE PLAN MODIFICATION #1 - A REQUEST BY NV5, INC. (APPLICANT/AGENT), ON BEHALF OF TOMOKA HILLS FARMS, INC. (PROPERTY OWNER) FOR A MODIFICATION TO CONDITION #1 OF THE TOMOKA HILLS GOLF COURSE SITE PLAN (PSP24-0014) ORIGINALLY APPROVED ON APRIL 15, 2025, WHICH PROPOSES AN 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS ON A ± 197.03-ACRE SUBJECT PROPERTY LOCATED AT 156012 NW 167TH BOULEVARD. TAX PARCELS 03873-000-000; 03873-001-001. FLU: AGRICULTURE; ZONING: AGRICULTURAL (A); OVERLAY DISTRICT: GATEWAY OVERLAY DISTRICT.

Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Report for Applicant, Submitted.

Soorya Lindberg, Affected Party, 3/10/26, Identified Issues, Filed.
Jodi Boas, Affected Party, 3/10/26, Verbally Identified Issues, Submitted.
Lizzy Shires, Affected Party, 3/10/26, Verbal Information, Submitted.
Tedd Greenwald, Affected Party, 3/10/26, Verbal Information, Submitted.
Sarah Younger, Affected Party, 3/10/26, Verbal Information, Submitted.

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Response to Questions, Submitted.
John Cockerham, Director of Agronomy—Tomoka Hills Golf, 3/10/26, Verbal Information, Submitted.

Citizens Comments:
Rick Lanese
Stacie Greco
Jackson Youmas

Lorraine Hjelmeir
Tamara Robbins
Byron Flagg
Deborah Havlik
Brian Bisher
John Havlik

Soorya Lindberg, Affected Party, 3/10/26, Rebuttal, Submitted.
Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Rebuttal, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Rebuttal, Submitted.

Soorya Lindberg, Affected Party, 3/10/26, Conclusion, Submitted.
Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Conclusion, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Conclusion, Submitted.

Member Johns moved based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the modification to condition #1 of the original development order to read as shown in Exhibit "A" and located on page 22 of this staff report.; seconded by Member Highlander.

Motion passed by 3-2 roll call vote.

C) PPP24-0004 | HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) ON BEHALF OF 10.47 L.L.C. (PROPERTY OWNER) FOR THE HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT WHICH PROPOSES THE SUBDIVISION OF LAND INTO 38 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY ON A ± 8.36-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NORTHWEST 147TH DRIVE, ALONG NORTHWEST 151ST BOULEVARD (TAX PARCELS: 03869-007-000, 03869-009-000 (PORTION THEREOF), AND 03869-010-000). FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL; ZONING: RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) (QUASI-JUDICIAL HEARING).

Clay Sweger, Land Planner — EDA Consultants, 3/10/26, Report for Applicant, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Citizen Comment:
Soorya Lindberg
Brian Bisher

Member Judd based that, based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. 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 subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

D) PTAL25-0002 | ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY CALEB SAPP (APPLICANT AND AGENT) ON BEHALF OF TERRY HOWARD FOR A PRIVATELY INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 4.4.4(A) REGARDING STANDARDS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUS) (LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Member Judd move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Section 4.4.4(A) of 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 finding to the City Commission with a recommendation to approve; seconded by Vice Chair William Menadier.

Motion passed by 5-0 roll call vote.

E) PTAL26-0001 | CERTIFIED RECOVERY RESIDENCE TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR A STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING ARTICLE 2 AND ARTICLE 10 RELATING TO THE ESTABLISHMENT OF A PROCESS TO RECEIVE A REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES AS REQUIRED BY FLORIDA STATUTE 397.487 (LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Member Johns moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land

Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve and the recommendation to include the re-created Section 2.4.25 in Table 2.1.1 of the Land Development Regulations; seconded by Vice Chair Menadier.

Motion passed by 5-0 roll call vote.

F) ADMIN | PRESENTATION OF PROPOSED EVALUATION & APPRAISAL REPORT (EAR) PUBLIC PARTICIPATION PROCESS

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Vice Chair Menadier moved that this Board, sitting as the Local Planning Agency, approve the proposed Evaluation & Appraisal Report (EAR) public participation process as presented by the Planning & Community Development Department; seconded by Member Johns.

Motion passed unanimous consent.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to adjourn; seconded by Member Highlander.

Chair Smith adjourned the meeting at 9:35 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA:

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PCA26-0001**

SUBJECT:	A request for consideration of a certificate of appropriateness for the addition of a car port to a property in the City of Alachua Downtown Historic District
APPLICANT/AGENT:	Sheila Spence
PROPERTY OWNER:	John and Sheila Spence
LOCATION:	14722 Northwest 140th Street
PARCEL ID NUMBER:	03663-001-001
FLUM DESIGNATION:	Central Business District
ZONING:	Commercial – Central Business District (CBD)
OVERLAY:	City of Alachua Downtown Historic District
ACREAGE:	± 0.13
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the certificate of appropriateness for Sheila Spence.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendations, this Board find the application for Sheila Spence to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application.*

SUMMARY

This application is a request by Sheila Spence, resident and applicant, for consideration of a certificate of appropriateness proposing the additional of a car port to a commercial structure in the City of Alachua Downtown Historic District.

The ± 0.12-Acre subject property is located at 14722 Main Street (Tax Parcel 03663-001-001).

The applicant has submitted pictures of the existing structure and the proposed additional structure to demonstrate that the proposed addition is consistent with the character of adjacent properties. Figure 1 shows the intended design of the additional structure. All pictures and architectural details are available for review in the application materials.



Figure 1. Structure Design Overview

EXISTING USES

The subject property has one structure, the structure to which the additional will serve. The land use of the property is generally office; however, the structure appears more residential in nature. Figure 2 depicts the current condition of the structure.



Figure 2. Current Condition

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	Offices	Central Business District	Central Business District (CBD)
South	Multi-Family Residential	Central Business District	Central Business District (CBD)
East	Church	Medium Density Residential	Residential, Single Family (RSF-3)
West	Single Family Residential	Central Business District	Central Business District (CBD)

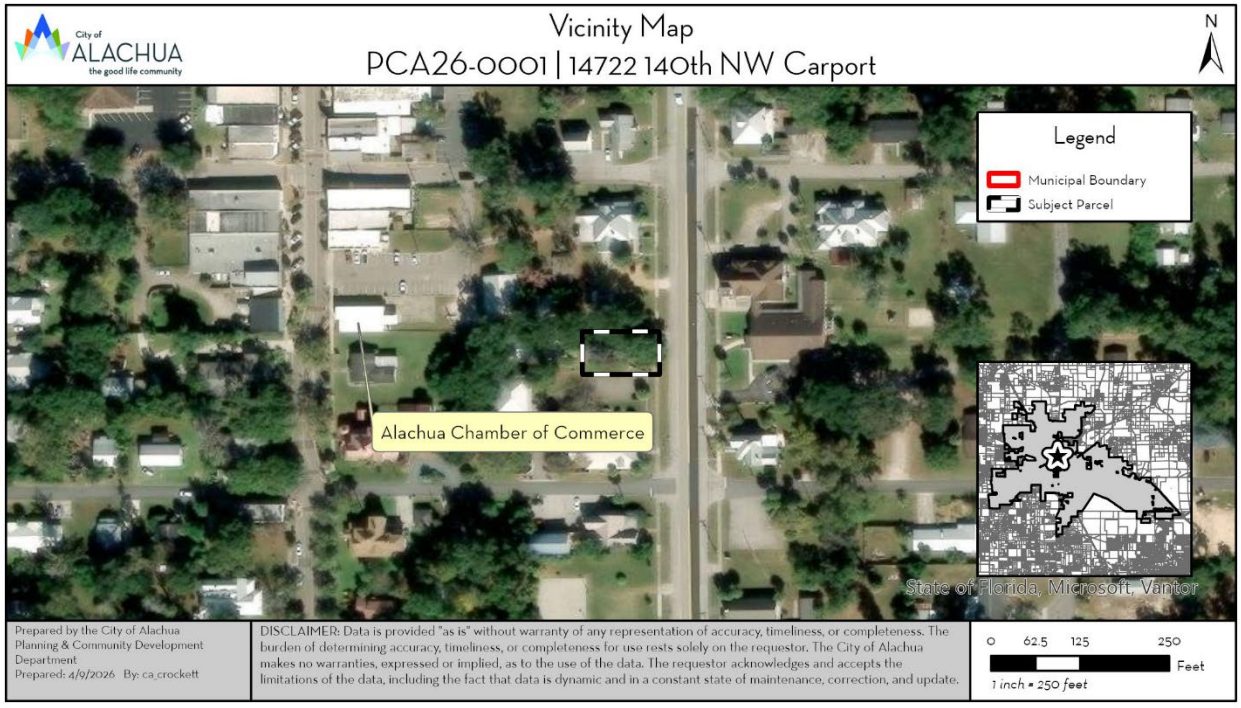


Figure 3. Vicinity Map

HISTORIC OVERLAY DISTRICT

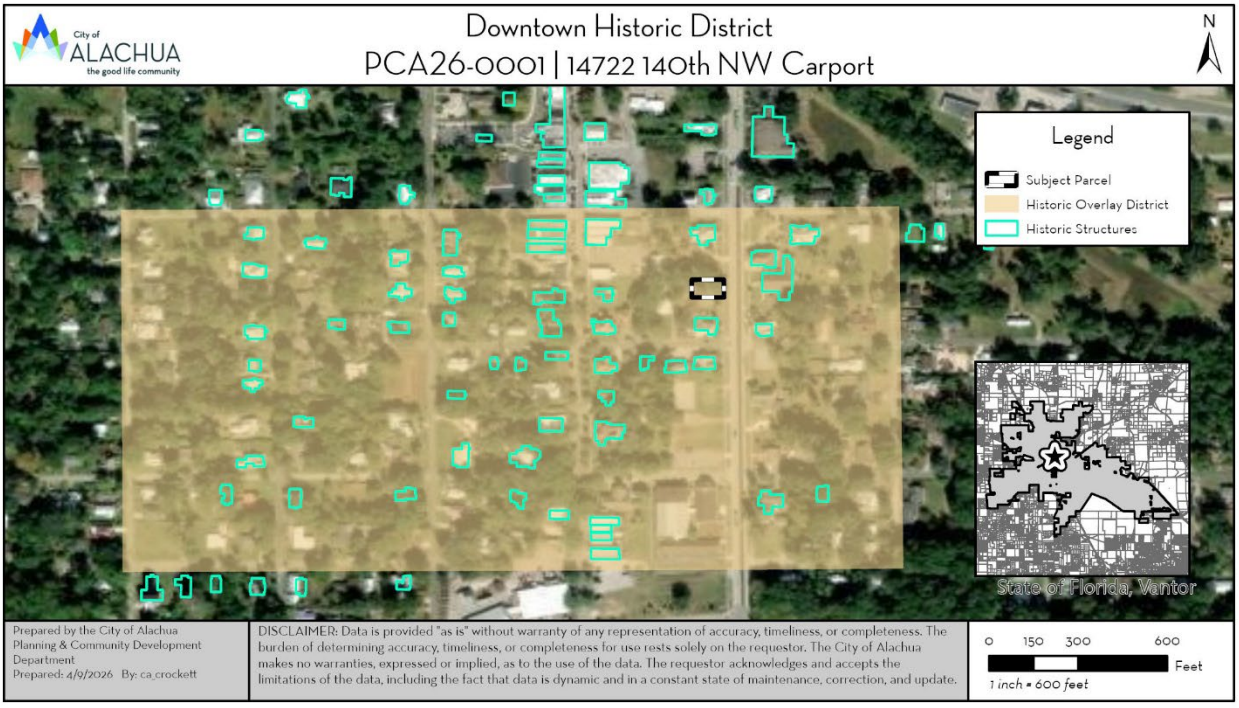


Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District (including the City of Alachua Downtown Historic District). The general purposes of the Historic Overlay District are to:

1. Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources;
2. Protect against designated land and buildings or structures having historic and architectural significance from the intrusion of development that fails to protect such significance;
3. Stabilize and improve property values in such districts, strengthening the local economy;
4. Foster civic pride; and,
5. Encourage redevelopment of the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the district, the subject property, and contributing historic structures are shown in Figure 5.

Figure 4. City of Alachua Downtown Historic District and Location of Subject Property



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: *Historic, Cultural and Archeological Preservation*

The City shall encourage the preservation of historic, cultural, and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: *Historic Preservation Districts*

The City shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within a historic district is sensitive to the historic character of the historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall establish and maintain Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Evaluation & Findings: The applicant has submitted materials to support that the proposed exterior alterations to the structure are consistent with and sensitive to the historic character of the historic district.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Certificate of Appropriateness Standards

Section 2.4.6(F) of the City's Land Development Regulations (LDRs) establishes the standards with which all certificate of appropriateness applications must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.6(F). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.6(F). is provided below.

(F) ***Certificate of appropriateness standards***. The following standards shall be applied in determining whether to approve, approve with conditions, or deny a certificate of appropriateness:

(1) ***Affect exterior appearance***. Whether the proposed action will affect the exterior appearance of a building or structure and if such action will be visible from a street, or if such action will affect the appearance of any interior portion of a building or structure listed on the National Register of Historic Places or a building or structure listed as a contributing building to the City of Alachua Downtown Historic District.

Evaluation & Findings: The proposed addition of a car port is to the structure located at 14722 NW 140th Street, which is not a contributing building nor a listed structure. This structure will be visible from the street, but will not affect the appearance of any interior portion of a building or structure listed on the National Register of Historic Places or building or structure listed as a contributing building to the City of Alachua Downtown Historic District.

(2) ***Affect consistency with historical, architectural or other relevant qualities***. Whether any such affect is consistent with the historical, architectural, or other qualities which the Historic Overlay District seeks to protect and preserve.

Evaluation & Findings: The proposed addition to the structure will preserve the architectural characteristics of the district. The design of the car port is complementary in nature to the existing structure, and will keep with the architectural qualities of the historic district.

(3) ***Negative of positive impact on neighboring properties of historical significance***. Whether the proposed action will have a negative or positive impact on neighboring properties that have historic significance.

Evaluation & Findings: There are four contributing properties located proximate to the subject property as shown in Table 2. The applicant has provided photographs of the proximate structures to demonstrate the compatibility of the proposed exterior alterations with the surrounding historic district and contributing structures. The proposed exterior alterations will not negatively impact the neighboring properties that have historic significance.

Table x. Proximate Contributing Structures

Address	Site Name	Year Built	Architectural Style
14804 NW 140th Street	Pearson-Braswell House	c. 1900	Queen Anne
14702 NW 140th Street	Hinkelman House	c. 1929	Frame Vernacular
14805 NW 140th Street	First Methodist Church	c. 1912	Neo-Gothic & Romanesque
14707 NW 140th Street	Bell-Rist House	c. 1900	Queen Anne

(4) *Effect of denial*. Whether the denial of a certificate of appropriateness would deprive the owner of reasonable beneficial use of their property.

Evaluation & Findings: The proposed addition provides a practical, functional improvement without altering the structure's historic character. Denial would limit the property's reasonable and beneficial use.

(5) *Demolition*. In cases where a certificate of appropriateness is proposed for demolition of all or a portion of a historic property, the applicant shall demonstrate:

(a) That no other feasible alternative can be found;

(b) The extent to which the property may not be beneficially used without approval of the demolition;

(c) The ability to obtain a reasonable return from the existing structures; and

(d) Whether or not the building, structure, or property contributes to a Historic Overlay District, or no longer has historical significance.

Evaluation & Findings: No demolition is proposed: therefore, this standard is not applicable.

EXHIBIT "A"
TO
PCA26-0001 | 14722 NW 140 ST
CERTIFICATE OF APPROPRIATENESS
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

April 08, 2025

Submitted electronically to sheila@johnspence.com

Sheila Spence
14704 NW 41 Avenue
Newberry, Florida, 32669

Application #: PCA26-0001

RE: Notice of Hearing to be Scheduled for 14722 NW 140th Street Certificate of Appropriateness Application

Dear Andrew Kaplan,

On February 5, 2026, the City of Alachua received your certificate of appropriateness application for an additional structure to 14722 NW 140th Street submitted on behalf of Sheila Spence. 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 **April 21, 2026,** Planning & Zoning Board meeting.

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, April 20, 2026***. 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) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker Stevens

Parker A.H. Stevens
Planner

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

CERTIFICATE OF APPROPRIATENESS APPLICATION REPORT

Date: February 5, 2026

Applicant Name: Sheila Spence

Property Owners: John and Sheila Spence

Property Address: 14722 Northwest 140th Street, Alachua, Florida 32615

Mailing Address: 14704 Northwest 41st Avenue, Newberry, Florida 32669

Phone Number: (352) 339-0142

Submitted to:

City of Alachua

Planning and Community Development Department

P.O. Box 9

Alachua, FL 32616

Phone: (386) 418-6121

Project Description

The proposed project consists of adding a simple, open-sided carport to an existing structure located within the City of Alachua's Historic Business District. The project aims to provide covered parking for one vehicle while preserving the property's historic character and the surrounding area.

1. Effect on Exterior Appearance

The proposed carport is a single-structure addition designed to complement the existing building. Materials, scale, and colors will match or harmonize with the current structure, ensuring minimal visual impact. No interior portions of the building are affected.

2. Consistency with Historic and Architectural Qualities

The carport is designed to align with the historical and architectural character of the Historic Business District. Its simple form and compatible materials help preserve the qualities protected by the designation ordinance.

3. Impact on Neighboring Historic Properties

The proposed addition is low-profile and visually compatible with surrounding historic properties. It is expected to have a neutral to positive impact and will not detract from neighboring historically significant lands.

4. Effect of Denial on Reasonable Use

Denial of the Certificate of Appropriateness would limit the property's reasonable and beneficial use. The carport provides a practical, functional improvement without altering the structure's historic character.

5. Demolition

This application does not propose the demolition of any structure or portion of a historic property. All existing structures will remain intact.

6. Proof of Ownership

Proof of ownership is included in the application package.

7. Proof of Payment of Taxes

Proof of payment of all applicable property taxes is included in the application package.

8. Fee

The applicants acknowledge that the required application fee will be paid in full in accordance with the City of Alachua's fee schedule. A $100.00 check for the Certificate of Appropriateness (minor review) is included with this application.

Certification and Acknowledgment

We certify and acknowledge that:

1. We will comply with the current Florida Building Code and obtain all required permits. A certificate of occupancy is not applicable for this carport.
2. We will comply with the requirements of the Alachua County Fire Marshal.
3. We will obtain a local business tax receipt, if required.
4. We will meet all parking standards and any use-specific standards for the zoning district.
5. Falsifying information on this application may result in revocation of the Certificate of Appropriateness.

Respectfully submitted,

Sheila Spence

Sheila Spence

Property Owner

Attachments

Attachment 1: Survey / Site Information

- Current survey identifying property dimensions and property lines
- Building location on the property (as shown on the survey/site information)
- Names of adjacent streets
- Confirmation that setbacks do not exist for this property (as verified by the City of Alachua Planning and Community Development Department)

Attachment 2: Carport Plans and Specifications

- Plans/drawings for the carport, including dimensions of all exterior elevations
- Specifications of the materials to be used
- Clear and concise specifications and images of the carport (proposed/depicted)
- Simple description of the carport footprint and location on the property

Attachment 3: Photographs

- Photographs of the existing building (all facades)

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROJECT TYPE

- ☐ Demolition
- ☐ New Construction
- ☑ Alteration of Exterior Features
- ☐ Removal
- ☑ Addition

B. APPLICANT

1. Applicant's Status ☑ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Sheila Spence Title: owner
   Company (if applicable): _____
   Physical address: 14722 NW 140 STREET, Alachua, FL 32615
   Mailing Address: 14704 NW 41 AVE, Newberry FL 32669
   City: _____ State: _____ ZIP: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Sheila Spence and John Spence
   Mailing Address: 14704 NW 41 AVE, Newberry, FL 32669
   City: _____ State: _____ ZIP: _____
   Telephone: 352-339-0142 FAX: _____ e-mail: Sheila@JohnSpence.com

C. PROPERTY AFFECTED

1. Address of Subject Property: 14722 NW 140 STREET, Alachua, FL 32615
2. Parcel ID Number(s): 03663-001-001
3. Existing Use of Property: Office space for owner
4. Future Land Use Map Designation: _____
5. Zoning Designation: Office 1 story (p1700)
6. Acreage: 0.120 5227.2 sq ft
7. Number of Existing Structures on the Property: one

D. ATTACHMENTS

1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

example, windows or doors if proposed to be removed and/or replaced), as well as photographs depicting such elements and their relation with neighboring buildings.

4. If demolition is proposed, a report from a registered structural engineer stating the condition of the structure.

5. The applicant must provide a report which addresses the following:

(1) *Affect Exterior Appearance*

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

(2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

(3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

(4) *Effect of Denial*

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

(5) *Demolition*

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

(a) That no other feasible alternative can be found;

(b) The extent to which the land may not be beneficially used without approval of the demolition;

(c) The ability to obtain a reasonable return from the existing structure(s); and

(d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

6. Proof of ownership.

7. Proof of payment of taxes.

8. **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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 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.**

I/We certify and acknowledge that:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.

Sheila Spence
Signature of Applicant

Signature of Co-applicant

Sheila Spence owner
Typed or printed name and title of applicant

John Spence owner
Typed or printed name of co-applicant

1-15-26
Date

1-15-26
Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15th day of January, 2026, by John & Sheila Spence, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Esther Mallard
Signature of Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
ESTHER MALLARD
Commission # HH 643219
Expires May 22, 2029

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3105883 1 PG(S)
February 12 2018 10 20 48 AM
Book 4575 Page 1437
J K 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY Florida

Return to:

Name: CAMPUS USA Credit Union
Address: PO Box 147029
Gainesville, FL 32614-7029

This Instrument Prepared by:
DAVID BARBER
CAMPUS USA Credit Union
Address: PO Box 147029
Gainesville, FL 32614-7029

COUNTY OF ALACHUA

Satisfaction of Mortgage

CAMPUS USA CREDIT UNION, the owner and holder of a Mortgage executed by, **SPENCE INVESTMENT HOLDINGS,LLC** a Florida Limited Liability Company, as recorded in **Official Records Book 3970, Page 1559, Instrument #2588864** of the Public Records of **ALACHUA COUNTY, FLORIDA**, given to secure certain note(s) and encumbering the following-described property:

AS DESCRIBED THEREIN IN OFFICIAL RECORDS BOOK

acknowledges full payment of the indebtedness and satisfaction of the mortgage.

Dated this 8th day of February, 2018.

CAMPUS USA CREDIT UNION

BY: DAVID M. BARBER
VP - Commercial Lending

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on the 8th day of February, 2018, by DAVID BARBER, VP - Commercial Lending of CAMPUS USA Credit Union who is __X__ personally known to me or ____ who has produced Florida Drivers License as identification and who did take an oath.

TAMMIE L. GEER
MY COMMISSION # GG 132579
EXPIRES: August 7, 2021
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My commission expires:

Official survey is on Page three

It does not indicate any setbacks.

NOR could I find any setback information on Property Appraiser OR City of Alachua websites.

HOLDEN, CARPENTER,
ROSCOW & KURDZIEL, PL

Attorneys and Counselors at Law

August 22, 2010

SPENCE INVESTMENT HOLDINGS, LLC
4110-D N.W. 37th Place
Gainesville, FL 32606

Attn: John B. Spence, Managing Member

RE: OLMSTEAD SURVEY

Dear Mr. Spence:

It was a pleasure to have had the opportunity to act as closing agent for your recent purchase of the above referenced property. In connection therewith, please find the following:

1. Original Warranty Deed as recorded and filed as Document No. 2588864 in Official Records Book 3970, Page 1559, of the Public Records of Alachua County, Florida.

2. Owners Title Insurance Policy FA-35-1700602.

Should you have any questions, please do not hesitate to call my office.

Sincerely,

John F. Roscow, IV

JRIV/sp
enc
C&R File #10-228

352.373.7788 & 352.377.5900 TELEPHONE 352.373.1114 FACSIMILE
5608 NORTHWEST 43RD STREET GAINESVILLE, FLORIDA 32653

10.00
770.00
780.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2588863 1 PG
Jul 22, 2010 08:07 AM
BOOK 3970 PAGE 1558
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK31 Receipt # 449794

Doc Stamp-Deed: $770.00

2588863 1 PG

Prepared by and return to:
JOHN F. ROSCOW, IV
Carpenter & Roscow, P.A.
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 10-228

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of July, 2010 between ANTONIO DIFRANCO whose post office address is 13716 N.W. 106th Avenue, Alachua, FL 32615, grantor, and SPENCE INVESTMENT HOLDINGS, LLC, a Florida limited liability company whose post office address is 4110-D N.W. 37th Place, Gainesville, FL 32606, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Parcel 3
A portion of Lot 4, Block 6, of the OLMSTEAD SURVEY, as per plat thereof recorded in Plat Book "C", Page 79-B of the Public Records of Alachua County, Florida, being more particularly described as follows:

Commence at a set nail and cap 'PLS 4789' at the Southeast corner of said Lot 4, Block 6 of the OLMSTEAD SURVEY and run thence North 00° 01' 07" West, along the West right of way line of NW 140th Street (80 foot right of way), 139.88 feet to a set 1/2" rebar and cap 'PLS 4789' and the point of beginning, thence North 89° 53' 59" West, 93.73 feet to a set 1/2" rebar and cap 'PLS 4789', thence North 00° 01' 07" West, 59.67 feet to a set 1/2" rebar and cap 'PLS 4789' on the North line of said Lot 4, Block 6; thence North 89° 53' 50" East, along said North line of Lot 4, Block 6, 93.73 feet to a found 3/4" pipe on the West right of way line of NW 140th Street (80 foot right of way); thence South 00° 01' 07" East, along said West right of way line, 60.00 feet to the point of beginning.

Parcel Identification Number: 03663-001-001

Subject to easements and restrictions of record.

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.

The land described herein is not the homestead of the grantor, and neither the grantor nor the grantors spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

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, 2009.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

South 00° 01' 07" East, along said West right of way line, 60.00 feet to the point of beginning.

Parcel Identification Number: 03663-001-001

Subject to easements and restrictions of record.

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.

The land described herein is not the homestead of the grantor, and neither the grantor nor the grantors spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

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, 2009.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JOHN F. ROSCOW IV

Witness Name: DAVID M. BARBER

ANTONIO DIFRANCO (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 20th day of July, 2010 by ANTONIO DIFRANCO, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

John F. Roscow, IV
MY COMMISSION # DD 648897
June 8, 2011
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public, State of Florida

DoubleTime®

BOUNDARY SURVEY

PARCEL 3
A PORTION OF LOT 4, BLOCK 6 OF THE OLMSTEAD SURVEY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "C", PAGE 79-B OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SET NAIL & CAP 'PLS 4789' AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6 OF THE OLMSTEAD SURVEY AND RUN THENCE NORTH 00°01'07" WEST, ALONG THE WEST RIGHT OF WAY LINE OF N.W. 140th STREET (80 FOOT RIGHT OF WAY), 139.88 FEET TO A SET 1/2" REBAR & CAP 'PLS 4789' AND THE POINT OF BEGINNING; THENCE NORTH 89°53'59" WEST, 93.73 FEET TO A SET 1/2" REBAR & CAP 'PLS 4789'; THENCE NORTH 00°01'07" WEST, 59.67 FEET TO A SET 1/2" REBAR & CAP 'PLS 4789' ON THE NORTH LINE OF SAID LOT 4, BLOCK 6; THENCE NORTH 89°53'50" EAST, ALONG SAID NORTH LINE OF LOT 4, BLOCK 6, 93.73 FEET TO A FOUND 3/4" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF N.W. 140th STREET (80 FOOT RIGHT OF WAY); THENCE SOUTH 00°01'07" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

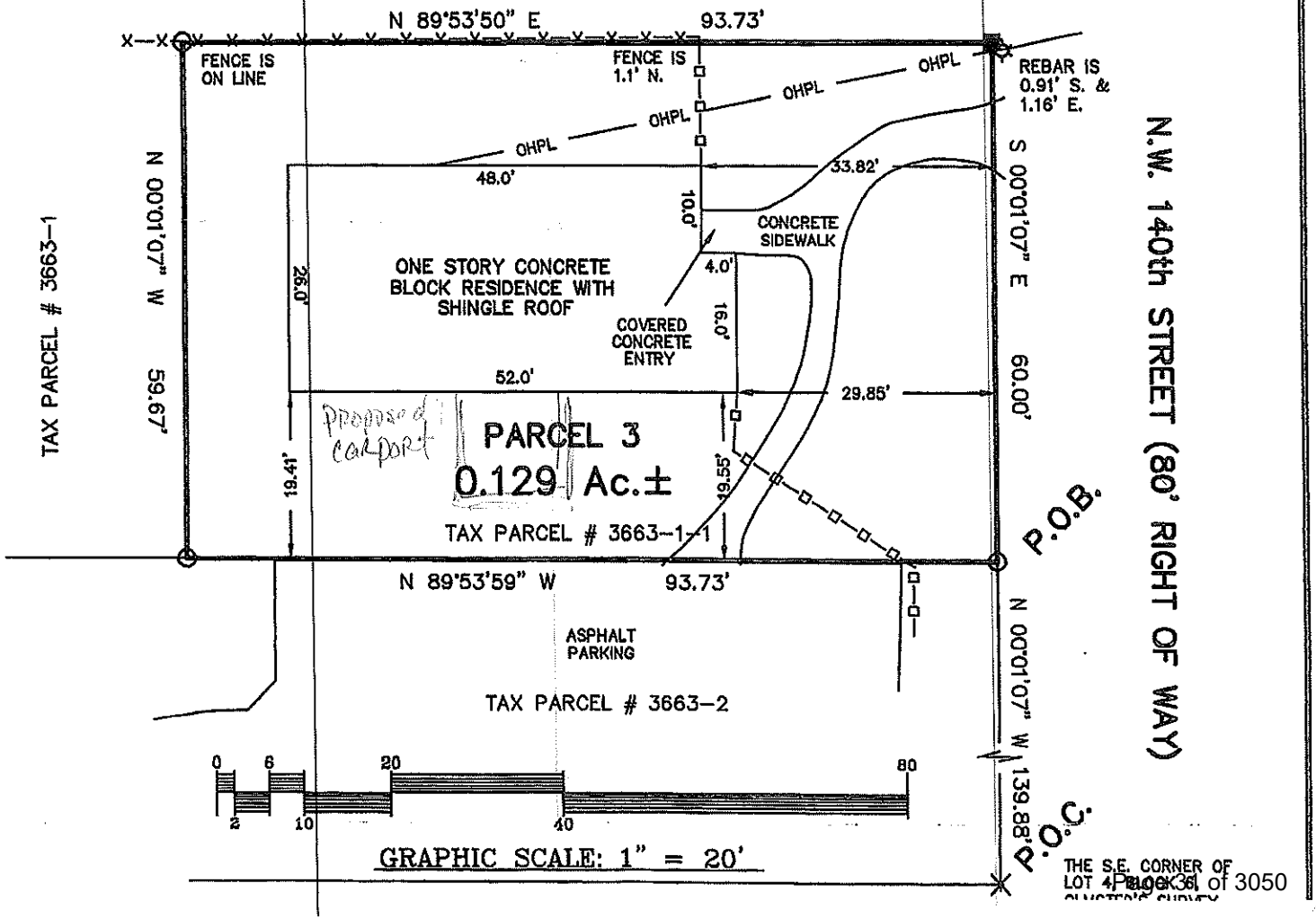
CONTAINING 0.129 ACRES, MORE OR LESS.

ADDRESS: 14722 N.W. 140th STREET
ALACHUA, FL 32615

N
W E
S

LEGEND

(0.0) = RECORD PLAT DISTANCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
■ = FOUND 1/2" IRON PIPE 'NO I.D.'
■ = FOUND 3/4" IRON PIPE 'NO I.D.'
✡ = FOUND 5/8" REBAR & CAP 'CHANCE, ENG & DENMAN, INC.'
● = FOUND 5/8" REBAR & CAP 'PLS 2115'
● = FOUND 5/8" REBAR & CAP 'PLS 2742'
○ = SET 1/2" REBAR AND CAP 'PLS 4789'
X = SET NAIL AND CAP 'PLS 4789'
⌀ = POWER POLE
OHPL = OVERHEAD POWER LINE
-□- = WOOD FENCE
-X- = WIRE FENCE
Δ = DELTA
R = RADIUS
T = TANGENT
L = ARC LENGTH



N. 147th AVENUE (40' RIGHT OF WAY)

THE S.E. CORNER OF LOT 4, BLOCK 6, OLMSTED'S SURVEY

FLOOD CERTIFICATION

THE PARCEL SHOWN HEREON LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL 120684 0028 A OF FOR ALACHUA FLORIDA. SAID MAP DESCRIBES ZONE 'X' AS BEING AREAS OUTSIDE 500-YEAR FLOOD.

EFFECTIVE DATE 2-02-1986

CERTIFIED TO:

JOHN B. SPENCE, SHELIA A. SPENCE,
CAMPUS USA CREDIT UNION,
HOLDEN, CARPENTER, ROSCOW & KURDZIEL, P.A.,
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT A SURVEY OF THE HEREON DESCRIBED LAND WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTES:

1. NO BEARINGS SHOWN ON SAID RECORD PLAT; BEARINGS SHOWN HEREON ASSUMED N 00°01'07" W ON N.W. 140th STREE
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

TYPE SURVEY	FIELD WORK COMPLETED	DRAWING COMPLETED	PROJECT NO.	FIELD BOOK	PA
BOUNDARY SURVEY	07-08-10	07-09-10	10-45	63	8
FOUNDATION SURVEY					
FINAL SURVEY					

DAVID D. PARRISH LAND SURVEYING, IN
12606 N.W. 142nd TERRACE, ALACHUA FL 32615 (386)462-542
FAX (386)462-778
DAVID D. PARRISH, P.L.S.
Registered Florida Land Surveyor No. 4789

07-09-1(
Date Signe

REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH HIS EMBOSSED SURVEYOR'S SEAL, NUMBER 47

WORKING COPY 4/23

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3257991 3 PG(S)
5/11/2020 3:38 PM
BOOK 4775 PAGE 1025
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 948777
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

Prepared by and return to:
JOHN F. ROSCOW, IV
Attorney at Law
Holden, Carpenter & Roscow, PL
5608 Northwest 43rd Street
Gainesville, FL 32653
352-373-7788

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27 day of April, 2020, between **SPENCE INVESTMENT HOLDINGS, LLC, a Florida limited liability company,** whose post office address is 14704 NW 41st Avenue, Newberry, Florida, 32669, grantor, and **JOHN SPENCE and SHEILA SPENCE, husband and wife**, whose post office address is 14704 NW 41st Avenue, Newberry, Florida, 32669, 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.

Tax Parcel number: 03663-001-001

THERE IS NO MORTGAGE ON THE REAL PROPERTY CONVEYED AND ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE.

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, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

THIS DEED IS BEING RE-RECORDED TO INCLUDE THE EXHIBIT "A" LEGAL DESCRIPTION WHICH WAS OMITTED FROM THE DEED RECORDED IN OR BOOK 4774 PAGE 2472, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DoubleTime®

Signed, sealed and delivered in our presence:

SPENCE INVESTMENT HOLDINGS, LLC
A Florida limited liability company

Witness Name: JOHN F. ROSCOW IV

(Seal)
JOHN SPENCE, Manager

Witness Name: SUZANNE BALDWIN

(Seal)
SHEILA SPENCE, Manager

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27 day of April, 2020, by JOHN SPENCE and SHEILA SPENCE, as Managers of SPENCE INVESTMENT HOLDINGS, LLC, a Florida limited liability company, who [x] are personally known or [ ] have produced a driver's license as identification, and acknowledged that they are authorized to execute the foregoing on behalf of the Company.

[Notary Seal]

JOHN F. ROSCOW, IV
Notary Public - State of Florida
Commission # GG 308363
My Comm. Expires June 3, 2023

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

Parcel 3
A portion of Lot 4, Block 6, of the OLMSTEAD SURVEY, as per plat thereof recorded in Plat Book "C", Page 79-B of the Public Records of Alachua County, Florida, being more particularly described as follows:

Commence at a set nail and cap 'PLS 4789' at the Southeast corner of said Lot 4, Block 6 of the OLMSTEAD SURVEY and run thence North 00° 01' 07" West, along the West right of way line of NW 140th Street (80 foot right of way), 139.88 feet to a set 1/2" rebar and cap 'PLS 4789' and the point of beginning, thence North 89° 53' 59" West, 93.73 feet to a set 1/2" rebar and cap 'PLS 4789', thence North 00° 01' 07" West, 59.67 feet to a set 1/2" rebar and cap 'PLS 4789' on the North line of said Lot 4, Block 6; thence North 89° 53' 50" East, along said North line of Lot 4, Block 6, 93.73 feet to a found 3/4" pipe on the West right of way line of NW 140th Street (80 foot right of way); thence South 00° 01' 07" East, along said West right of way line, 60.00 feet to the point of beginning.

Photos



1 Site information
2 structure location
3 photos of main building
4 scaled drawing of carport next to the building

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: 1/13/2026, 10:18:30 PM

Contact Us

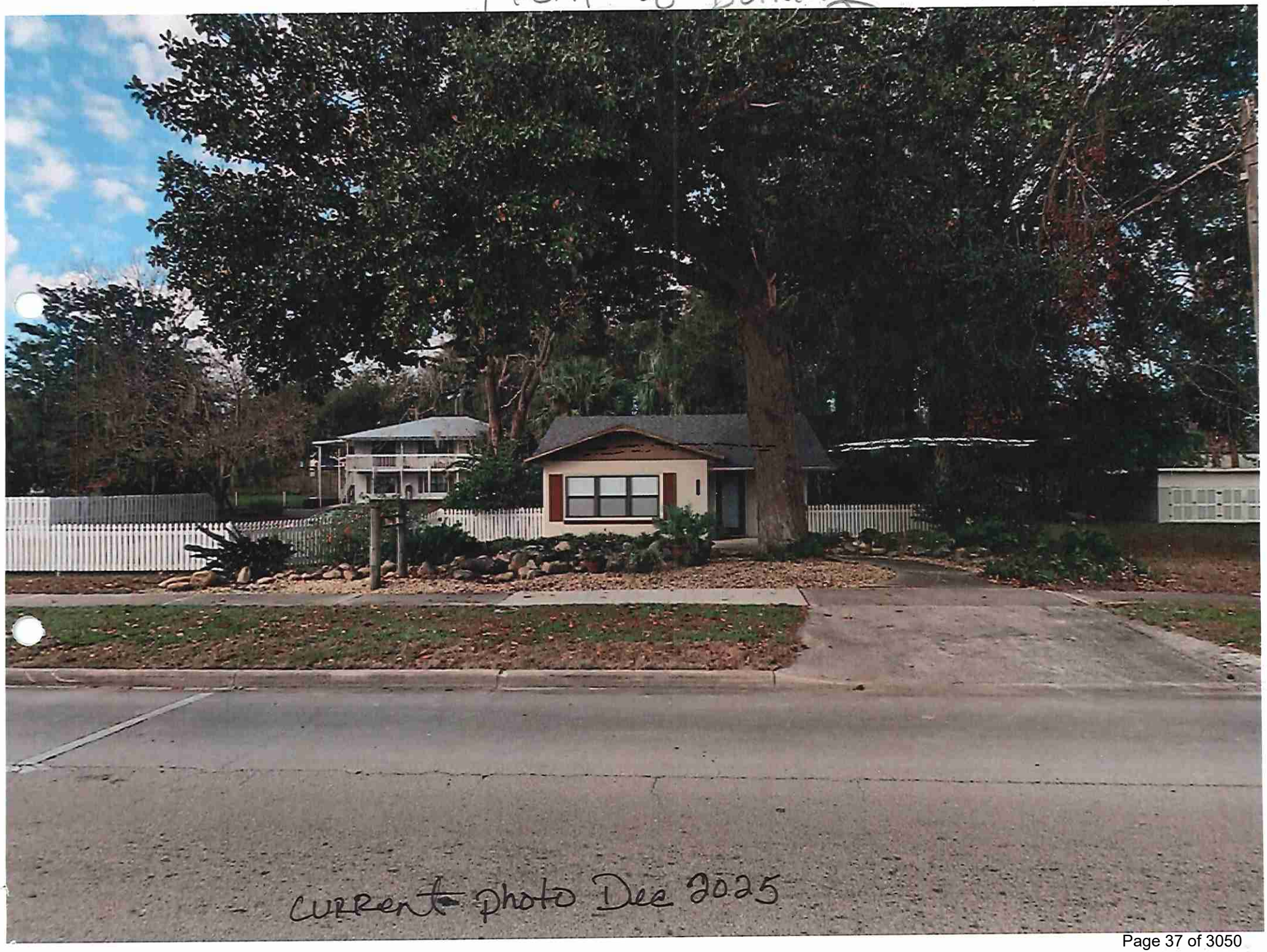
Developed by SCHNEIDER GEOSPATIAL

Dimentions of property 0.12 acres / 5227.2 sq.ft.

One existing building on the property 1312 sq.ft

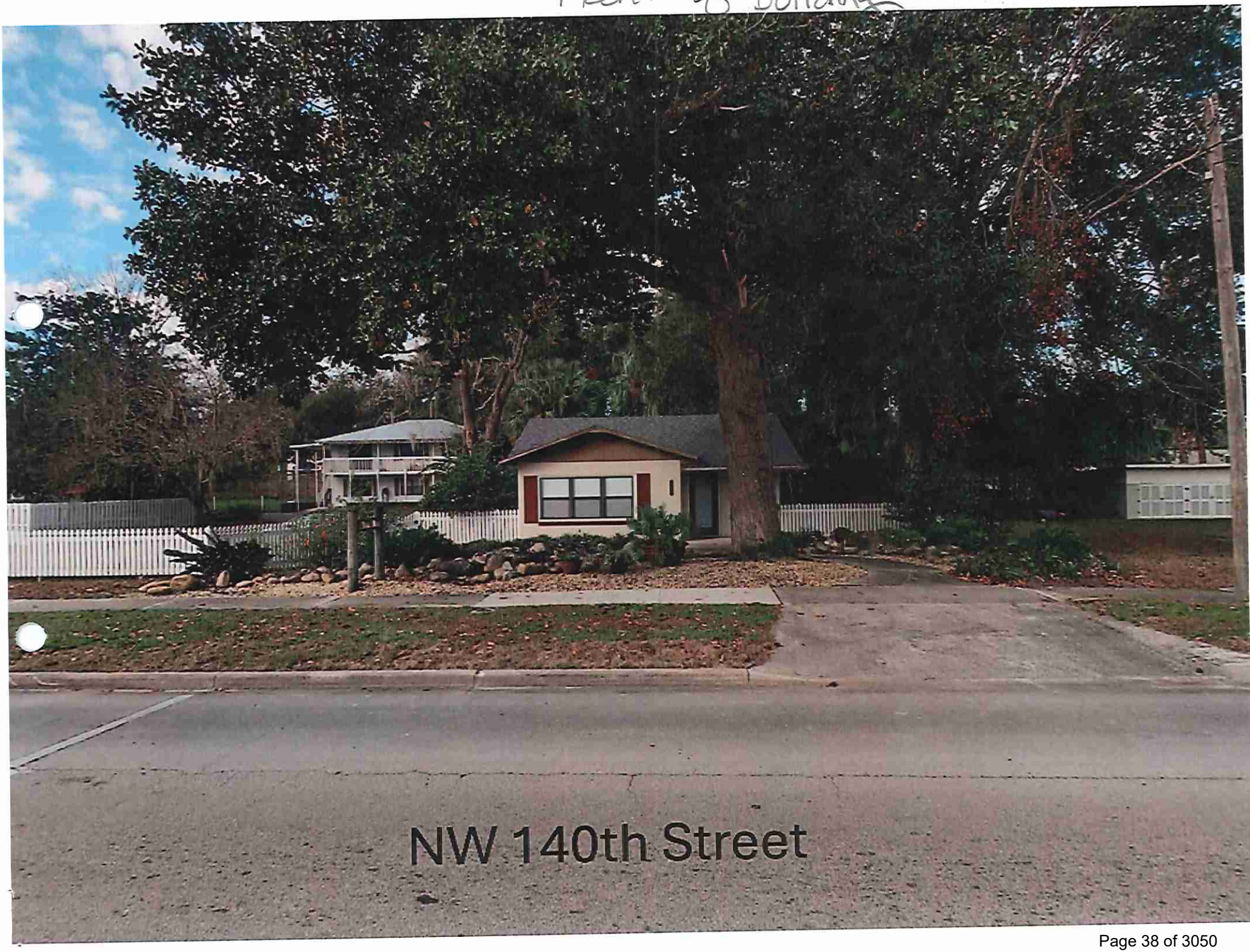
Name of adjacent street NW 140th Street
Hwy 235

FRONT of Building



current photo Dec 2025

Front of Building





Side view of building and carport site (West side?)



Another view of side of building - carport site



Rear of building



Opposite side of building








I ♥ Sanibel



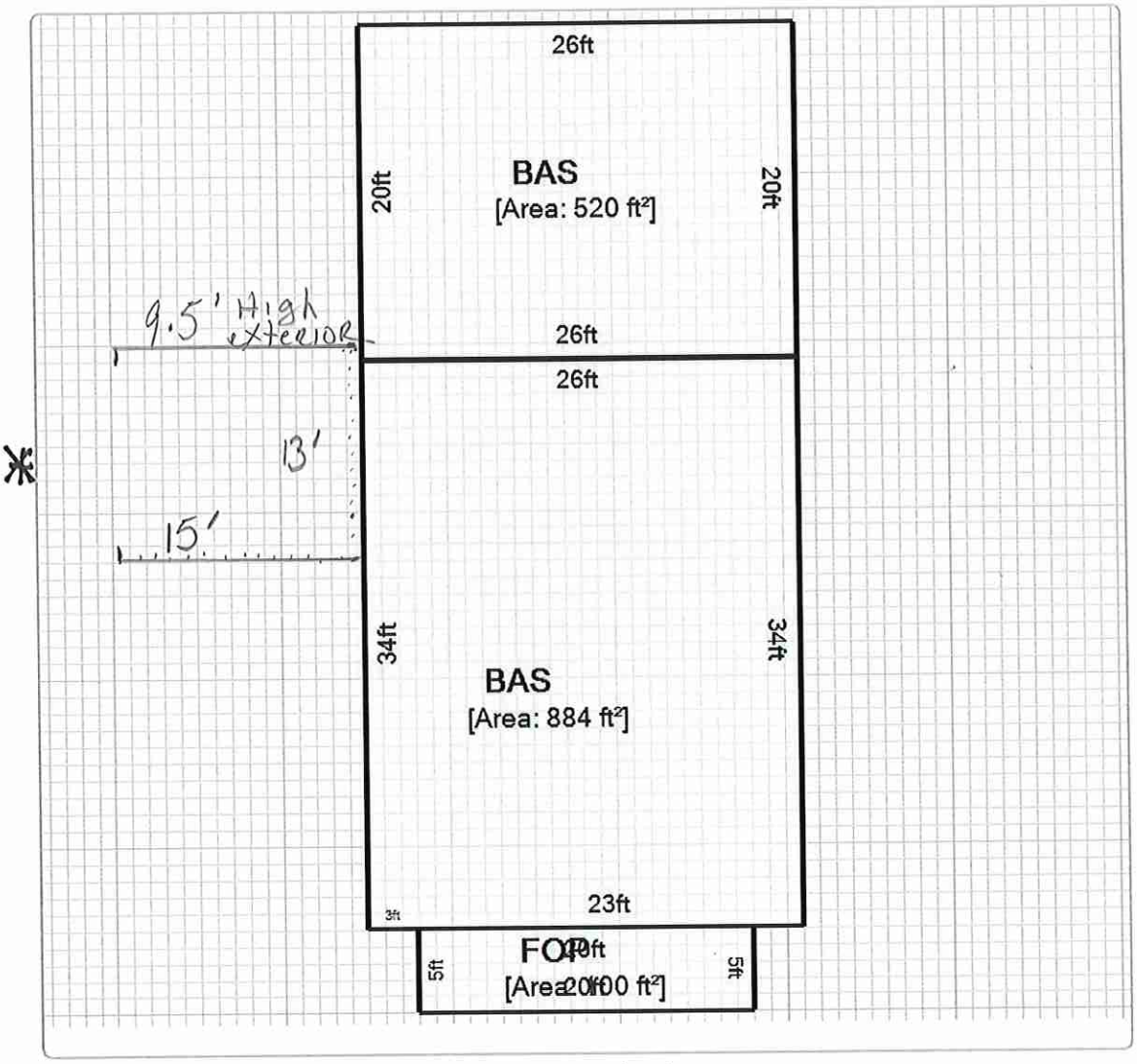






Parking Area easement

Sketches



This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/13/2026, 10:18:30 PM

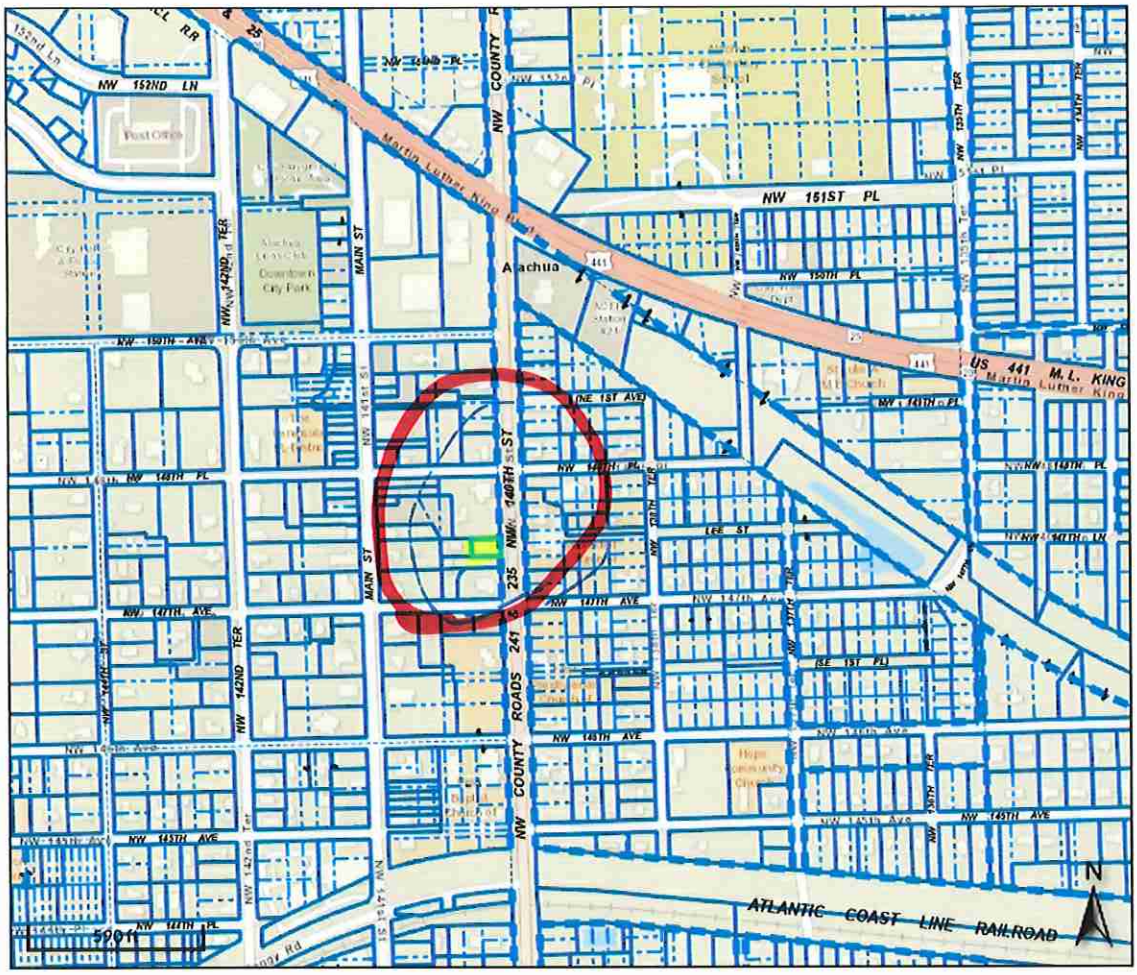
Contact Us

Developed by SCHNEIDER GEOSPATIAL

*Approx. Location of carport

will locate the carport five feet from the main structure as requested by city planning department

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview



Legend

- Parcels
- Lakes

Parcel ID	03663-001-001	**Prop ID**	14636	**Owner Address**	SPENCE JOHN & SHEILA
Sec/Twp/Rng	15-08-18	**Class**	OFFICE 1 STORY		14704 NW 41ST AVE
Property Address	14722 NW 140TH ST	**Acreage**	0.12		NEWBERRY, FL 32669
	ALACHUA				

District 1700 - ALACHUA

Brief Tax Description OLMSTEAD SURVEY PB C-79B COM SE COR LOT 4 BK 6 N 139.88 FT POB W 93.73 FT N 59.67 FT E 93.73 FT S 60 FT POB OR 4775/1025

(Note: Not to be used on legal documents)

Date created: 1/14/2026
Last Data Uploaded: 1/13/2026 10:18:30 PM

Developed by SCHNEIDER GEOSPATIAL

Real Estate Account #03663 001 001

Owner:
SPENCE JOHN & SHEILA

Situs:
14722 NW 140TH ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

2025 Annual Bill

ALACHUA COUNTY TAX COLLECTOR	Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2025 Annual Bill	$0.00

PAID

Print (PDF)

If paid by:	Please pay:
Jan 31, 2026	$0.00

Combined taxes and assessments: $2,343.39

SAVE TIME PAY ONLINE @ WWW.ALACHUACOLLECTOR.COM

Apply for the 2026 installment payment plan

Ad Valorem Taxes

MILLAGE	TAX
[illegible]	[illegible]

21.7696 $2,018.21

Non-Ad Valorem Assessments

AMOUNT
$325.18

Parcel Details

Owner:	SPENCE JOHN & SHEILA
Situs:	14722 NW 140TH ST ALACHUA 32615
Account	03663 001 001
Alternate Key	14636
Millage code	1700
Millage rate	21.7696
Assessed value:	$74,474
School assessed value:	$137,975

2025 TAX AMOUNTS

Ad valorem:	$2,018.21
Non-ad valorem:	$325.18
Total Discountable:	$2,343.39
Total tax:	$2,343.39

LEGAL DESCRIPTION

OLMSTEAD SURVEY PB C-79B COM SE COR LOT 4 BK 6 N 139.88 FT POB W 93.73 FT N 59.67 FT E 93.73 FT S 60 FT POB OR 4775/1025

LOCATION

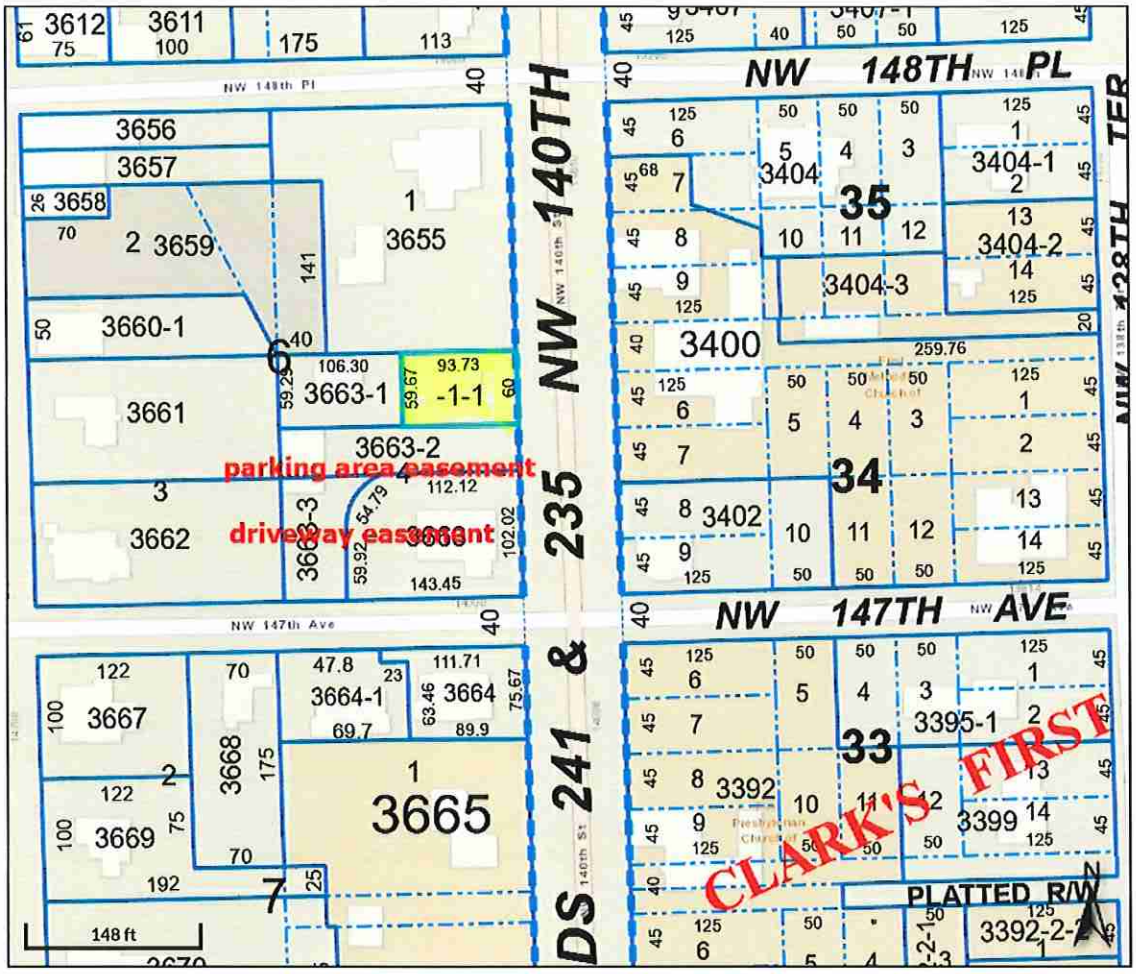
Book, page, item:	4775-1025-
Geo number:	15-08-18-03663001001

Range:	18
Township:	08
Section:	15
Neighborhood:	233200.50
Use code:	017
Total acres:	0.12

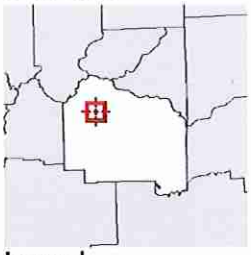
Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview



Legend

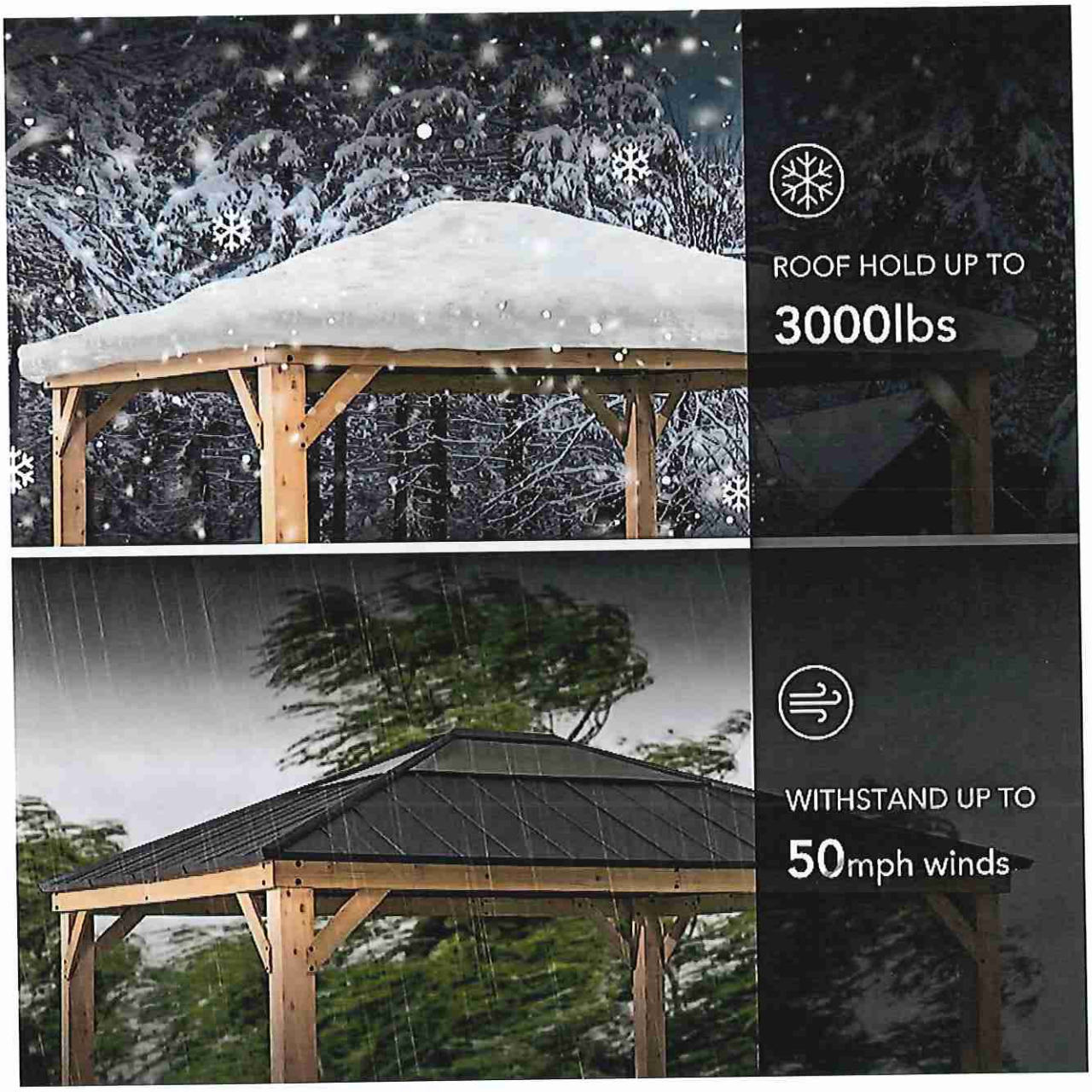
Parcels
Lakes

Parcel ID	03663-001-001	**Prop ID**	14636	**Owner Address**	SPENCE JOHN & SHEILA
Sec/Twp/Rng	15-08-18	**Class**	OFFICE 1 STORY		14704 NW 41ST AVE
Property Address	14722 NW 140TH ST ALACHUA	**Acreage**	0.12		NEWBERRY, FL 32669
District	1700 - ALACHUA				
Brief Tax Description	OLMSTEAD SURVEY PB C-79B COM SE COR LOT 4 BK 6 N 139.88 FT POB W 93.73 FT N 59.67 FT E 93.73 FT S 60 FT POB OR 4775/1025 (Note: Not to be used on legal documents)				

Date created: 1/14/2026
Last Data Uploaded: 1/13/2026 10:18:30 PM

Developed by SCHNEIDER GEOSPATIAL

Property lot size and Driveway and parking easements



Photos and specifications of structure















At a Glance

- Overall Product Weight: 489.42 lb.
- Water Resistant
- Year-Round Use

- 
  Warranty Length: 1 Year
- 
  Assembly Required
- 
  Frame Material: Solid Wood

See Less

Description

Specifications

Size: 9.8' H x 13' W x 15' D

Posts	
	5 51/100" W X 5 51/100" D
Overall Dimensions	
	13' W X 15' D
Interior Width - Side to Side	
	13' 1 7/25" W
Interior Depth - Front to Back	
	11' 1 13/50" D
Overall Product Weight	
	489.42 lb.
Square Footage	
	27541.22

Other Dimensions

Posts	
	6' 6 11/50" H
Overall Dimensions	
	9' 5" H
Interior Height - Top to Bottom	
	6' 6 11/50" H

Documents

- Owner Manual (pdf)

Details

Product Type	

Patio Gazebo

Design

Patio Gazebo

Portable

No

Footprint Shape

Square

Frame Material

Solid Wood

Roof Type

Hardtop

Roof Material

Steel, Polycarbonate

Roof Included

Yes

Powder Coated Finish

Yes

Snow Load Capacity

3,000 lb.

Anchor / Mounting Kit Included

Yes

Wood Species

Cedar

Year-Round Use

Yes

Weather Resistant

Yes

UV Resistant

Yes

Water Resistant

Yes

Imported

Yes

Durability

Water Resistant, UV Resistant, Weather Resistant

Roof Hanging Weight Capacity

33 lb.

Wind Rating

63 mph

Roof Color

Black

Frame Finish

Light Brown

Assembly

Assembly Required

Yes

Suggested Number of People for Assembly / Installation

5

Additional Tools Required (Not Included)

Screwdriver, Power Drill, Hammer, Ladder

Mounting / Installation Required

Yes

Compatible Installation Surface

Grass / Lawn, Wood, Cement / Cinder Block, Pavers

Foundation / Frame Required

No

Product will be installed by a professional team, utilizing concrete footers / Anchoring

Warranty

Warranty Length

1 Year

Commercial Warranty

No

Full or Limited Warranty	
	Limited
Product Warranty	
	Yes
Warranty Details 2	
	Warrants to the original purchaser that this item is free from defects in workmanship and materials.

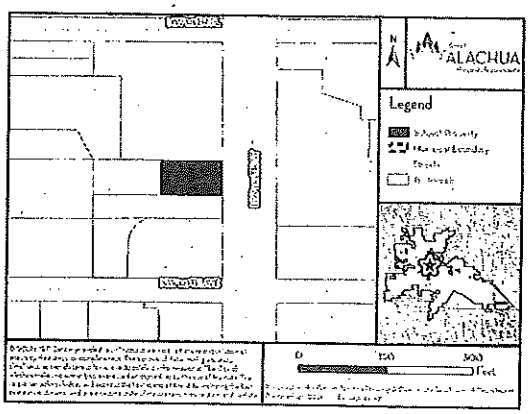
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PCA26-0001 | Certificate of Appropriateness

A request by Sheila Spence (Applicant and Property Owner) for the approval of a certificate of appropriateness for the addition of a car port to a property in the City of Alachua Downtown Historic District. Subject property is located at 14722 NW 140th Street; Tax Parcel: 03663-001-001; FLU: Central Business District; Zoning: Central Business District (CBD); Overlay: City of Alachua Downtown Historic District.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. 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 101 at least 48 hours prior to the public hearing.

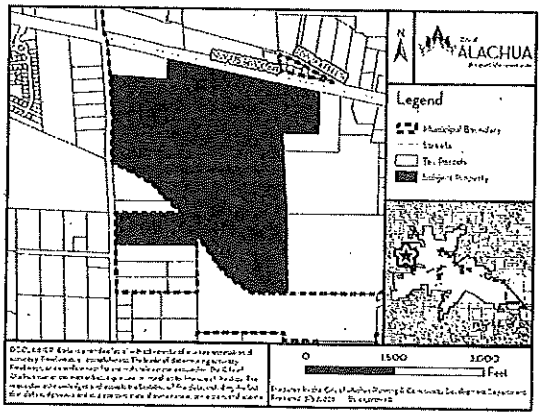
(Published: Alachua County Today - April 09, 2026)

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PR26-0002 | Farmlands Commercial Amendment to the Official Zoning Atlas (Rezoning)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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 - April 09, 2026)

NOTICE
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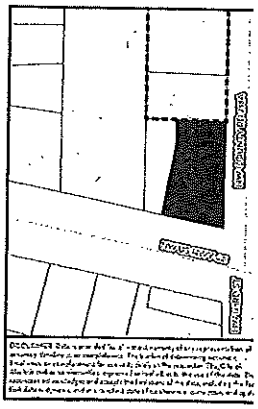
ALACHU

Notice is hereby given that t
the City of Alachua will ho
2026, at 6:00 p.m. The hear
Lewis Commission Chambe
142nd Terrace, Alachua, Flo

Application #: PSP25-0009
Site Plan

A request by Alakai Acqu
on behalf of Alachua Outpa
site plan proposing the cons
restaurant with drive-throu
improvements on a ± 0.88
located at the northwest cor
173rd Street (CR 235A) (Ta
thereof)). FLU: Commercial;
(CC).



At the public hearing, all inte
heard with respect to the appli
staff report, and any related n
inspection at the Planning
Department, 15100 NW 142n
any regular business day betwe
p.m. one week prior to the dat
on the application may be
City of Alachua, Planning
P.O. Box 9, Alachua, FL, 326
Section 286.0105, Florida Stat
decision made at the public h
of the proceedings, and that, f
to ensure that a verbatim reco
which includes the testimony
appeal is to be based. In ac
with Disabilities Act, any per
reasonable accommodation i
meeting should call the City Cl
least 48 hours prior to the publ

(Published: Alachua Coun



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a 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. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology | Bachelor of Science in Social Sciences, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

Florida State University
Master of Urban and Regional Planning
Expected Graduation: May 2026

Santa Fe Community College
High School Diploma
Graduated: May 2020

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

City of Monticello, Florida | Planning Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Public Speaking | Proficient

City of Alachua
THE GOOD LIFE COMMUNITY

Board Agenda Item

MEETING DATE: April 21, 2026

SUBJECT: PSP25-0014 | San Felasco Tech City Fire Station Site Plan - A request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004). FLU: Corporate Park; Zoning: Corporate Park (CP) (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the site plan for The Laser Investment Group, LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board.

Recommended Motion: *I moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for The Laser Investment Group, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves the site plan, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board.*

Summary

This application is a request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements. The ± 1.03-acre subject property is generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004).

The site plan proposes one restricted egress off of NW 86th Drive and the main ingress and egress off of a private driveway that connects to NW 86th Drive. Stormwater is proposed to be conveyed to an existing master stormwater management facility with a valid environmental resource permit from the Suwannee River Water Management District (ERP-001-232301-6).

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Site Plan
3. Application Materials
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PSP25-0014**

SUBJECT:	A request for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	The Laser Investment Group, LLC
LOCATION:	Generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court.
PARCEL ID NUMBER:	05844-004-004
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	± 1.03-acres
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the site plan for The Laser Investment Group, LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*I moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for The Laser Investment Group, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves the site plan, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements. The ± 1.03-acre subject property is generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004).

The site plan proposes one restricted egress off of NW 86th Drive and the main ingress and egress off of a private driveway that connects to NW 86th Drive. Stormwater is proposed to be conveyed to an existing master stormwater management facility with a valid environmental resource permit from the Suwannee River Water Management District (ERP-001-232301-6).

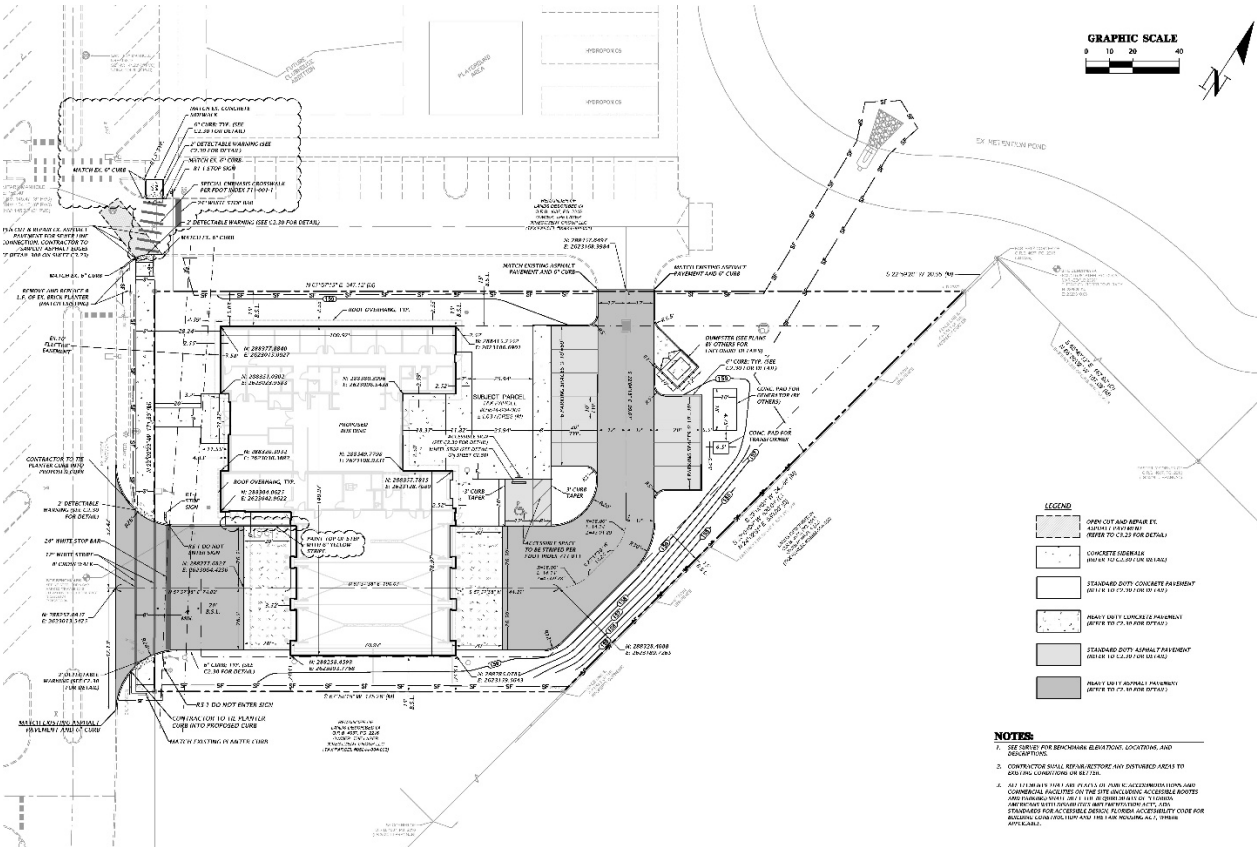


Figure 1. Proposed Site Plan

EXISTING USES

The subject property is undeveloped and is principally comprised of cleared lands.

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	Vacant	Corporate Park	Corporate Park (CP)
South	Cemetery	Corporate Park	Corporate Park (CP)
East	Vacant Industrial	Industrial	Industrial General (IG)
West	Commercial Recreation, Indoor	Corporate Park	Corporate Park (CP)



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 required for site plan applications.

A neighborhood meeting was held on December 8, 2025, at 11801 Research Drive (NV5, inc. Offices). As required by Section 2.2.4 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 one member of the public and no questions or concerns were raised. A neighborhood meeting summary submitted by the Applicant is included in the application materials.

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.

Objective 1.4: *Corporate Park*

The City shall establish Corporate Park as a mixed-use land use category. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Evaluation & Findings: The proposed fire and EMS use of the subject property will serve the Corporate Park land use category, including the existing and future residential and non-residential uses, and serve the surrounding region. The location of the fire station in the Corporate Park land use will also provide for additional employment opportunities.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Evaluation & Findings: The proposed site plan orients the structure to immediately face NW 86th Drive, with all parking located in the rear of the subject property. Additionally, sidewalk connections are proposed to incorporate the site into the entirety of the Corporate Park land use. The architectural plans of the proposed fire and EMS use have been reviewed and demonstrate a cohesive visual quality with the surrounding area.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Evaluation & Findings: The proposed fire and EMS use will be housed in a ± 11,300 square foot structure on a ± 1.03-acre subject property. This results in an FAR of approximately 0.25, which is well under the maximum of 0.75 FAR allowed for parcels less than 5 acres but greater than 1 acre.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

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

Evaluation & Findings: The site plan proposes one restricted egress off of NW 86th Drive and the main ingress and egress off of a private driveway that connects to NW 86th Drive. Pedestrian access is provided for on-site and connects to the surrounding sidewalk system along NW 8th Drive and the Corporate Park land use category as a whole.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Evaluation & Findings: Landscape buffers have been provided for consistent with Section 6.2, Tree protection and landscaping standards, of the City's Land Development Regulations.

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

Evaluation & Findings: Open space has been provided for consistent with Section 6.7, Open space standards, of the City's Land Development Regulations. The site plan proposed a structure with an FAR of approximately 0.25 and proposes a total functional open space of 40.3% of the subject property.

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

Evaluation & Findings: Stormwater is proposed to be conveyed to an existing master stormwater management facility with a valid environmental resource permit from the Suwannee River Water Management District (ERP-001-232301-6).

5. Placement of signage;

Evaluation & Findings: Signage is not proposed as part of the site plan application and will be applied for as a separate building permit. Signage will be reviewed for consistency with Section 6.5,

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: Site lighting has been provided for consistent with Section 6.4, Exterior lighting standards, of the City's Land Development Regulations.

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

Evaluation & Findings: The site layout, including parking and on-site circulation patterns, is consistent with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

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

Evaluation & Findings: Landscaping has been provided for consistent with Section 6.2, Tree protection and landscaping standards, of the City's Land Development Regulations.

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

Evaluation & Findings: No environmental features, existing vegetation, or historic structures exist on the site; therefore, there are no concerns related to unique site features.

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

Evaluation & Findings: There are no performance based zoning requirements that apply to the subject property; therefore, this policy is not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

Evaluation & Findings: The proposed fire and EMS use will be housed in a ± 11,300 square foot structure on a ± 1.03-acre subject property. This results in an FAR of approximately 0.25, which is well under the maximum of 0.75 FAR allowed for parcels less than 5 acres but greater than 1 acre.

12. Complementary residential uses.

Evaluation & Findings: No residential uses are proposed as part of this application; however, nearby residential uses are incorporated into the overall Corporate Park land use.

Objective 5.1: *Natural Features*

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

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: An environmental conditions analysis was conducted, with the findings included in this report. Based on the best available data, there are no significant environmental resources that would limit or impact development.

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.

Evaluation & Findings: A public facilities impact analysis was conducted, with the findings included in this report. No adverse impacts to the level of service of any facility monitored for concurrency are anticipated as part of the application.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is within the City's Community Wastewater Service Area and Community Potable Water Service Area. The proposed site plan will connect to City facilities at time of development as required.

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: A public facilities impact analysis was conducted, with the findings included in this report. No adverse impacts to the level of service of any facility monitored for concurrency are anticipated as part of the application.

Policy 1.4.d: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Evaluation & Findings: Pedestrian access is provided for on-site and connects to the surrounding sidewalk system along NW 8th Drive and the Corporate Park land use category as a whole.

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision..

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: A public facilities impact analysis was conducted, with the findings included in this report. No adverse impacts to the level of service of any facility monitored for concurrency are anticipated as part of the application.

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 within the City's Community Wastewater Service Area and Community Potable Water Service Area. The proposed site plan will connect to City facilities at time of development as required.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: A public facilities impact analysis was conducted, with the findings included in this report. No adverse impacts to the level of service of any facility monitored for concurrency are anticipated as part of the application.

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 within the City's Community Wastewater Service Area and Community Potable Water Service Area. The proposed site plan will connect to City facilities at time of development as required.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: A public facilities impact analysis was conducted, with the findings included in this report. No adverse impacts to the level of service of any facility monitored for concurrency are anticipated as part of the application.

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: Although Figure 3 shows potential wetlands on the subject property, field visits confirmed that there are no delineated wetlands on the subject property. Should wetlands be discovered during development of the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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 is not anticipated to impact 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. Some areas of the subject property have been identified as priority three as part of the FNAI; however, the limitations of the FNAI result in non-contiguous portions of the subject property being identified. Should a regulated plant or animal species be discovered during development, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There are two 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	
Millhopper Sand; 0 - 5% Slopes	A	Moderately Well Drained	Slight	Slight	87.28%
Fort Meade Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	12.72%

Evaluation & Findings: The two soils present on the subject property are well-drained and are conducive to the type of development proposed. As such, there are no concerns related to the soils on the subject property.

Flood Potential

Panel 12001C0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

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 not located in an area of high aquifer recharge potential and no sinkholes are known to exist on the subject property. As such, there are no concerns related to karst-sensitive features on the subject property.

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. As such, there are no concerns related to wellfield protection on the subject property.

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 located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, there are no concerns related to historic structures or features on the subject property.

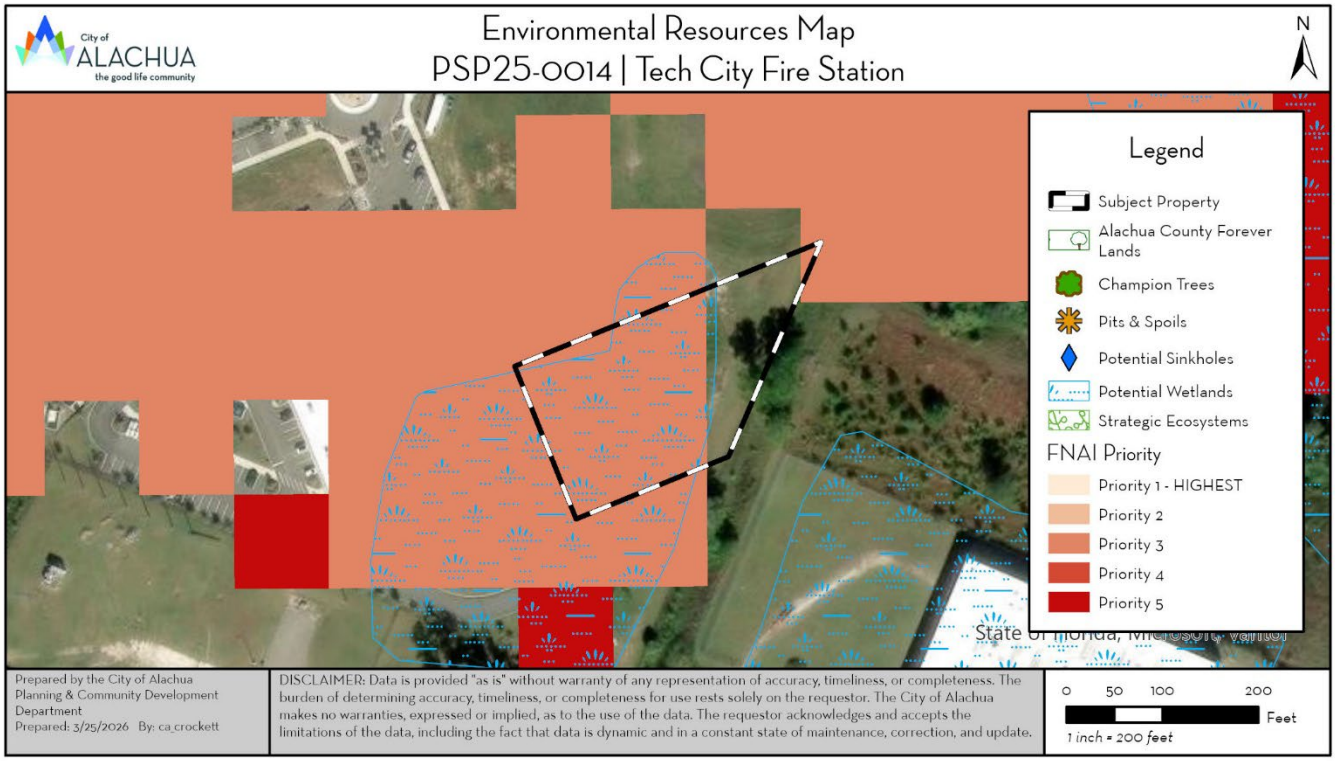


Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) *Minor site plan and site plan standards*. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(a) *Consistency with the Comprehensive Plan*. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

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

(b) *Use allowed in zone district*. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The subject property is zoned Corporate Park (CP), which permits the fire and EMS use type.

(c) *Zone district use specific standards*. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: Section 4.3.2(G) of the City's LDRs establishes use specific standards for all use types in the public safety use category. The application has been reviewed for, and been found to comply with, the standards of Section 4.3.2(G).

(d) *Development and design standards*. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for, and been found to comply with, all applicable and relevant provisions of Article 6, Development Standards, including but not limited to Section 6.1, Off-street parking and loading standards, Section 6.2, Tree protection and landscaping standards, Section 6.3, Fencing standards, Section 6.4, Exterior lighting standards, Section 6.7, Open space standards, and Section 6.9, Environmental protection standards.

(e) ***Subdivision standards***. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of the application; therefore, compliance with this standard is not applicable.

(f) ***Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations***. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application has been reviewed for, and been found to comply with, all other relevant City ordinances and regulations.

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.

Traffic Impact

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

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

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441: from CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	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 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 4 US 441	
	AADT	Peak Hour
Maximum Service Volume[1]	45,700	4,110
Existing Traffic[2]	19,600	1,747
Reserved Trips[3]	1,612	169
Available Capacity[3]	24,488	2,194
Increase/Decrease in Trips Generated by Development[4]	53	5
Residual Capacity	24,435	2,189
Residual Percentage of Permitted Design Capacity Utilized	46.53%	46.74%

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. (2026). *2025 Count Data.* Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 4 – 100%.

Evaluation & Findings: The anticipated impacts generated by the development will not adversely impact the level of service of the roadway segments identified above. The impacts that will be generated by the development are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	1,695
Residual Capacity	1,200,872
Residual Percentage of Permitted Design Capacity Utilized	59.97%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula: Per 62-6.008 FAC (11,300 sq. ft. / 100) * 15 gpd.

Evaluation & Findings: The anticipated impacts generated by the development will not adversely impact the level of service of the City's potable water facilities. The impacts that will be generated by the development are acceptable. A site plan is a final development order, and if approved, 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]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,695
Residual Capacity	416,459
Residual Percentage of Permitted Design Capacity Utilized	72.24%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula: Per 62-6.008 FAC (11,300 sq. ft. / 100) * 15 gpd.

Evaluation & Findings: The anticipated impacts generated by the development will not adversely impact the level of service of the City's sanitary sewer facilities. The impacts that will be generated by the development are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	24.74	4.50
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. (((12 lbs / 1,000 sq. ft. / day * 11,300 sq. ft.) * 365) / 2,000).
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The anticipated impacts generated by the development will not adversely impact the level of service of the City's solid waste facilities. The impacts that will be generated by the development are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

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

Public School Facilities

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

Stormwater Management Facilities

The proposed site plan application will convey stormwater to an off-site stormwater management facility originally permitted as a master environmental resource permit (ERP-001-232301-6). No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

EXHIBIT "A"
TO
PSP25-0014
SAN FELASCO TECH CITY FIRE STATION SITE PLAN
STAFF REPORT

CONDITIONS

1. The Applicant acknowledges and agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey. 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 if any killdeer or killdeer nests are discovered on site, it shall provide a 100% killdeer survey for the subject property. Surveys shall be valid for a period of 3 years from original date of survey. 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 it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/education plan developed by the U.S. Fish and Wildlife Service. 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 all public access and utility easements shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording easements. This condition shall be the obligation of any subsequent party with interest in the property subject to this Development Order.
5. The Applicant acknowledges and agrees to ensure sufficient fire flow, compliant with any regulations from the Authority Having Jurisdiction (AHJ), prior to the issuance of a building permit. The Applicant shall be responsible for any cost associated with the provision of adequate fire flow. This condition shall be the obligation of any subsequent party with interest in the property subject to this Development Order.
6. 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.

7. The Applicant acknowledges and agrees that Conditions 1 – 6 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 – 7 as stated herein.

EXHIBIT "B"
TO
PSP25-0014
SAN FELASCO TECH CITY FIRE STATION SITE 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

March 31, 2026

Submitted electronically to Randy.Olney@nv5.com

Randy Olney, P.E.
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0014

RE: Notice of Hearing to be Scheduled for the Tech City Fire Station Site Plan Application

Dear Randy Olney,

On March 18, 2026, the City of Alachua received your revised site plan application for the San Felasco Tech City Fire Station project submitted on behalf of The Laser Investment Group, LLC. 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 **April 21, 2026,** Planning & Zoning Board 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, April 6, 2026***. 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, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 31, 2026**

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

FROM: **Josiah Serravalle**
Engineering Technician
Tom Ridgik, P.E.
Engineering Supervisor

JS 3/31/2026

RE: **San Felasco Tech City Fire Station Site Plan**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Feb 2026 Submittal** **Sheet C0.0** Under General Notes, note 5, replace City of Alachua with appropriate electricity service provider. Please **Revise and Resubmit** this sheet. **The revised sheet may be submitted directly to Public Services via email, as a PDF attachment.** **Comment on March 2026 Submittal** **Sheet C0.0** **Approved**
2	**Comment on Jan 2026 Submittal** **Sheet C0.0**

NO.	COMMENTS
	Replace the title "Construction Plans" with "Site Plans". Please **Revise and Resubmit** this sheet **Comment on Feb 2026 Submittal** **Sheet C0.0** **Approved**
3	**Comment on Jan 2026 Submittal** **Fire Flow** The fire flow results the City received show sufficient calculations, but not sufficient flow for the real-world fire test. In addition, the City's Water Hydraulics Model also shows insufficient flow. Therefore, it is the responsibility of the owner-contractor to ensure steps are taken to supply sufficient fire flow. Please **Revise and Resubmit** this sheet **Comment on Feb 2026 Submittal** **Fire Flow** Applicant has stated they are aware of the insufficient fire flow, and will ensure compliance with any regulations from the Authority Having Jurisdiction (AHJ) before the building is approved. **Conditional Approval** **Planning will include this requirement as a necessary condition for the approval of the building permit.** **Comment on March 2026 Submittal** **Fire Flow** To repeat the above, applicant has stated they are aware of the insufficient fire flow available at the proposed site, and will ensure compliance with any regulations from the Authority Having Jurisdiction (AHJ) before the building is approved. **Conditional Approval** Planning will include this requirement as a necessary condition for the approval of the building permit.

NO.	COMMENTS
4.	**Comment on Jan 2026 Submittal** **Sheet C3.10** All utilities shown within the property are private, and all water lines used are already being metered. Therefore, please remove all PUEs shown, and clarify that the utilities offsite are provided and maintained by the City, while all utilities within the property line are to be maintained by the owner-contractor. Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **Sheet C3.10** Replace the added note to sheet C3.10 with the following: "All onsite utilities are private, and shall be privately maintained. The transitions from the City of Alachua's maintenance responsibility to the private entities' maintenance responsibility are shown as 'COA End of Maintenance' call-outs. Such call-outs can be found on previous San Felasco Tech City Plan Sets." Also, at the 1" private water meter, remove "(END OF COA MAINTENANCE)". Please **Revise and Resubmit** this sheet. **The revised sheet may be submitted directly to Public Services via email, as a PDF attachment.** **Comment on March 2026 Submittal** **Sheet C3.10** **Approved**
5.	**Comment on Jan 2026 Submittal** **Sheet C3.10** Call out the water meter on site for this property as a "PRIVATE WATER METER". Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **Sheet C3.10** **Approved**

NO.	COMMENTS
6.	**Comment on Jan 2026 Submittal** **General Comment** The City of Alachua takes no objections to using City details, as long as it is clear we won't be maintaining private infrastructure. Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **General Comment** **Approved**

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

February 19, 2026

Submitted electronically to Randy.Olney@nv5.com

Randy Olney, P.E.
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0014

RE: Project Assistance Team (PAT) Comments for Tech City Fire Station Site Plan

Dear Randy Olney,

On February 5, 2026, the Planning & Community Development Department received your revised site plan application for the Tech City Fire Station project, which proposes the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property (tax parcel 05855-004-004).

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 Wednesday, March 18, 2026**. 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 **April, 2026 Planning & Zoning Board (PZB) Meeting**.

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 **

4. Article 6 – Development Standards

f. Section 6.8 – Design standards for business uses

ii. Per site plan application section D.1.cc, architectural plans shall include calculation of glazing, façade massing, and materials utilized. Provide required calculations.

Response: Please refer to Sheet A-201, Exterior Elevations. The required calculations for glazing, façade massing, and material usage are provided. Note that glazing on the North elevation is limited to 15% due to the interior function as bunk/sleeping quarters. Also note that the South elevation consists of the Apparatus Bay, where glazing is not permitted due to operational visibility restrictions.

Remaining Deficiency: As a street facing façade, the north elevation is required to have 20% glazing per Section 6.8.2(A)(2)(a)(i)a. Only 15% is provided. Staff notes the floorplan limitation and refers to the applicant to Section 6.8.2(A)(2)(a)(iv), which permits the use of spandrel class when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space. Provide spandrel glass for the remaining required glazing.

iii. The north façade faces a street and is therefore subject to the façade massing standards. Provide required façade offsets or alternatives as set forth in Section 6.8.2(b).

Response: Please refer to sheets A-201 and A-202, Exterior Elevations. The north façade has been revised to include offset alternatives per Section 6.8.2(b). Façade color and material changes following the same dimensional standards as the offset requirements have been incorporated into the design.

Remaining Deficiency: Section 6.8.2(A)(2)(b)(i) requires each offset have a minimum width of ten feet. The alternative chosen to be provided is required by Section 6.8.2(A)(2)(b)(ii)a. to follow the same dimensional standards as the offset requirement. The offset alternatives provided are only 4'-8" in width. Revise to provide offset alternatives at least ten feet in width.

iv. Per Section 6.8.2(B), when a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. Provide required connection to sidewalk on NW 86th Drive. Extend sidewalk to the southern property line, including crosswalk across driveway.

Response: The sidewalk has been shifted to the right of way and a connection to the sidewalk on NW 86th Drive has been provided. Please refer to Sheet C1.10.

Remaining Deficiency: Provide crosswalk and curb cut to connect to the sidewalk to the north.

5. **Outside Review**
   a. Review and address comments from outside reviewer dated 02/15/2026 (attached).
   b. Review and address comments from City of Alachua Public Services dated 02/17/2026 (attached).

Pursuant to Resolution 24-05, application fees include two (2) 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 site plan application fee will be assessed for the additional PAT review** (site 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.

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 02/15/2026
Comments from City of Alachua Public Services 02/17/2026

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

February 15, 2026

Carson J. Crockett
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

RE: Tech City Fire Station

Dear Mr. Crockett,

As you requested, we have reviewed the submitted Site Plan Application and other materials provided to us for the above referenced project. The applicant has addressed our previous comments, and we find this project approvable from a technical perspective. We have one minor comment listed below:

C2.10 – Detailed Grading and Drainage Plan

1. It appears that the landing outside of the door on the south side of the building near the driveway has a slope of approximately 4.80%. Please review the grading of this sidewalk. No resubmittal required.

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

INTER-OFFICE COMMUNICATION

DATE: **Feb 17, 2026**

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

FROM: **Josiah Serravalle**
Engineering Technician
Tom Ridgik, P.E.
Engineering Supervisor

JS
2/17/2026
S

RE: **San Felasco Tech City Fire Station Site Plan**

Public Services has reviewed the subject project (February 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Feb 2026 Submittal** **Sheet C0.0** Under General Notes, note 5, replace City of Alachua with appropriate electricity service provider. Please **Revise and Resubmit** this sheet. **The revised sheet may be submitted directly to Public Services via email, as a PDF attachment.**
2	**Comment on Jan 2026 Submittal** **Sheet C0.0** Replace the title "Construction Plans" with "Site Plans". Please **Revise and Resubmit** this sheet

NO.	COMMENTS
	Comment on Feb 2026 Submittal **Sheet C0.0** **Approved**
3	**Comment on Jan 2026 Submittal** **Fire Flow** The fire flow results the City received show sufficient calculations, but not sufficient flow for the real-world fire test. In addition, the City's Water Hydraulics Model also shows insufficient flow. Therefore, it is the responsibility of the owner-contractor to ensure steps are taken to supply sufficient fire flow. Please **Revise and Resubmit** this sheet **Comment on Feb 2026 Submittal** **Fire Flow** Applicant has stated they are aware of the insufficient fire flow, and will ensure compliance with any regulations from the Authority Having Jurisdiction (AHJ) before the building is approved. **Conditional Approval** **Planning will include this requirement as a necessary condition for the approval of the building permit.**
4.	**Comment on Jan 2026 Submittal** **Sheet C3.10** All utilities shown within the property are private, and all water lines used are already being metered. Therefore, please remove all PUEs shown, and clarify that the utilities offsite are provided and maintained by the City, while all utilities within the property line are to be maintained by the owner-contractor. Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **Sheet C3.10** Replace the added note to sheet C3.10 with the following:

NO.	COMMENTS
	"All onsite utilities are private, and shall be privately maintained. The transitions from the City of Alachua's maintenance responsibility to the private entities' maintenance responsibility are shown as 'COA End of Maintenance' call-outs. Such call-outs can be found on previous San Felasco Tech City Plan Sets." Also, at the 1" private water meter, remove "(END OF COA MAINTENANCE)". Please **Revise and Resubmit** this sheet. **The revised sheet may be submitted directly to Public Services via email, as a PDF attachment.**
5.	**Comment on Jan 2026 Submittal** **Sheet C3.10** Call out the water meter on site for this property as a "PRIVATE WATER METER". Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **Sheet C3.10** **Approved**
6.	**Comment on Jan 2026 Submittal** **General Comment** The City of Alachua takes no objections to using City details, as long as it is clear we won't be maintaining private infrastructure. Please **Revise and Resubmit** this sheet. **Comment on Feb 2026 Submittal** **General Comment** **Approved**

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

January 21, 2026

Submitted electronically to Randy.Olney@nv5.com

Randy Olney, P.E.
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0014

RE: Project Assistance Team (PAT) Comments for Tech City Fire Station Site Plan

Dear Randy Olney,

On January 5, 2026, the Planning & Community Development Department received your revised site plan application for the Tech City Fire Station project, which proposes the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property (tax parcel 05855-004-004).

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, Tuesday, January 27, 2026,** 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 Wednesday, February 4, 2026**. 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 **March 2026 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. Provide rate and formula for trip generation. The Tomoka Hills Fire Station project, of a similar size, did generate daily trips. Staff understands a new ITE Edition has been released since the previous application process occurred. Please confirm.
2. **Article 4 – Use Regulations**
   a. Provide detail, in color, on proposed solar canopies to ensure compliance with Section 4.4.4(K).
3. **Article 5 – Dimensional Standards**
   a. Provide measurement of roof overhang that projects into the required yard (north). Per Table 5.2-1, hoods, canopies, roof overhangs, and/or marquees shall not project over three feet into a required yard, and shall come no closer than one foot to the lot line.
4. **Article 6 – Development Standards**
   a. Section 6.1 – Off-street parking and loading
      i. Required ADA space is shown in the right-of-way and is not provided off-street. Per Section 6.1.4(A)(1), all required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve.
      ii. Provide width of ADA space on sheet C1.10. Dimensions must comply with Section 6.1.9(A).
   b. Section 6.2 – Tree protection and landscaping standards
      i. Per Section 6.2.2(D)(1)(b), required site understory trees must be distributed 50% in front of the structure and 25% on each side. Eight total are required, resulting in four understory trees required in front of the structure. Staff noted only three. Relocate one understory tree to the west side (primary side) of the site.
      ii. Provide dumpster enclosure detail in accordance with Section 6.2.3(B).
      iii. Per Section 6.2.2(D)(7), a preliminary irrigation plan shall be submitted at time of site plan with the required notes. Note final irrigation plans are permitted through Alachua County. Irrigation must be sufficient for establishment of plants in the respective water use zone. Provide preliminary irrigation plan.
   c. Section 6.3 – Fencing standards
      i. Confirm no fencing is proposed as part of this site plan. If fencing is proposed, provide a fencing plan in accordance with Section 6.3.
   d. Section 6.4 – Exterior lighting standards
      i. Per Section 6.4.4(C), maximum initial horizontal illumination shall not exceed ten footcandles at building entries and five footcandles in parking lots in the business districts. Staff notes one instance on sheet AP-100 in the rear parking lot that exceeds five footcandles. Revise.

e. Section 6.5 – Signage
    i. The applicant is put on notice that a site plan does not permit signage and that all signage must be permitted through a separate sign permit. Remove signage from architectural sheets.
f. Section 6.8 – Design standards for business uses
    i. Sheets A-101 and A-201 were not submitted electronically. Ensure these sheets are submitted electronically with future submittals.
    ii. Per site plan application section D.1.cc, architectural plans shall include calculation of glazing, façade massing, and materials utilized. Provide required calculations.
    iii. The north façade faces a street and is therefore subject to the façade massing standards. Provide required façade offsets or alternatives as set forth in Section 6.8.2(b).
    iv. Per Section 6.8.2(B), when a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. Provide required connection to sidewalk on NW 86th Drive. Extend sidewalk to the southern property line, including crosswalk across driveway.

5. **Outside Review**
    a. Review and address comments from outside reviewer dated 01/18/2026 (attached).
    b. Review and address comments from City of Alachua Public Services dated 01/20/2026 (attached).

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 01/18/2026
Comments from City of Alachua Public Services 01/20/2026

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

January 18, 2026

Carson J. Crockett
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

RE: Tech City Fire Station

Dear Mr. Crockett,

As you requested, we have reviewed the submitted Site Plan Application and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

General Application Comments

1. Please provide final SRWMD minor modification permit once received.
2. The available fire flow is noted to be below the required amount. The fire flow report states that the fire protection system may need booster pumps to achieve the required minimum. Please provide additional information or confirmation from the Fire Marshall on the proposed solution.
3. Please show proposed lights on the landscape plan to demonstrate there will be no conflicts with proposed plantings.

C0.21 -Stormwater Pollution Prevention Plan

1. The detail for Outfall Protection on Sheet C0.22 does not match up with what is shown with the silt fence on Sheet C0.21. Recommend updating the silt fence shown on Sheet C0.21 to match what is shown in the detail to avoid confusion and ensure no washout is caused in the existing retention pond.

C1.10 – Detailed Horizontal Control Plan

1. Please clarify if there are existing crosswalks or locations where the site sidewalks will tie into the master pedestrian circulation for the project area.
2. Recommend providing detectable warnings at the proposed curb ramps.
3. A curb ramp is provided leading to the main driveway on the west side of the project; however, no crosswalk striping or continuation of pedestrian network is shown. Future extension of this pedestrian network would likely conflict with

proposed backflow preventor and hydrant. Please clarify if sidewalk will continue to south in future.
4. Per FDOT index 711-001, ADA marking on an angled parking space shall be rotated to be aligned with pavement markings. Please revise for clarity.
5. Please show vehicle tracking exhibit demonstrating that a dump truck can access the proposed location of the dumpster and exit the site.

C2.10 – Detailed Grading and Drainage Plan

1. Provide additional grading information on the curb ramp leading to the driveway on the southwest portion of the site.
2. Provide additional spot elevations at the driveways leading to the building as well as on the proposed sidewalks.
3. Confirm that 12” area drain that is detailed on Sheet C2.30 has the ability to accept (2) 15” pipes and (1) 8” pipe.
4. The plan shows heavy duty concrete and sidewalk. The details on Sheet C2.30 show heavy duty concrete, standard concrete pavement, and sidewalk. All of which have different thicknesses. Please clarify where standard vs. sidewalk concrete shall be used.
5. Please clarify where Wheel Stops (detailed on Sheet 2.30) will be used.

C3.10 – Detailed Utility Plan

1. The provided meter sizing calculations show a 1” meter, however the plans show a 2” meter. Please clarify the discrepancy.

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

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2026**

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

FROM: **Josiah Serravalle**
Engineering Technician
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/20/2026

RE: **San Felasco Tech City Fire Station Site Plan**

Public Services has reviewed the subject project (January 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Jan 2026 Submittal** **Sheet C0.0** Replace the title "Construction Plans" with "Site Plans". Please **Revise and Resubmit** this sheet
2	**Comment on Jan 2026 Submittal** **Fire Flow** The fire flow results the City received show sufficient calculations, but not sufficient flow for the real-world fire test. In addition, the City's Water Hydraulics Model also shows insufficient flow. Therefore, it is the responsibility of the owner-contractor to ensure steps are taken to supply sufficient fire flow. Please **Revise and Resubmit** this sheet

NO.	COMMENTS
3.	**Comment on Jan 2026 Submittal** **Sheet C3.10** All utilities shown within the property are private, and all water lines used are already being metered. Therefore, please remove all PUEs shown, and clarify that the utilities offsite are provided and maintained by the City, while all utilities within the property line are to be maintained by the owner-contractor. Please **Revise and Resubmit** this sheet.
4.	**Comment on Jan 2026 Submittal** **Sheet C3.10** Call out the water meter on site for this property as a "PRIVATE WATER METER". Please **Revise and Resubmit** this sheet.
5.	**Comment on Jan 2026 Submittal** **General Comment** The City of Alachua takes no objections to using City details, as long as it is clear we won't be maintaining private infrastructure. Please **Revise and Resubmit** this sheet.

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

January 6, 2026

Submitted electronically to Randy.Olney@nv5.com

Randy Olney, P.E.
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0014

RE: Completeness Review for Tech City Fire Station Site Plan Application

Dear Randy Olney,

On January 5, 2026, the Planning & Community Development Department received your revised site plan application for the Tech City Fire Station project, which proposes the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property (tax parcel 05855-004-004).

According to Section 2.2.6 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.**

A full review of the application will now be undertaken by the City, with the findings transmitted to you and a Project Assistance Team (PAT) meeting scheduled 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 S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, 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

January 5, 2026

Submitted electronically to Randy.Olney@nv5.com

Randy Olney, P.E.
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0014

RE: Completeness Review for Tech City Fire Station Site Plan Application

Dear Randy Olney,

On December 22, 2025, the Planning & Community Development Department received your site plan application for the Tech City Fire Station project, which proposes the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property (tax parcel 05855-004-004).

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. The following deficiencies must be addressed no later than **5:00 PM on Tuesday, January 6, 2026**, to remain on the March Planning & Zoning Board review schedule.

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. **Site Plan Attachment #7, Neighborhood Meeting Materials**
   a. Provided mailed notice list for the neighborhood meeting did not include the required list of registered persons. Mailed notice must include this list of registered persons. Submit documentation demonstrating these individuals were mailed notice or hold an additional neighborhood meeting to remedy.
2. **Site Plan Attachment #10, Proof of Payment of Taxes**
   a. A 2024 tax bill was provided. Provide proof of payment of 2025 tax bill.

Note for future applications: The authorized agent affidavit was submitted on an outdated form. The City will accept it for the purposes of this application; however, please ensure submittals are made using the most up to date forms available on the City's website.

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 S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

SITE PLANS
FOR:
TECH CITY FIRE STATION

ALACHUA COUNTY, FLORIDA

SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SUBMITTED TO:

CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEYOR OF RECORD
AUSTIN BLAZS P.L.S.
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
JOHN-MICHAEL SIMPSON, PLA
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
ALACHUA COUNTY
PO BOX 2877
GAINESVILLE, FL 32602

PROPERTY OWNER
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

ENGINEER OF RECORD
RANDALL S. OLNEY, P.E.
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

GENERAL NOTES

1. *DEVELOPMENT DATA:* *PROPOSED DEVELOPMENT*

OVERALL SITE AREA=	*44,811 S.F.*	*100.0 %*	*1.03 ACRES*
BUILDING FOOTPRINT AREA=	*11,300 S.F.*	*25.2 %*	
CONC./PAVE AREA=	*15,439 S.F.*	*34.5 %*	
TOTAL IMPERVIOUS AREA=	*26,739 S.F.*	*59.7 %*	
OPEN AREA=	*18,072 S.F.*	*40.3 %*	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±11,300 SF FIRE STATION, ASSOCIATED PARKING AND DRIVEWAYS, STORMWATER CONVEYANCE SYSTEM, AND UTILITY INFRASTRUCTURE.

2. *MINIMUM BUILDING / YARD SETBACKS PER CP ZONING ARE AS FOLLOWS:*

PRIMARY BUILDING (CP)	
FRONT:	*20'*
SIDE:	*15'*
REAR:	*15'*
MINIMUM LOT AREA	*NONE*
MINIMUM LOT WIDTH	*NONE*
MAX BUILDING HEIGHT	*100'*
MAX LOT COVERAGE	*NONE*

3. *PARKING CALCULATIONS:*

FIRE STATION
CAR: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
10 EMPLOYEES = MINIMUM 10 SPACES

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

BICYCLE: NO SPACES REQUIRED (PER SECTION 6.1.4(d) OF THE LDR)

PROVIDED SPACES: 11
PROVIDED ACCESSIBLE SPACES: 1
PROVIDED BIKE SPACES: 0

4. *DATE OF BOUNDARY SURVEY:*
A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY NV5 AND DATED SEPTEMBER 18. 2025.

5. *UTILITIES:*
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY DUKE ENERGY.

6. *DRAINAGE:*
STORMWATER RUNOFF WILL BE COLLECTED BY A STORM SEWER CONVEYANCE SYSTEM WHICH DISCHARGES TO AN EXISTING STORMWATER MANAGEMENT FACILITY LOCATED NORTH OF THE PROPOSED DEVELOPMENT. THE STORMWATER MANAGEMENT FACILITY WAS DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND SRWMD TO ACCOMMODATE THIS PROJECT SITE. THE LASER INVESTMENT GROUP, LLC IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. ALACHUA COUNTY SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE ONSITE SEWER CONVEYANCE SYSTEM.

7. *NATURAL FEATURES:*
TOPOGRAPHY SLOPES FROM THE SOUTHWEST PORTION OF THE PROPERTY TO THE NORTHEAST PORTION OF THE PROPERTY WITH GENTLE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

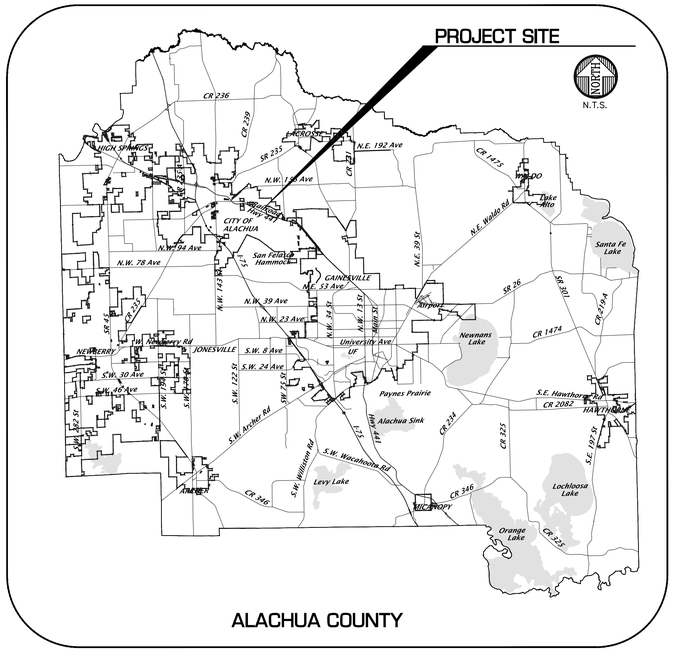
8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
CORPORATE PARK (CP) ZONING DISTRICT DESIGNATION.

FIRE STATIONS ARE LISTED AS ALLOWABLE USES WITHIN THE CP ZONING DISTRICT PER ARTICLE 4 OF THE LDRS.

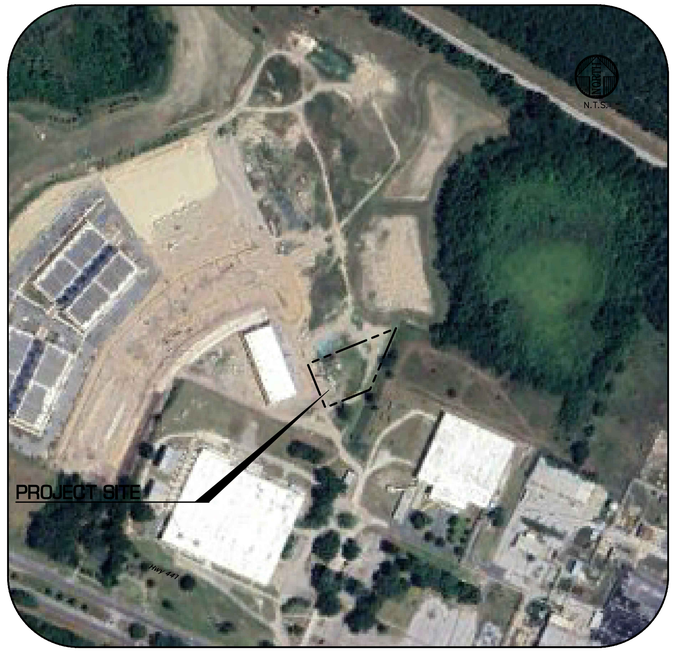
PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. *CONCURRENCY IMPACT ANALYSIS:*
SUBMITTED UNDER SEPARATE COVER

10. *LEGAL DESCRIPTION:*
SEE SURVEY



VICINITY MAP



LOCATION MAP

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.22	STORMWATER POLLUTION PREVENTION DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
C3.20 - C3.23	DETAILED UTILITY PLAN
A-101	OVERALL DIMENSION FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
LS-1 - LS-2	LANDSCAPE PLAN(S)
AP-100	SITE PLAN - PHOTOMETRIC

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REVISIONS:

SUBMITTAL:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
--- ---
--- ---

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
COVER SHEET AND INDEX

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal
Signature must be verified on any electronic copies.

SHEET NO.:
C0.00

Tech: KVM Plot Date: Mar 03,2026 6:58pm Filename: N:\2024\24-0272\Departments\04_Engineering\03_Drafts\Production Files\24-0272_Civ_NT_C0.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY NV5, AND DATED SEPTEMBER 18, 2025 AND REVISED OCTOBER 16, 2025.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA OR NV5 INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2026-27 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED FY 2026-27, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2018 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE OWNER OR THEIR DESIGNEE.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

   C. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

   D. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

   E. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

   F. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA , OWNER, OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES. MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CITY OF ALACHUA DEPARTMENT OF PUBLIC SERVICE DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.

4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.

6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.

10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

12. ALL PVC SERVICE LINES SHALL BE SUITABLE FOR POTABLE WATER SERVICE AND RATED NSF 61.

13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONSTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.

14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.

15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

16. ALL UNDERGROUND FIRE LINE PIPING SHALL BE PVC (C900), AND ALL ABOVE GRADE FIRE LINE PIPING SHALL BE DIP.

17. AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE AND POTABLE WATER METER.

18. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.

19. DURING CONSTRUCTION, FOR THE WATER METER, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL.

20. WET TAPS TO BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

21. PROVIDE TRACER WIRE SYSTEM ALONG THE ENTIRE LENGTH OF THE FORCE MAIN STARTING AT THE PRIVATE LIFT STATION AND ENDING AT THE DISCHARGE MANHOLE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
01-26-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
---: ---
---: ---

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
GENERAL NOTES

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal
Signature must be verified on any electronic copies.

SHEET NO.:
C0.10

Tech: KstyM Plot Date: Mar 03,2026 11:57am Filename: H:\2024\24-0272\Department\04_Engineering\02_DWGs\Production Files\24-0272_Civ_MT_L0.dwg

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
COA	*CITY OF ALACHUA*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.



FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102



R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF — SF *SILT FENCE LINE*

TB — TB *TREE BARRICADE LINE*

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 711-001

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.2x *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

x — x *EX. FENCE*

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*

P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

N-E LOCATION / TOP/RIM ELEV. LOCATION — ST *EX. STORMWATER MANHOLE*

N-E LOCATION / TOP/RIM ELEV. LOCATION *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP ELEV. LOCATION *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION / TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION / N-E LOCATION *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION / INV. ELEV. LOCATION *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION / PIPE INV. ELEV. LOCATION *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION / PIPE INV. ELEV. LOCATION *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*

P–W *PROPOSED POTABLE WATER MAIN*

RCW — RCW *EX. RECLAIMED WATER MAIN*

P–RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX, HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*

P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM — FM *EX. WASTEWATER FORCE MAIN*

P–FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION / RIM ELEV. LOCATION — S *EX. WASTEWATER MANHOLE*

N-E LOCATION / RIM ELEV. LOCATION *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P–ATT *PROPOSED AT&T LINE*

BC — BC *EX. BURIED CABLE LINE*

P–BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P–TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P–TV *PROPOSED CABLE/TELEVISION LINE*

FO — FO *EX. FIBER OPTIC LINE*

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

te *EX. TELEPHONE PEDESTAL*

EX. TELEVISION/CABLE PEDESTAL

CHW — CHW *EX. CHILLED WATER MAIN*

P–CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P–FIRE *PROPOSED FIRE MAIN*

IRR — IRR *EX. IRRIGATION LINE*

P–IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P–STEAM *PROPOSED STEAM LINE*

P–CLAY *PROPOSED CLAY ELECTRIC LINE*

E — E *EX. ELECTRIC LINE*

P–E *PROPOSED ELECTRIC LINE*

EN — EN *EX. ENERGY LINE*

P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW — OHW *EX. OVERHEAD WIRE LINE*

UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS — GAS *EX. GAS LINE*

P–GAS *PROPOSED GAS LINE*

EX. GAS MARKER

EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
LEGEND

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

PROJECT NUMBER: 24-0272

TECHNICIAN: KT.M.

DESIGNER: G.L.

QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal

Signature must be verified on any electronic copies.

SHEET NO.: C0.11

Tech: KatyM Plot Date: Mar 03,2026 11:57am Filename: H:\2024\24-0272\Department\04_Engineering\02_DWGs\Production Files\24-0272_CV_MT_LG.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF FRACTIONAL SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216, BEING A 5/8" REBAR AND CAP (LS 3524) LYING ON THE SOUTH RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD (200 FOOT RIGHT OF WAY WIDTH) AND RUN SOUTH 23°08'06" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 870.57 FEET TO A 5/8" REBAR AND CAP (LS 3524); THENCE NORTH 66°50'02" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 167.69 FEET A 5/8" REBAR AND CAP (LB 2389); THENCE SOUTH 22°59'28" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 20.05 FEET TO A 5/8" REBAR AND CAP (LB 2389) MARKING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°00'09" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 242.86 FEET TO A 5/8" REBAR AND CAP (LB 2389); THENCE LEAVING SAID EASTERLY LINE, SOUTH 67°58'15" WEST, A DISTANCE OF 175.26 FEET TO A 5/8" REBAR AND CAP (LB 8246); THENCE NORTH 22°02'22" WEST, A DISTANCE OF 171.53 FEET TO A 5/8" REBAR AND CAP (LB 8246); THENCE NORTH 67°57'13" EAST, A DISTANCE OF 347.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.03 ACRES, MORE OR LESS.

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. 140 OF 640, COMMUNITY PANEL NO. "120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
NRE = NORTH RIM ELEVATION
INV = INVERT
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
= FOUND 5/8" STEEL ROD & CAP (AS NOTED)
= SET 5/8" STEEL ROD & CAP (LB 8246)
= CLEANOUT
= SANITARY SEWER MANHOLE
= ELECTRIC HANDHOLE
= METAL LIGHT POLE
= WATER VALVE
= BENCHMARK
160 = CONTOUR LINE
X 160.5 = SPOT ELEVATION (PERVIOUS)
X 160.45 = SPOT ELEVATION (PERVIOUS)
E = UNDERGROUND ELECTRIC LINE
W = UNDERGROUND WATER LINE
SS = UNDERGROUND SANITARY SEWER
= PLANTER AREA
= ASPHALT SURFACE

GRAPHIC SCALE
0 10 20 40

SANITARY MANHOLE
NRE: 158.17
SE INV: 144.28' (8" PVC)
W INV: 144.20' (8 PVC)

SANITARY MANHOLE
NRE: 159.40'
NW INV: 145.47' (8" PVC)
SW INV: 154.10' (8" PVC)
NE INV: 145.22' (8" PVC)

± 310'

REMAINDER OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 OWNER: THE LASER INVESTMENT GROUP LLC (TAX PARCEL #05844-004-005)

REMAINDER OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 OWNER: THE LASER INVESTMENT GROUP LLC (TAX PARCEL #05844-004-001)

RETENTION POND

SITE BENCHMARK
FOUND 5/8" STEEL ROD & CAP
MARKED "LB 2389"
ELEVATION: 155.09'
N: 288529.94
E: 2623310.86

EASTERLY CORNER OF O.R.B. 4637, PG. 2216 (LB 2389)

S 22°59'28" W 20.05' (M)

N 67°57'13" E 347.12' (M)

SEABOARD COAST LINE RAILROAD
(200' FOOT RIGHT OF WAY)

NE CORNER OF O.R.B. 4637, PG. 2216 (LS 3524 TJ BRANNAN)

S 65°49'12" E 167.88' (D)
N 66°50'02" W 167.69' (M)
EASTERLY LINE OF O.R.B. 4637, PG. 2216

N 24°11'02" E 870.43' (D)
S 23°08'06" W 870.57' (M)
EASTERLY LINE OF O.R.B. 4637, PG. 2216

EASTERLY CORNER OF O.R.B. 4637, PG. 2216 (LS 3524 TJ BRANNAN)

SUBJECT PARCEL
A PORTION OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 (TAX PARCEL #05844-004-004) (VACANT LAND) ± 1.03 ACRES (M)

N 22°02'22" W 171.53' (M)

SITE BENCHMARK
SET 1/2" STEEL ROD & CAP
MARKED "TRAV LB 8246"
ELEVATION: 159.64'
N: 288293.74
E: 2623033.94

S 67°58'15" W 175.26' (M)

S 23°00'09" W 242.86' (M)
N 24°01'31" E 530.00' (D)
EASTERLY LINE OF O.R.B. 4637, PG. 2216

LANDS DESCRIBED IN O.R.B. 4855, PG. 1315 OWNER: [illegible] 3 LLC (TAX PARCEL #05855-004-000)

REMAINDER OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 OWNER: THE LASER INVESTMENT GROUP LLC (TAX PARCEL #05844-004-003)

SE CORNER OF O.R.B. 4637, PG. 2216 (LS 3524 TJ BRANNAN)

EDGE OF PAVEMENT
2.5' CURB
PLANTER
EDGE OF PAVEMENT
2.5' CURB
PLANTER
PLANTER

FENCE LINE IS 0.9' EAST OF THE PROPERTY CORNER

FENCE LINE IS 1.7' EAST OF THE PROPERTY CORNER

FENCE CHAIN LINK FENCE

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON ARE ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE; NORTH AMERICAN DATUM 1983 2011 ADJUSTMENT (NAD 83 (2011)); SAID COORDINATES WERE DERIVED FROM EDA'S CIVIL ENGINEERING PLAN-SET UNDER PROJECT NO. 2025-0048.S05, DATED 06-12-2025.
2. VERTICAL DATUM SHOWN HEREON IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WAS DERIVED FROM BENCHMARKS PUBLISHED ON SAID EDA'S CIVIL ENGINEERING PLAN-SET UNDER PROJECT NO. 2025-0048.S05, DATED 06-12-2025.
3. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEYOR TO "QUALITY LEVEL B" STANDARDS PER ACSE 38-02. WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL UTILITIES AS ACCURATELY AS POSSIBLE OTHER UTILITIES MAY EXIST IN THE PROJECT AREA IN USE 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. 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 EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. SANITARY SEWER INFORMATION SHOWN HEREON IS BASED ON A PREVIOUS SURVEY CONDUCTED BY EDA CONSULTANTS, INC., PROJECT NUMBER: 2025-0048.S05, DATED: 06-12-2025.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.

This map prepared by AUSTIN BLAZS, Florida Professional Surveyor & Mapper No. 7401

Certificate of Authorization No. LB 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AUSTIN BLAZS, Florida Professional Surveyor & Mapper No. 7401, STATE OF FLORIDA, Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

REVISION 10-16-2025: ADDED LEGAL DESCRIPTION.
REVISION 09-29-2025: ADDED WATER VALVE SYMBOL

11801 Research Drive
Alachua, Florida 32615
(352)332-1276
www.NVE5.com
LB-8246

NVE5

SCALE: 1" = 20'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

THE LUNZ GROUP

CERTIFIED TO:

SURVEY DATE: 09-18-2025
REVISION DATE: 10-16-2025
PROJECT NUMBER: 24-0272

TECHNICIAN: NAD
CREW CHIEF: MS
CHECKED BY: AB
FIELD BOOK & PAGE: 756 : 32-34

SHEET NO.: 1 OF 1

Tech: outlnb Plot Date: Oct 16,2025 10:03am Filename: N:\2024\24-0272\Department\01_Survey\DWG\24-0272 BOUNDARY & TOPO.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	ALACHUA COUNTY, FLORIDA
SECTION, TOWNSHIP, RANGE:	SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST
COUNTY PARCEL NO.:	05844-004-004
STREET ADDRESS:	LOCATED ALONG THE EAST SIDE OF NW 86TH DRIVE IN TECH CITY
PROJECT AREA:	1.03 ACRES
SITE LOCATION MAP:	SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF AN ±11,300 SF FIRE STATION, ASSOCIATED PARKING AREA AND DRIVEWAYS, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE. THE PROJECT SITE IS LOCATED ALONG THE EAST SIDE OF NW 86TH DRIVE IN TECH CITY.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS	
FROM_____TO_____	PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.
FROM_____TO_____	THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.
FROM_____TO_____	THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.
FROM_____TO_____	THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.
FROM_____TO_____	THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).
FROM_____TO_____	THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.
FROM_____TO_____	UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
FROM_____TO_____	ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	1.03 ACRES
TOTAL SITE AREA TO BE DISTURBED:	1.03 ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	0.65 ACRES
TOTAL DETENTION VOLUME:	0.00 ACRE-FEET
TOTAL ONSITE OPEN AREA:	0.42 ACRES

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF FORT MEAD FINE SAND AND MILLHOPER SAND. NV5 CONDUCTED A GEOTECHNICAL EXPLORATION IN SEPTEMBER OF 2025.

THE PROJECT SITE WILL ROUTE STORMWATER RUNOFF VIA A STORMWATER PIPE CONVEYANCE SYSTEM AND INTO THE EXISTING MASTER STORMWATER MANAGEMENT FACILITY.

THE MASTER STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY #3 OUTFALL STRUCTURE IS LOCATED AT THE NORTHERN CENTRAL PORTION OF THE PROJECT (29°46'36.54" N, 82°26'11.36" W) AND THE ASSOCIATED RECEIVING WATER BODY IS AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY THAT ULTIMATELY LEADS INTO CELLON CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). THE STORMWATER MANAGEMENT SYSTEM IS AN EXISTING DRY RETENTION FACILITY AND PROPOSED STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF IS EXISTING AND SILT FENCE WILL BE PLACED AROUND THE SITE PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA FROM THE PROJECT SITE TO THE EXISTING SMF IS APPROXIMATELY 1.03 ACRES AND WILL CONSIST OF APPROXIMATELY 1.03 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE EXISTING STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER CONVEYANCE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

* CITY OF ALACHUA
* FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
* SUWANNEE RIVER WATER MANAGEMENT DISTRICT

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE ALACHUA COUNTY.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
2. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.
3. FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: TECH CITY FIRE STATION
Site Location: 05844-004-004
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
01-16-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
---: ---
---: ---

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
STORMWATER POLLUTION PREVENTION NOTES

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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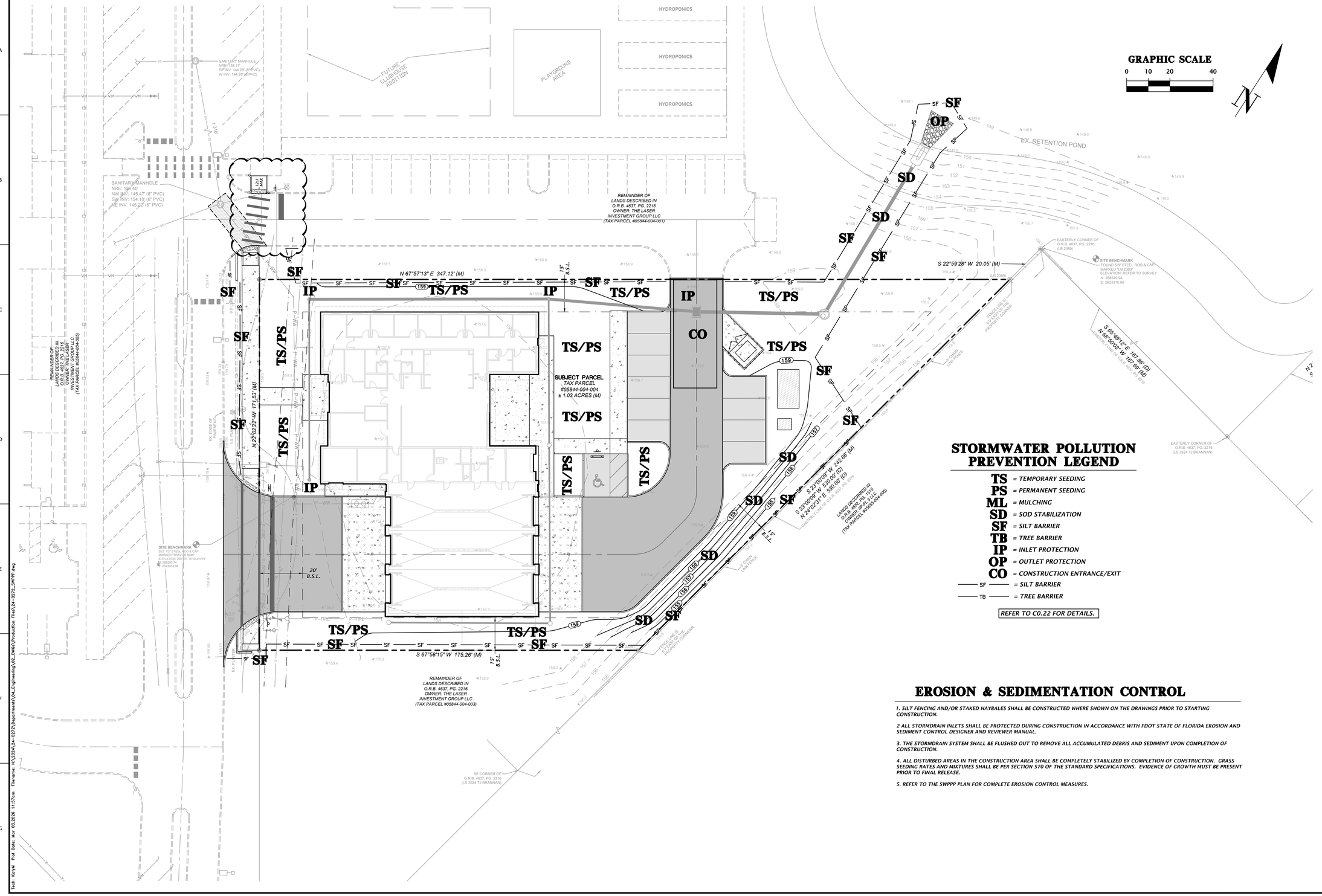
SHEET NO.: C0.20

Tech: KdyM Plot Date: Mar 03,2026 11:57:5m Filename: N:\2024\24-0272\Department\04_Engineering\03_Dwgs\Production Files\24-0272_SWPPP.dwg



GRAPHIC SCALE
0 10 20 40

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT
SF ——	= SILT BARRIER
TB ——	= TREE BARRIER

REFER TO C0.22 FOR DETAILS.

EROSION & SEDIMENTATION CONTROL

1. SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.

2 ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.

3. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

4. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

5. REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.

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11801 Research Drive
Alachua, Florida 32615
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11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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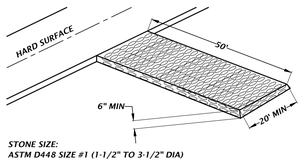
SHEET NO.:
C0.21

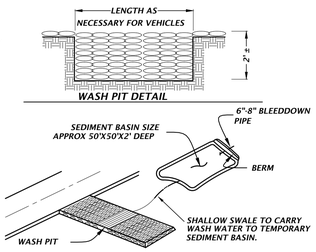
Tech: KshyK Plot Date: Mar 03,2026 11:57am Filename: M:\2024\24-0272\Department\04_Engineering\02_Civil\A Production Files\24-0272_SWPPP.dwg

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

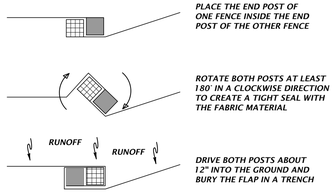
STANDARD CONSTRUCTION EXIT



CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

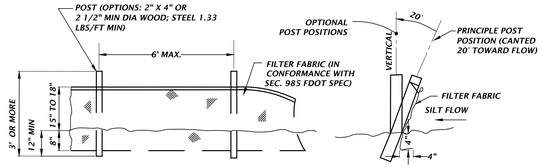
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



TYPE III SILT FENCE DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

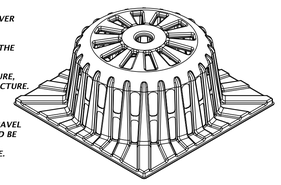
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

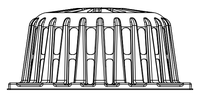
3. SLIDE THE FILTER OVER THE FRAME.

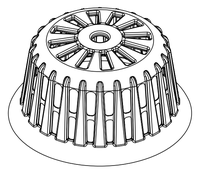
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



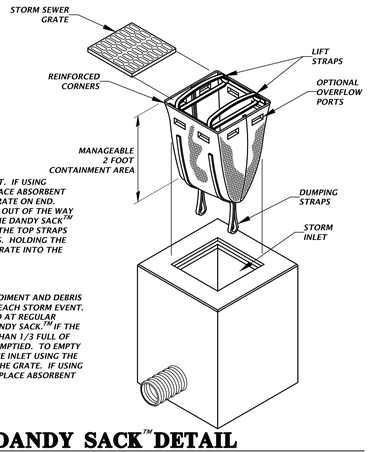
BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

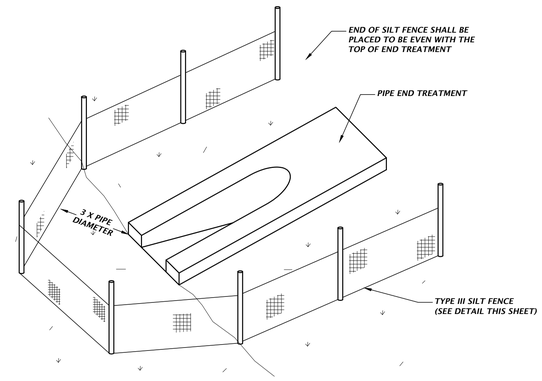
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

NTS

INLET PROTECTION OPTIONS DETAIL

NTS



OUTFALL PROTECTION DETAIL

NTS

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11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
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12-22-25: CITY OF ALACHUA, SRWMD
01-06-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
---- : ----
---- : ----

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
STORMWATER POLLUTION PREVENTION DETAILS

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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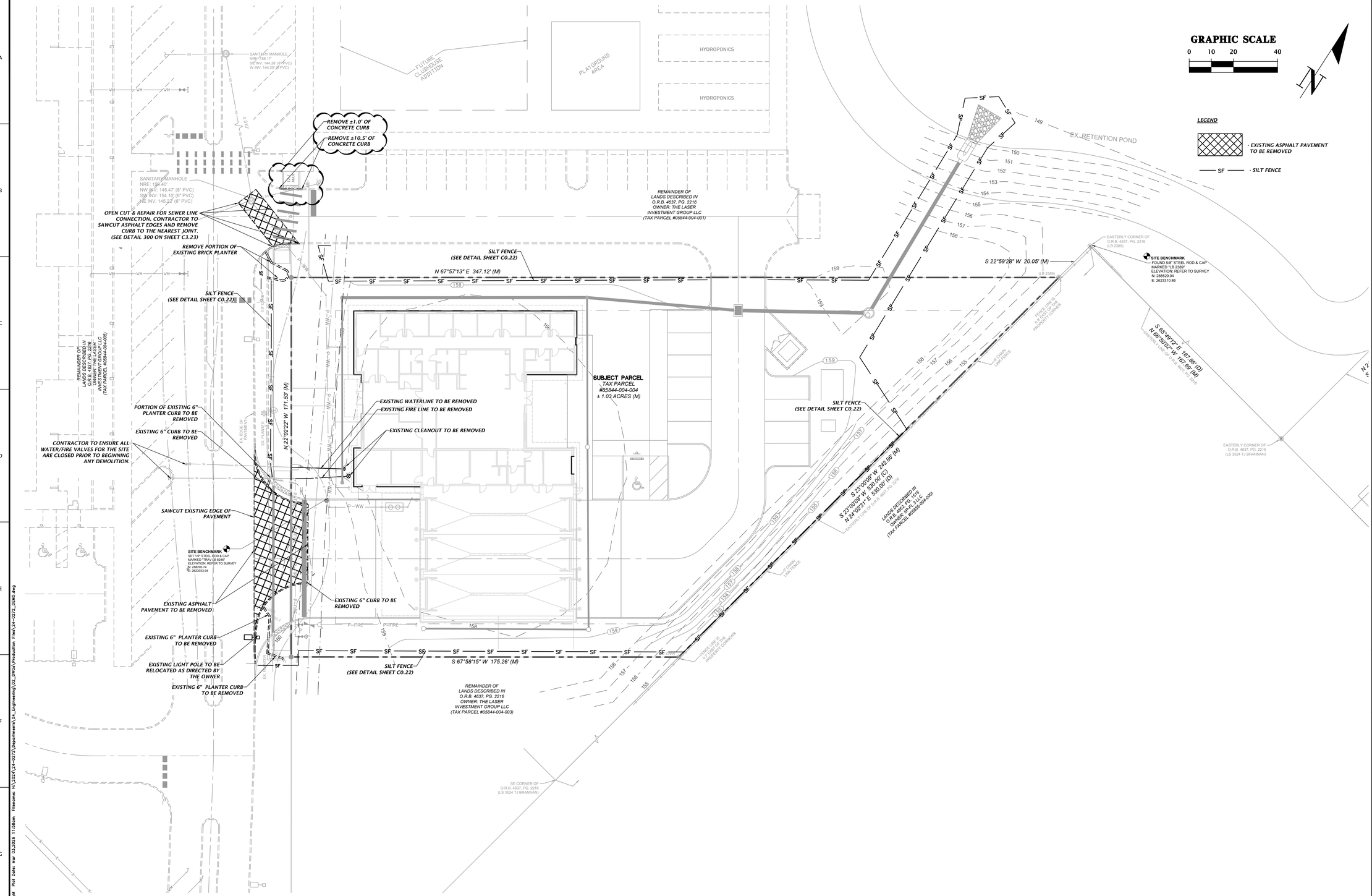
SHEET NO.:
C0.22

Tech: KsHA Plot Date: Mar 03,2026 11:57:0m Filename: N:\2024\24-0272\Department\04_Engineering\02_Civil\Production Files\24-0272_SWPPP.dwg



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02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
---- ----

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
DEMOLITION AND TREE PROTECTION PLAN

SCALE: 1"=20'

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

PROJECT NUMBER: 24-0272

TECHNICIAN: KT.M.

DESIGNER: G.L.

QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

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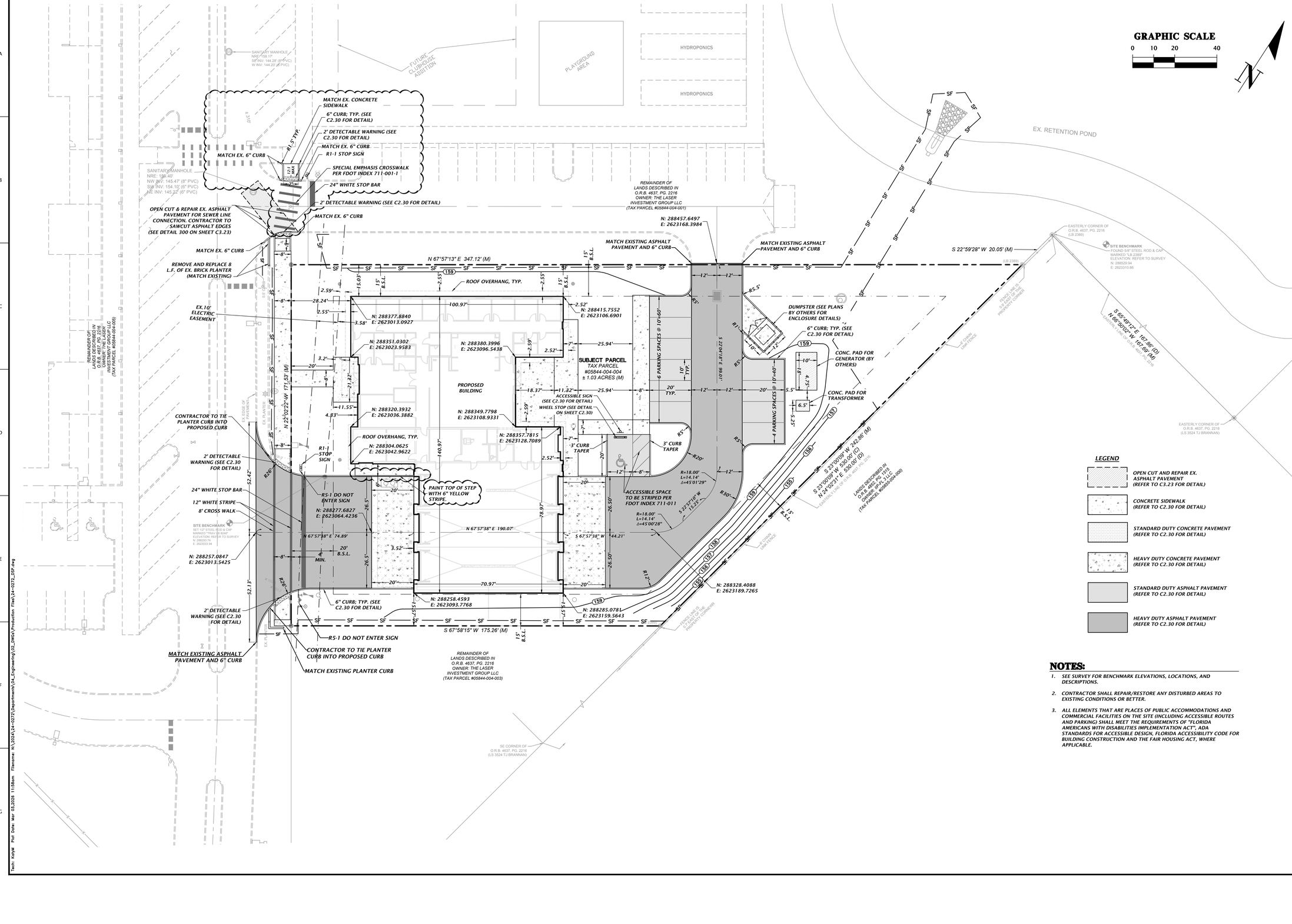
SHEET NO.:
C0.30

Tech: KshM Plot Date: Mar 03,2026 11:58am Filename: M:\2024\24-0272\Departments\04_Engineering\03_DWGs\Production Files\24-0272_DEMO.dwg



LEGEND

- OPEN CUT AND REPAIR EX. ASPHALT PAVEMENT (REFER TO C3.23 FOR DETAIL)
- CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)
- STANDARD DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)
- STANDARD DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAIL)
- HEAVY DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAIL)

NOTES:

1. SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
2. CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHERE APPLICABLE.

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02-24-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
---- : ----
---- : ----

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
DETAILED HORIZONTAL CONTROL PLAN

SCALE: 1"=20'

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

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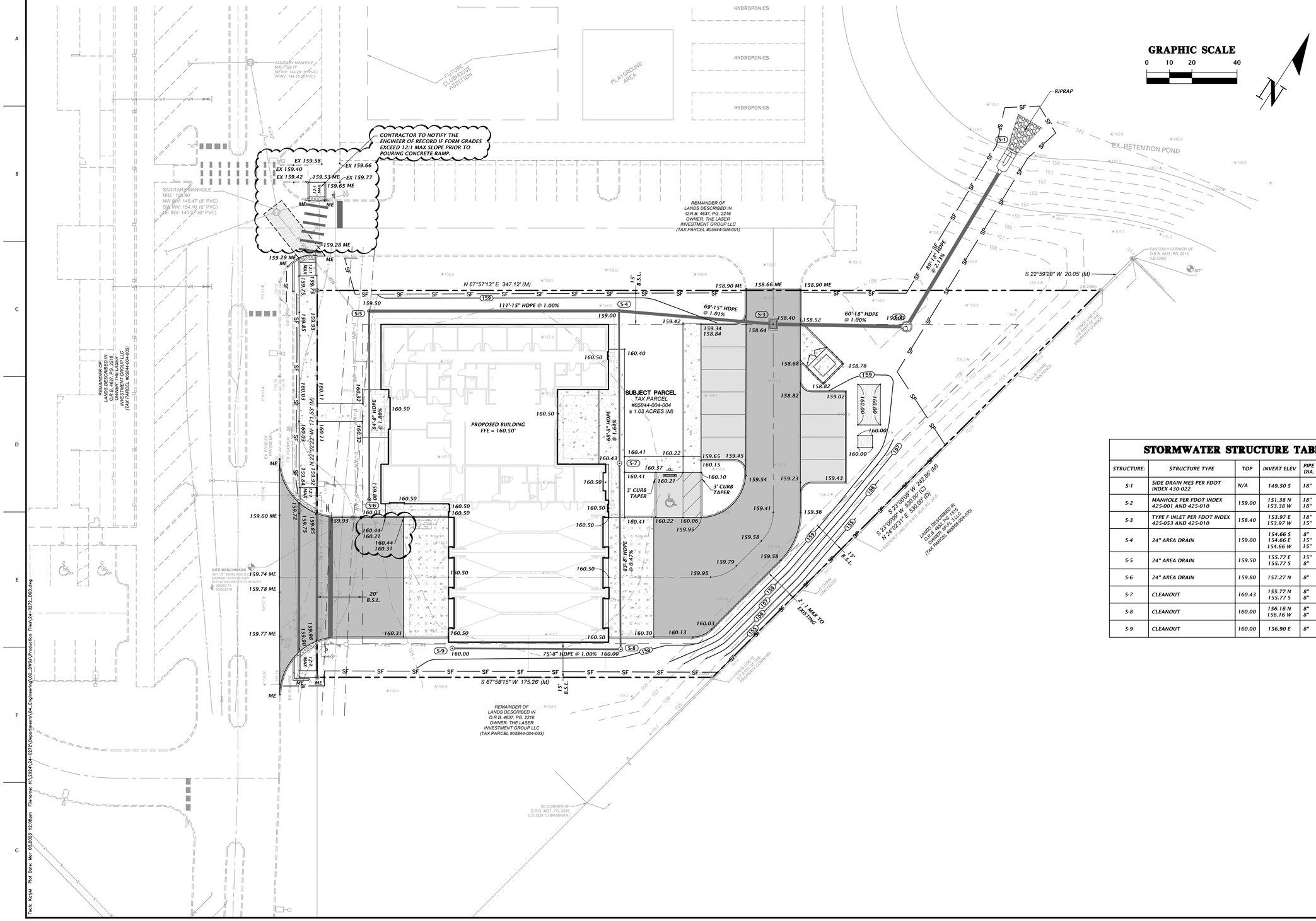
SHEET NO.: C1.10

Tech: KrW Plot Date: Mar 03,2026 11:58am Filename: N:\2024\24-0272\Department\04_Engineering\02_DWG\Production Files\24-0272_DSP.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	149.50 S	18"	N: 288551.56 E: 2623243.15
S-2	MANHOLE PER FDOT INDEX 425-001 AND 425-010	159.00	151.38 N 153.38 W	18" 18"	N: 288464.38 E: 2623229.49
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	158.40	153.97 E 153.97 W	18" 15"	N: 288443.22 E: 2623174.26
S-4	24" AREA DRAIN	159.00	154.66 S 154.66 E 154.66 W	8" 15" 15"	N: 288423.02 E: 2623108.71
S-5	24" AREA DRAIN	159.50	155.77 E 155.77 S	15" 8"	N: 288381.35 E: 2623006.07
S-6	24" AREA DRAIN	159.80	157.27 N	8"	N: 288303.94 E: 2623037.48
S-7	CLEANOUT	160.43	155.77 N 155.77 S	8" 8"	N: 288360.48 E: 2623134.26
S-8	CLEANOUT	160.00	156.16 N 156.16 W	8" 8"	N: 288284.17 E: 2623165.67
S-9	CLEANOUT	160.00	156.90 E	8"	N: 288256.55 E: 2623096.35

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REVISIONS:

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11.12.25: DD SUBMITTAL
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02.04.26: CITY OF ALACHUA
03.05.26: CITY OF ALACHUA

CLIENT: THE LUNZ GROUP

PROJECT: ALACHUA COUNTY FIRE STATION SAN FELASCO TECH CITY

SHEET TITLE: DETAILED GRADING AND DRAINAGE

SCALE: 1"=20'

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

PROJECT NUMBER: 24-0272

TECHNICIAN: K.T.M.

DESIGNER: G.L.

QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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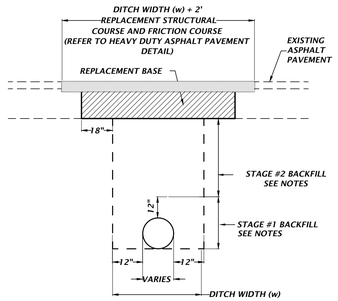
SHEET NO.: C2.10

Tech: kstyk Plot Date: Mar 03,2026 12:06pm Filename: N:\2024\24-0272\Department\04_Engineering\02_DWGs\Production Files\24-0272_DGD.dwg

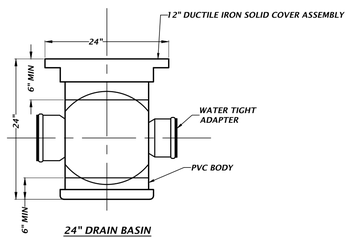


NOTES:

1. IN STAGE #1, PLACE MATERIAL IN HORIZONTAL LAYERS NOT TO EXCEED 6 INCHES FOR A-1 OR A-2-4 OR LAYERS NOT TO EXCEED 12 INCHES FOR A-3 (ARCHER SAND ONLY) PER FDOT SPECIFICATION 125-8.3.2.2; NO OTHER SOIL CLASSIFICATIONS WILL BE PERMITTED. COMPACT BACKFILL MATERIAL TO MEET THE REQUIREMENTS OF FDOT SPECIFICATION 125-9.2.1 AND PERFORM TESTING TO MEET THE REQUIREMENTS FDOT SPECIFICATION 125-9.3.1. THE CONTRACTOR MAY ELECT TO PLACE EXCAVATABLE FLOWABLE FILL IF THE UTILITY IS PROPERLY ANCHORED AND APPROVED BY GRU.
2. IN STAGE #2, PLACE FLOWABLE FILL TO THE BOTTOM OF THE EXISTING BASE COURSE.
3. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
4. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
6. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
7. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX 425-080.
8. PAVEMENT CUTS SHALL HAVE THE ASPHALT SURFACE REPLACED WITHIN 24 HOURS, WITH OPEN CUT RESTORATION PERFORMED IN ACCORDANCE WITH MOST CURRENT EDITION OF FDOT INDEX 425-080 USING THE FLOWABLE FILL OPTION.

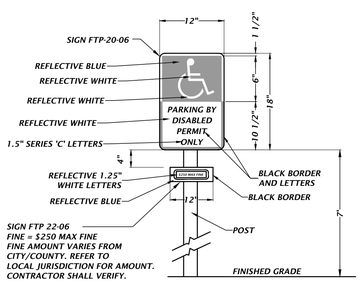
OPEN CUT AND REPAIR PAVEMENT DETAILS

NTS



DRAIN BASIN DETAIL

NTS

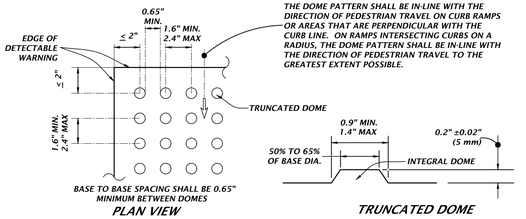


SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

ACCESSIBLE PARKING SIGN DETAIL

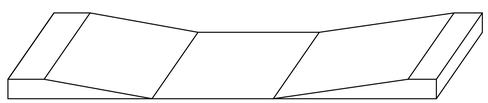
NTS

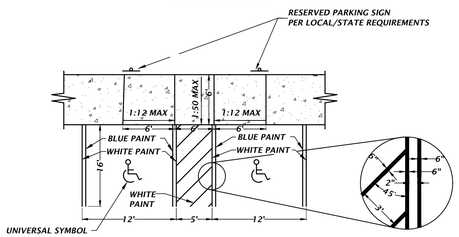


DETECTABLE WARNING DETAIL

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 2014 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. IF MATS ARE TO BE UTILIZED:
   - A - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
   - B - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
   - C - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
   - D - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
   - E - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
6. IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
   - 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. USE¼" 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. OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
8. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER 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,
9. IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX 522-002 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.

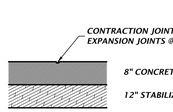




NOTE:
CURB RAMP SLOPE SHALL NOT EXCEED 1:12

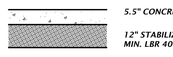
ACCESSIBLE PARKING & RAMP DETAIL

NTS



HEAVY DUTY CONCRETE PAVEMENT

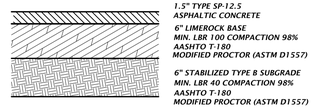
NTS



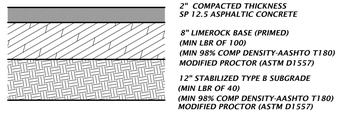
STANDARD CONCRETE PAVEMENT

NTS

NOTE:
JOINT PATTERN AND TYPE PER FLORIDA CONCRETE & PRODUCTS ASSOCIATION SPECIFICATIONS.



STANDARD DUTY ASPHALT DETAIL



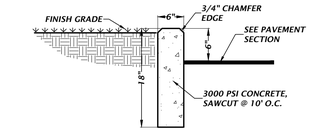
HEAVY DUTY ASPHALT DETAIL

ASPHALT PAVEMENT DETAILS

NTS

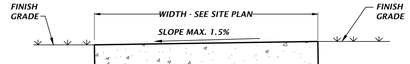
ASPHALT PAVEMENT NOTES:

1. COMPACT STABILIZED SUBGRADE TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) IF SOILS HAVE LESS THAN 15% FINES CONTENT.
2. CONTRACTOR TO UNDERCUT PAVING AREA BY 24" IN AREAS WHERE THE ESTIMATEDSEASONAL HIGH WATER TABLE IS WITHIN 24" OF THE BASE.



TYPICAL 6" CURB DETAIL

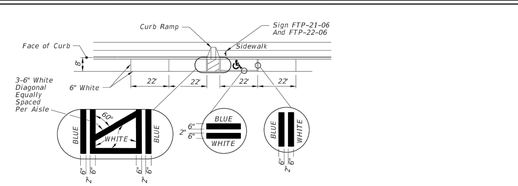
NTS



NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

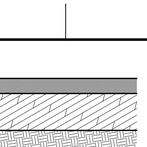
CONCRETE SIDEWALK DETAILS

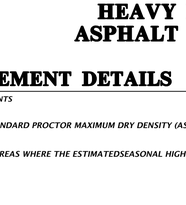


*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21	REVISION			711-001	11 of 13

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS

SUBMITTAL:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-03-26: CITY OF ALACHUA

CLIENT: THE LUNZ GROUP

PROJECT: ALACHUA COUNTY FIRE STATION SAN FELASCO TECH CITY

SHEET TITLE: CONSTRUCTION DETAILS

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

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

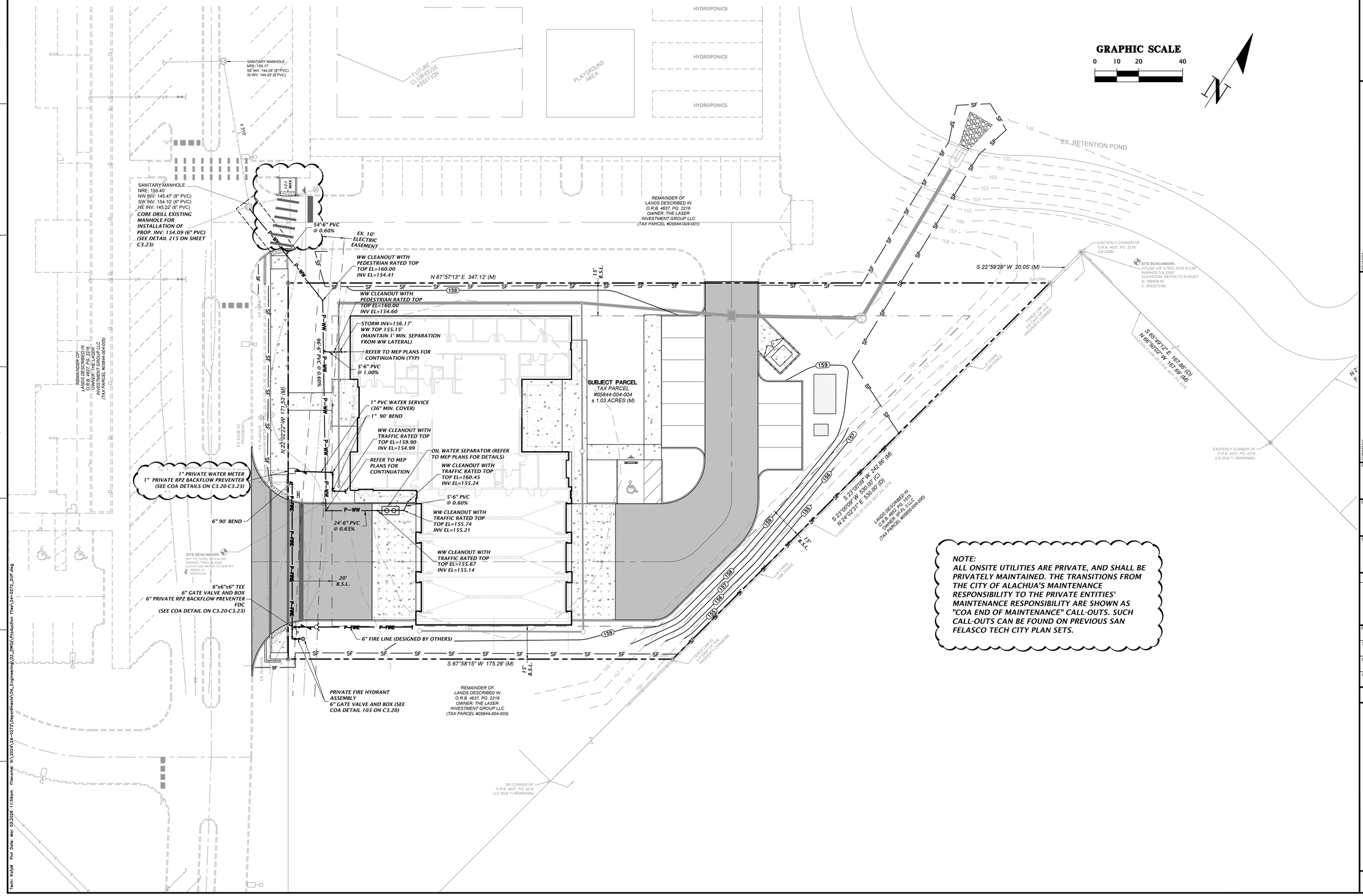
RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal
Signature must be verified on any electronic copies.

SHEET NO.: C2.30

Tech: kayM Plot Date: Mar 03,2026 11:58am Filename: n:\2024\24-0272\Department\04_Engineering\02_DWGs\Production Files\24-0272_DT.dwg



NOTE:
ALL ONSITE UTILITIES ARE PRIVATE, AND SHALL BE PRIVATELY MAINTAINED. THE TRANSITIONS FROM THE CITY OF ALACHUA'S MAINTENANCE RESPONSIBILITY TO THE PRIVATE ENTITIES' MAINTENANCE RESPONSIBILITY ARE SHOWN AS "COA END OF MAINTENANCE" CALL-OUTS. SUCH CALL-OUTS CAN BE FOUND ON PREVIOUS SAN FELASCO TECH CITY PLAN SETS.

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTAL:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
01-14-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
DETAILED UTILITY PLAN

SCALE: 1"=20'
VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal
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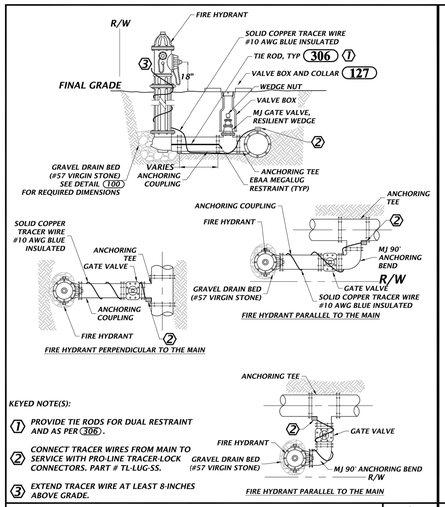
SHEET NO.:
C3.10

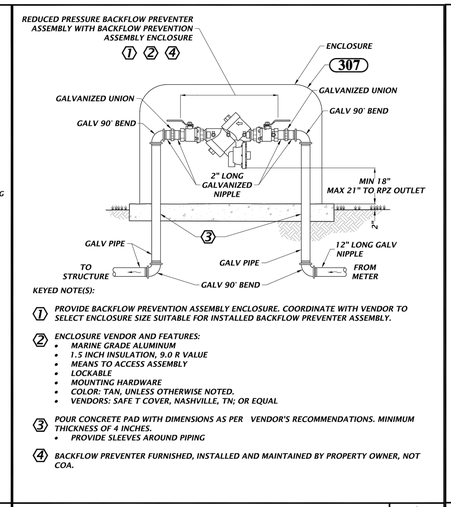
Tech: kkyle Plot Date: Mar 03,2026 11:59am Filename: N:\2024\24-0272\Design\Civil_Engineering\02_DWGs\Production Files\24-0272_Sht.dwg



KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

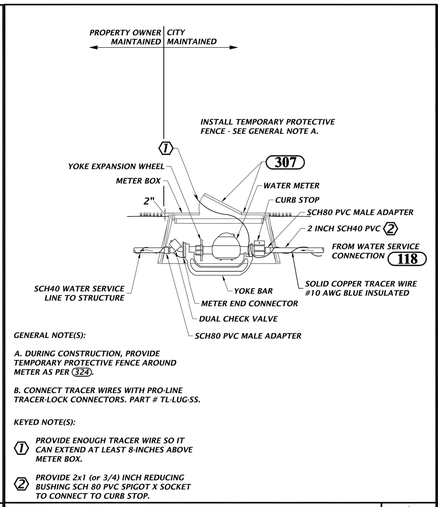
103 FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



GENERAL NOTE(S):

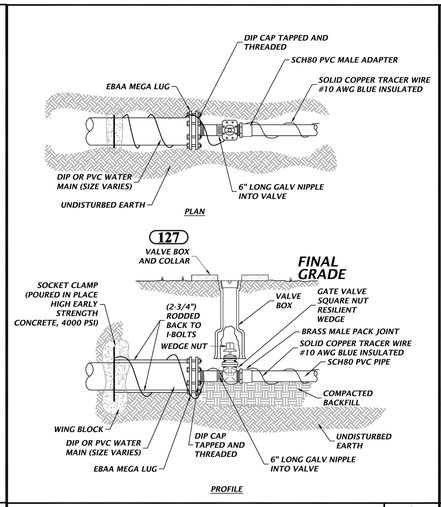
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 324.

B. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

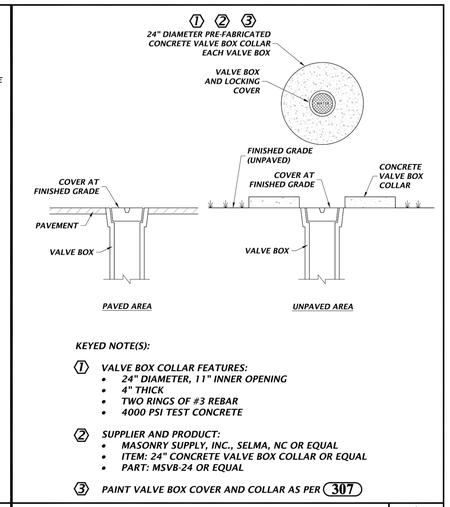
KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

115 3/4" AND 1" WATER METER ASSEMBLY
NTS



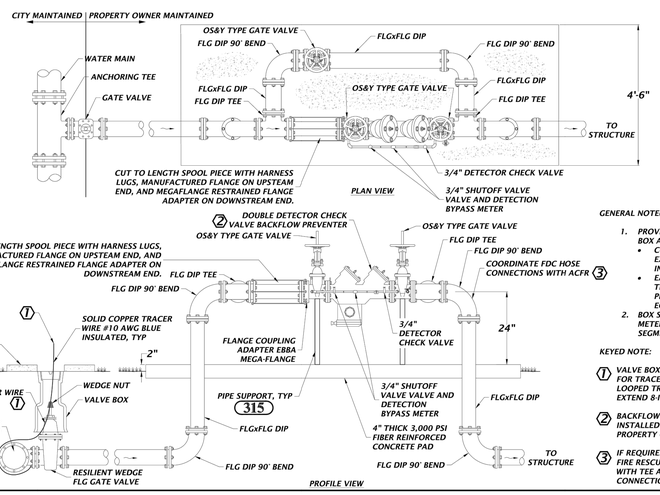
124 WATER MAIN REDUCTION OF LINE SIZE
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



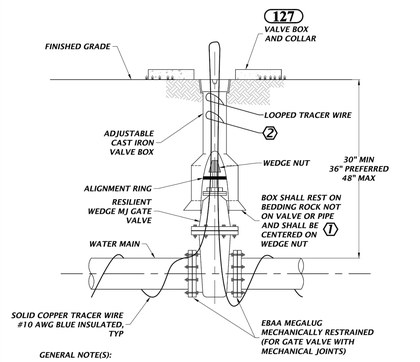
GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
2. BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE:

1. VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.
2. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.
3. IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.

139 FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

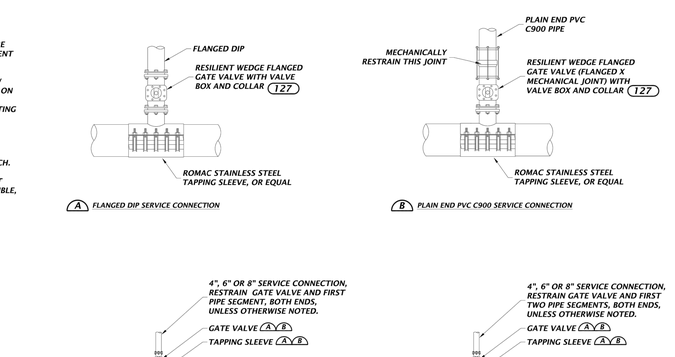
145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

GENERAL NOTE(S)

1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

1. PREFERRED LOCATION TO REDUCE THRUST FORCES IN THE PIPE BRANCH.
2. IF 5' MIN DISTANCE BETWEEN JOINT AND TAPPING SLEEVE IS NOT POSSIBLE, CONTACT COA. THRUST FORCE ANALYSIS REQUIRED.



149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"
NTS

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
1 | 12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-24-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA
.... | ....

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
UTILITY DETAILS

SCALE: N/A

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

PROJECT NUMBER: 24-0272
TECHNICIAN: KT.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET NO.:
C3.20

Tech: KdyM Plot Date: Mar 03,2026 11:59am Filename: N:\2024\24-0272\Department\04_Engineering\02_DWGs\Production Files\24-0272_Utility Details.dwg

A B C D E F G

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

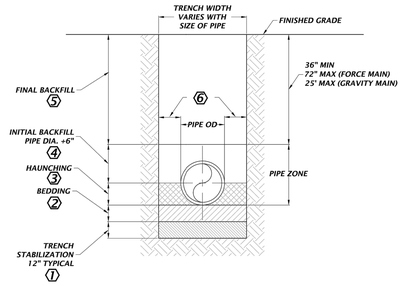
151 DETAIL ABBREVIATIONS
NTS

GENERAL NOTE(S):

1. *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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- *AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.*
- *HUMIDITY BELOW 60 PERCENT*
- *IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER*

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

- *KRYLON SPRAY PAINT*
- *FUSION ALL-IN-ONE*
- *PAINT PLUS PRIMER*

COLORS

- *POTABLE WATER - GLOSS PATRIOTIC BLUE*
- *WASTEWATER - GLOSSY SPRING GRASS*
- *RECLAIMED - GLOSSY ICY GRAPE*

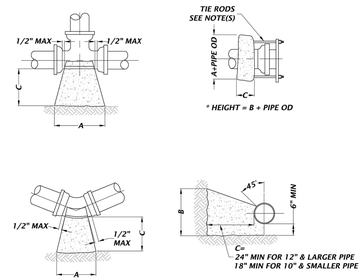
307 PAINT SYSTEM NO. 5
NTS

GENERAL NOTE(S):

1. *ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.*
2. *THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.*
3. *POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.*
4. *BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.*
5. *THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.*
6. *CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:*

3" - 8"	*DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)*
10" - 12"	*DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)*
14" - 16"	*DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)*

7. *TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11*
8. *TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.*
9. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*
10. *SAFETY FACTOR = 1.5*



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

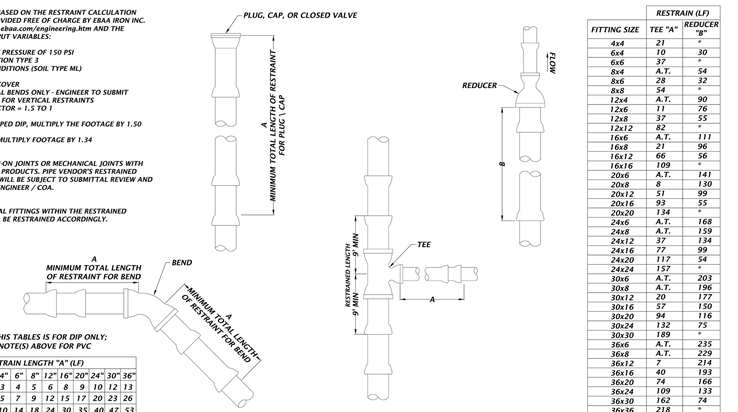
THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 THRUST BLOCK AND TIE ROD DETAILS
NTS

GENERAL NOTE(S):

1. *THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:*
   - *A. MAXIMUM TEST PRESSURE OF 150 PSI*
   - *B. LAYING CONDITION TYPE 3*
   - *C. POOR SOIL CONDITIONS (SOIL TYPE ML)*
   - *D. USING DIP*
   - *E. 2 FEET OF COVER*
   - *F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS*
   - *G. SAFETY FACTOR = 1.5 TO 1*
2. *FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50*
3. *FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34*
4. *RESTRAIN PUSH-ON JOINTS OR MECHANICAL JOINTS WITH EBBA MEGALUG PRODUCTS. PIPE VENDOR'S RESTRAINED JOINT SYSTEM WILL BE SUBJECT TO SUBMITTAL REVIEW AND APPROVAL BY ENGINEER / COA.*
5. *ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.*



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) ABOVE FOR PVC

RESTRAIN LENGTH "A" (LF)

FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

FITTING SIZE	RESTRAIN (LF) TEE "A"	REDUCER "B"
4x4	21	"
6x4	10	30
6x6	37	"
8x4	A.T.	54
8x6	28	32
8x8	54	"
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	"
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	"
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	"
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	"
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	"
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	"

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
**NOT APPLICABLE*

309 JOINT RESTRAINT
NTS

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11801 Research Drive
Alachua, Florida 32615
(352)331-1976
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REVISIONS: N/A

SUBMITTALS:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA

CLIENT: THE LUNZ GROUP

PROJECT: ALACHUA COUNTY FIRE STATION SAN FELASCO TECH CITY

SHEET TITLE: UTILITY DETAILS

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER: 24-0272

TECHNICIAN: KT.M.

DESIGNER: G.L.

QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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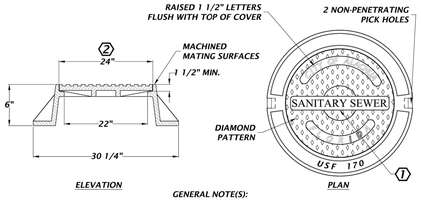


GENERAL NOTE(S):

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

FLOW STREAMS

PW — *POTABLE WATER*

WW—FM — *WASTEWATER FORCE MAIN*

WW—GR — *WASTEWATER GRAVITY*

LINE LEGENDS

TRACER WIRE

SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY

TRACER WIRE CONNECTOR

GROUND WIRE

SYMBOLS

APG — *ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER*

MH — *MANHOLE*

APNG — *GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)*

LS — *LIFT STATION*

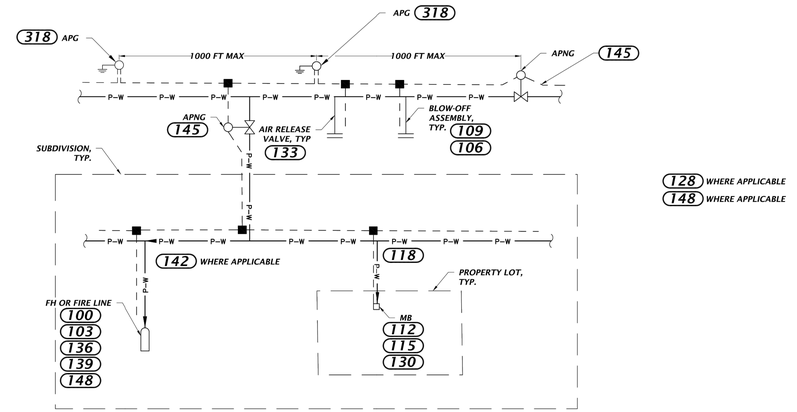
MB — *METER BOX*

FH — *FIRE HYDRANT*

GENERAL NOTE(S):

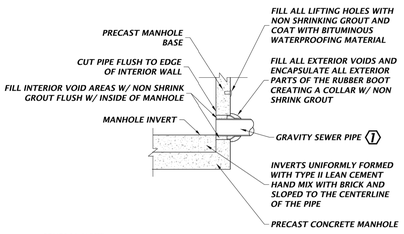
1. *RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.*
2. *THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.*
3. *TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.*
4. *TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.*

(321A) **TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS**
NTS



GENERAL NOTES: SEE (321A)

(321B) **POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION**
NTS



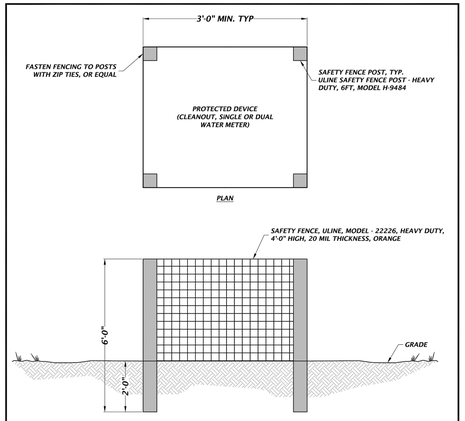
GENERAL NOTE:

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

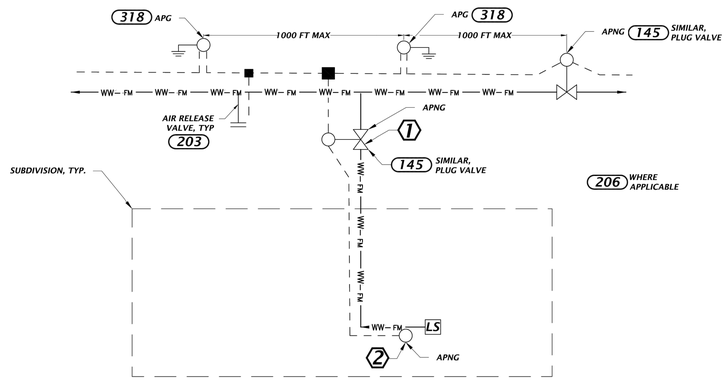


GENERAL NOTE(S):

A. *PROVIDE TEMPORARY PROTECTIVE FENCE AS SOON AS DEVICE (CLEANOUT, WATER METER BOX AND/OR YOKE BAR) IS INSTALLED.*

B. *REMOVE FENCE ONCE BLDG HAS RECEIVED CERTIFICATE OF OCCUPANCY (CO).*

(324) **TEMPORARY PROTECTIVE FENCE**
NTS



GENERAL NOTES: SEE (321A)

KEYED NOTE(S):

(1) *IF NO VALVE, THEN INSTALL AN APG, SIMILAR TO* (318).

(2) *PROVIDE APG (GROUNDING NOT REQUIRED) IF DISCHARGE VALVE IS ABOVE GRADE. INSTALL SIMILAR TO* (318). *IF DISCHARGE VALVE IS IN A VAULT, THEN PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VAULT COVER.*

(321C) **WASTEWATER FORCE MAIN TRACER WIRE CONFIGURATION**
NTS

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11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
11-12-25: DD SUBMITTAL
12-22-25: CITY OF ALACHUA, SRWMD
02-04-26: CITY OF ALACHUA
03-05-26: CITY OF ALACHUA

CLIENT: THE LUNZ GROUP

PROJECT: ALACHUA COUNTY FIRE STATION SAN FELASCO TECH CITY

SHEET TITLE: UTILITY DETAILS

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT NUMBER: 24-0272

TECHNICIAN: KT.M.

DESIGNER: G.L.

QUALITY CONTROL: R.O.

RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

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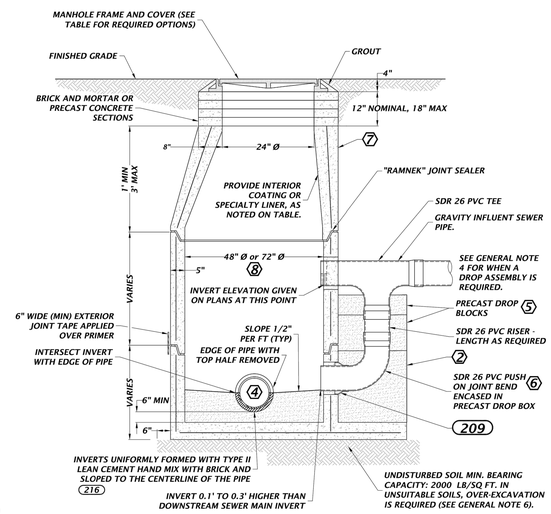
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES (3)	CAST IRON (212)
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, 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 COATING (214)

GENERAL NOTE(S):

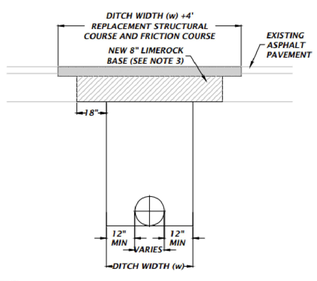
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 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 PER (216)
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER WITH COVER SIZE AS PER DETAILS (212) (213) (214)



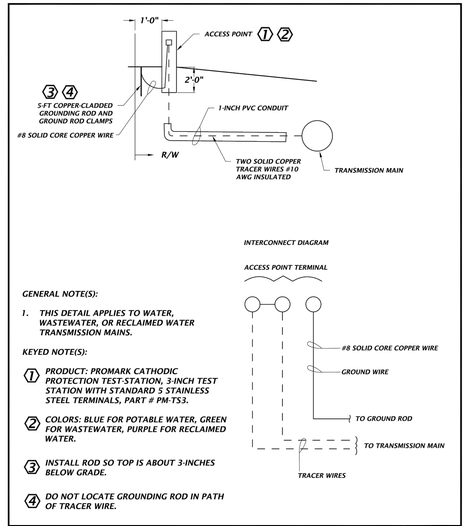
215 **STANDARD MANHOLE AND DROP, AS REQUIRED**
NTS



GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL (302) FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

300 **BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL**
NTS



GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

1. PRODUCT: PROMARK CATHODIC PROTECTION TEST STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
2. COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
3. INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
4. DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

318 **ACCESS POINT FOR TRANSMISSION MAIN**
NTS

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

REVISIONS:

SUBMITTALS:
11.12.25: DD SUBMITTAL
12.22.25: CITY OF ALACHUA, SRWMD
01.14.26: CITY OF ALACHUA
03.05.26: CITY OF ALACHUA
.....
.....

CLIENT: THE LUNZ GROUP

PROJECT: ALACHUA COUNTY FIRE STATION SAN FELASCO TECH CITY

SHEET TITLE: UTILITY DETAILS

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.

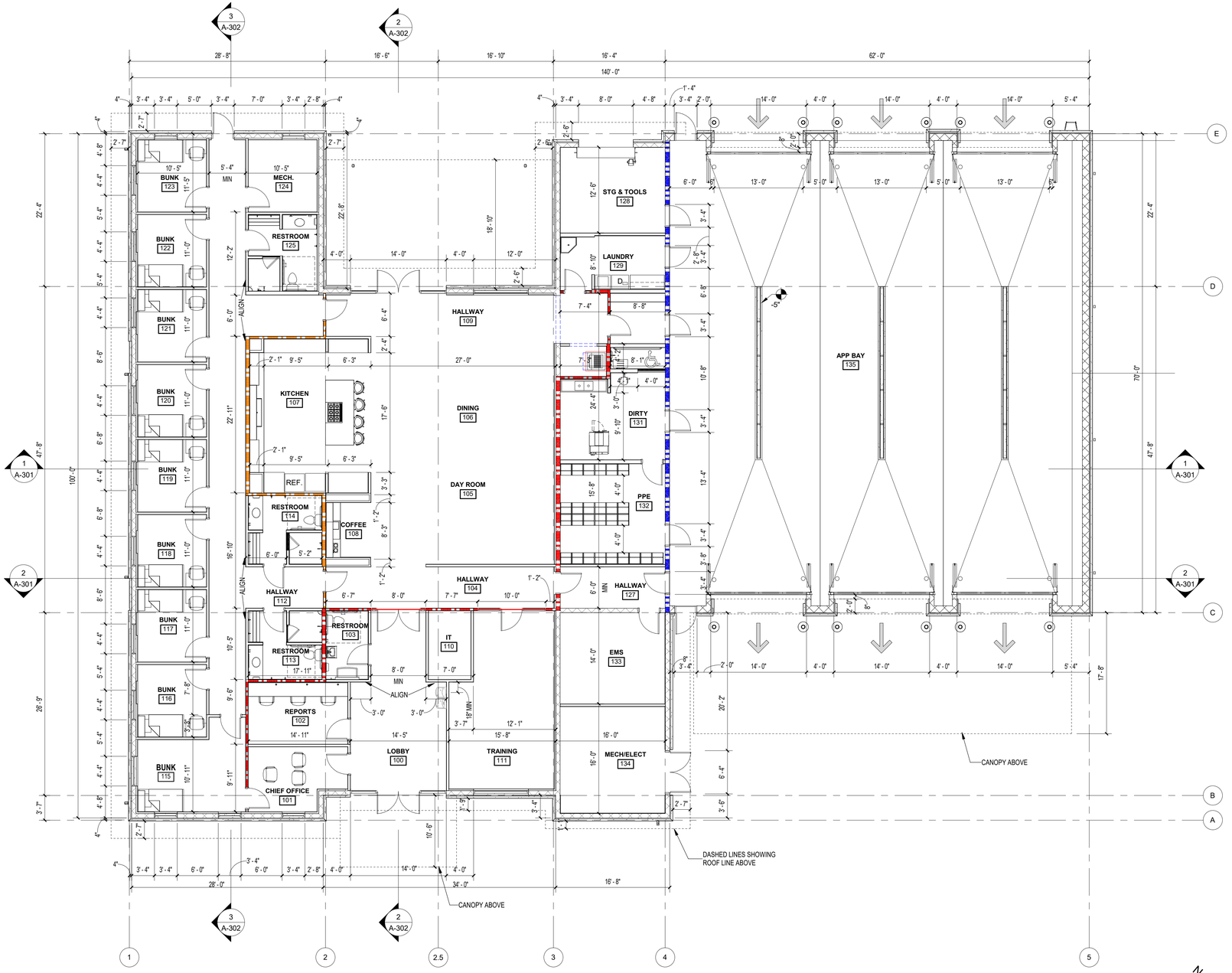
RANDALL SCOTT OLNEY
FL PE No. 68382

RANDALL SCOTT OLNEY LICENSE No. 68382 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randall Scott Olney, FL PE on the date adjacent to the seal
Signature must be verified on any electronic copies.

SHEET NO.: C3.23

Tech: KaylaP Plot Date: Mar 03,2026 11:59am Filename: N:\2024\24-0272\Department\04_Engineering\03_DWGS\Production Files\24-0272_Utility Details.dwg



2 OVERALL DIMENSION FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ON CMU WALLS ARE MADE FROM THE EXTERIOR FACE OF THE BLOCK. OTHER FINISHES LIKE STUCCO OR VENEER ARE NOT USED AS DIMENSIONED REFERENCES UNLESS OTHERWISE NOTED.
2. DIMENSIONS ON INTERIOR WALLS ARE TAKEN FROM GWB FACE UNLESS OTHERWISE NOTED.
3. REFER TO FLOOR PLAN TAGS AND WALL TYPES FOR MORE INFORMATION. ANY UNTAGGED PARTITION TO BE TYPE 1.
4. PROVIDE ABUSE RESISTANT GWB ON ALL COMMON AREAS, INCLUDING HALLWAYS.
5. USE MOISTURE-RESISTANT GWB ON ALL WET LOCATIONS.
6. PROVIDE CORNER GUARDS AT HIGH TRAFFIC AREAS. REFER TO FINISH PLAN FOR LOCATIONS.
7. ALL DOORS INSTALLED OVER CMU WALLS TO BE PAINTED HOLLOW METAL WITH SOLID GROUNTED PAINTED METAL FRAME, AND ALL DOORS TO BE INSTALLED IN METAL STUD WALLS TO BE STAINED SOLID CORE WOOD WITH PAINTED HOLLOW METAL FRAME.
8. PROVIDE DOOR SEALS, SWEEPS, CLOSERS, ETC TO ENSURE A WATER TIGHT CONDITION AT ALL EXTERIOR DOORS.
9. ALL EXPOSED CMU ON INTERIOR SPACES TO HAVE CONCAVE TOOLED MORTAR JOINS AND EPOXY PAINT.
10. PROVIDE ROLLER WINDOW SHADES AT EVERY WINDOW. COORDINATE SELECTION AND COLOR WITH ARCHITECT AND OWNER.

LEGEND

- 12" CMU
- 8" CMU
- 6 " METAL STUDS WITH INSULATION
- 3 5/8" METAL STUDS WITH INSULATION
- 2 1/2" METAL STUDS ON CMU BLOCK

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Lakeland, FL 33801
p 863.682.1882
f 863.687.6346
lic. AR94778
www.lunz.com

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OVERALL DIMENSION FLOOR PLAN

#	ISSUED FOR	DATE
	SD SET	08.20.2025
	DD SET	11.14.2025
1	SITE PERMIT COMMENTS	02.03.2026

24060.01

A-101

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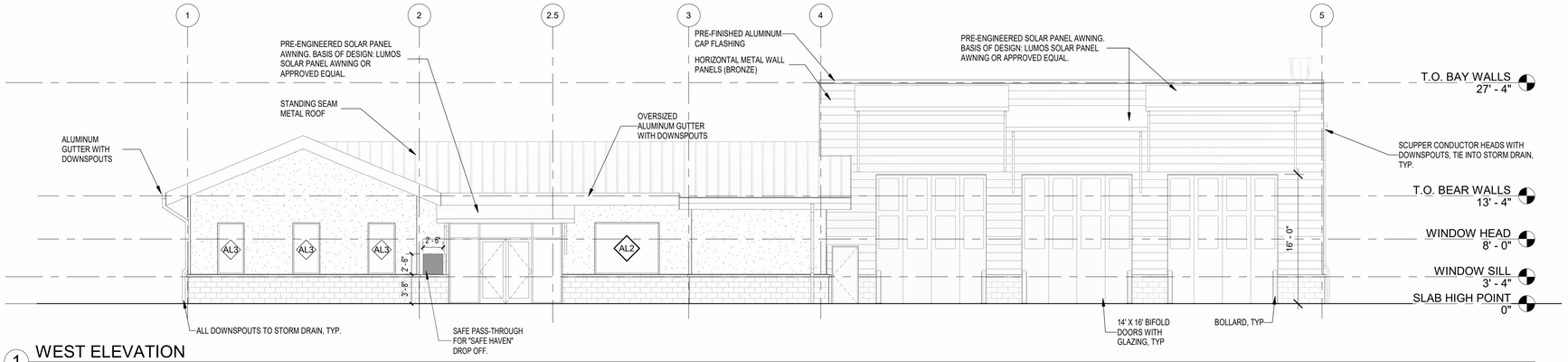
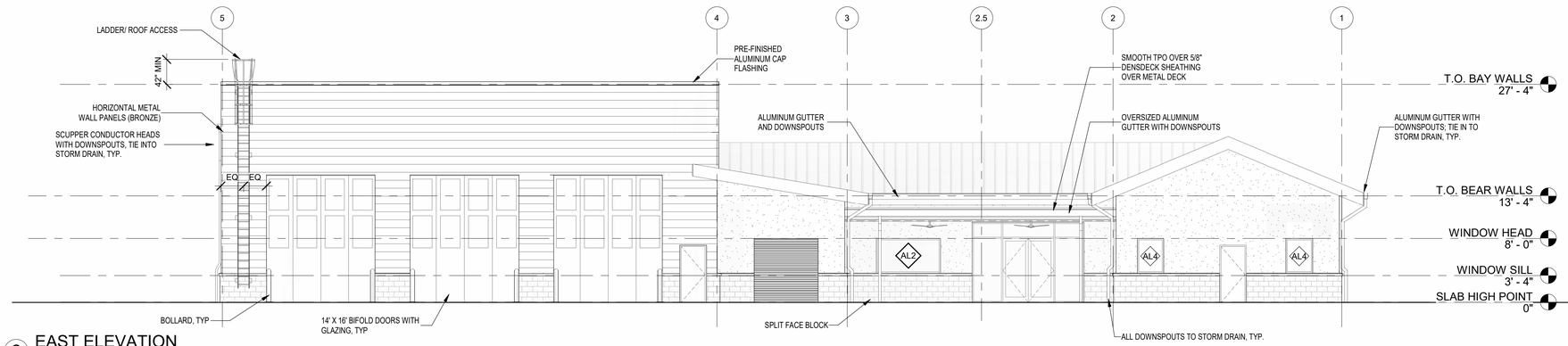


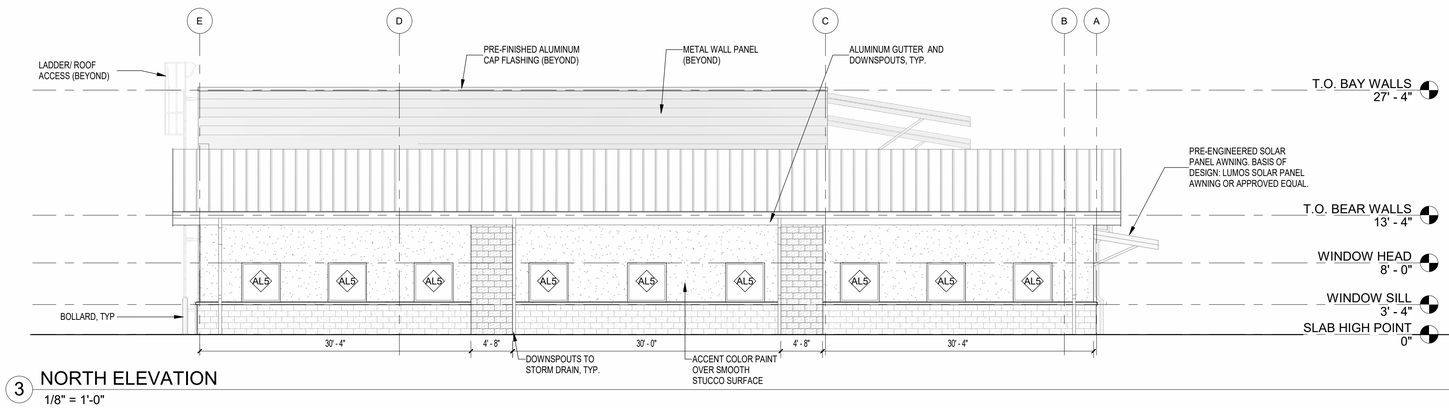
1 WEST ELEVATION

1/8" = 1'-0"



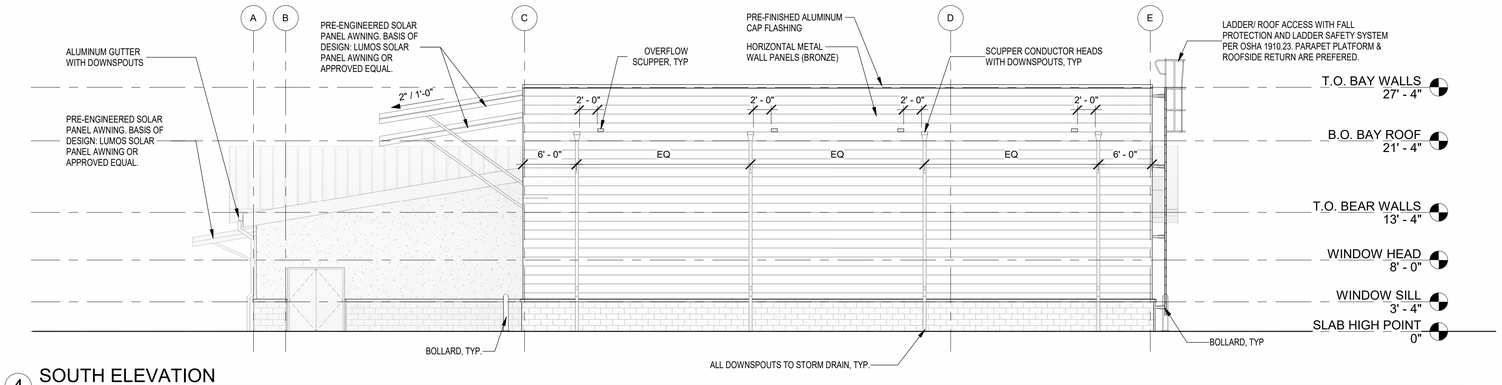
2 EAST ELEVATION

1/8" = 1'-0"



3 NORTH ELEVATION

1/8" = 1'-0"



4 SOUTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION MATERIAL DATA:

MATERIAL	SURFACE AREA	PERCENTAGE OF TOTAL
STUCCO:	536.16 SF	24%
METAL WALL PANEL:	919.13 SF	41%
SPLIT FACE BLOCK:	297.22 SF	13%
GLAZING:	488.85 SF	22%
TOTAL:	2,241.42 SF	100%

EAST ELEVATION MATERIAL DATA:

MATERIAL	SURFACE AREA	PERCENTAGE OF TOTAL
STUCCO:	552.51 SF	25%
METAL WALL PANEL:	947.88 SF	43%
SPLIT FACE BLOCK:	259.78 SF	12%
GLAZING:	438.80 SF	20%
TOTAL:	2,198.97 SF	100%

NORTH ELEVATION MATERIAL DATA:

MATERIAL	SURFACE AREA	PERCENTAGE OF TOTAL
STUCCO:	597.33 SF	49%
METAL WALL PANEL:	0 SF	0%
SPLIT FACE BLOCK:	440.97 SF	36%
GLAZING:	176.36 SF	15%
TOTAL:	1,214.66 SF	100%

SOUTH ELEVATION MATERIAL DATA:

MATERIAL	SURFACE AREA	PERCENTAGE OF TOTAL
STUCCO:	296.71 SF	13%
METAL WALL PANEL:	1,657.62 SF	72%
SPLIT FACE BLOCK:	345.72 SF	15%
GLAZING:	0 SF	0%
TOTAL:	2,300.05 SF	100%

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p 863.682.1882
f 863.687.6346
lic. AR94778
www.lunz.com

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EXTERIOR ELEVATIONS

#	ISSUED FOR	DATE
	SD SET	08.20.2025
	DD SET	11.14.2025
1	SITE PERMIT COMMENTS	02.03.2026

24060.01

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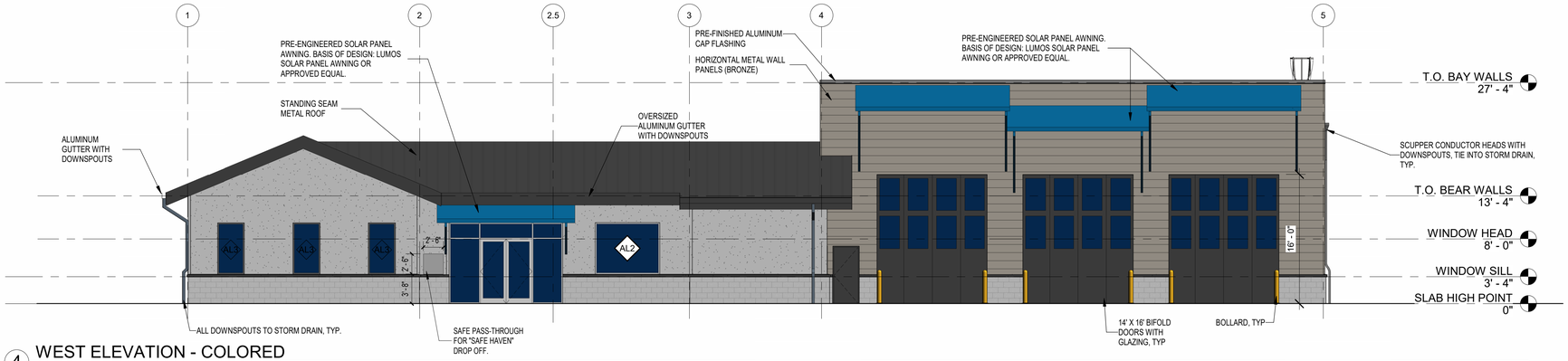
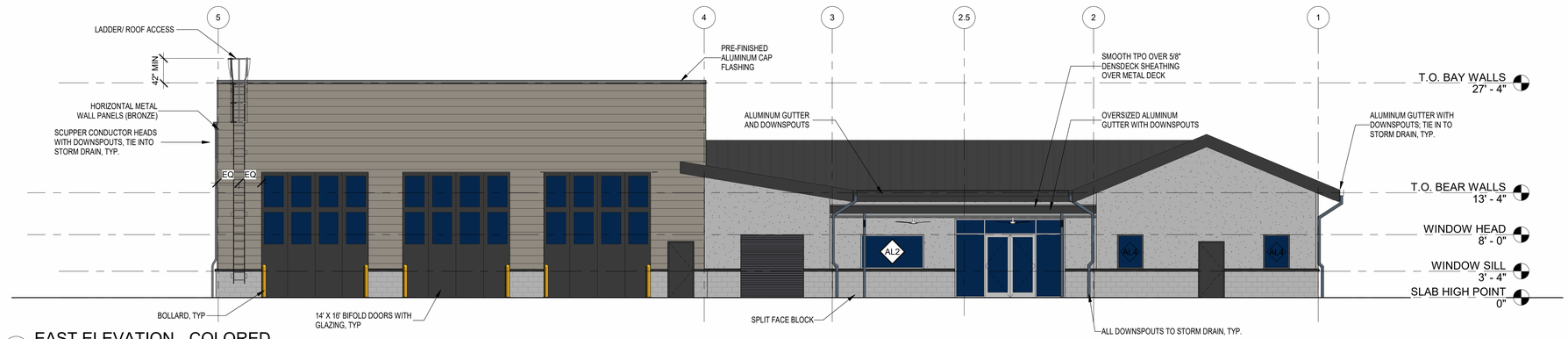
LU: 20250826-2-42-0-PM



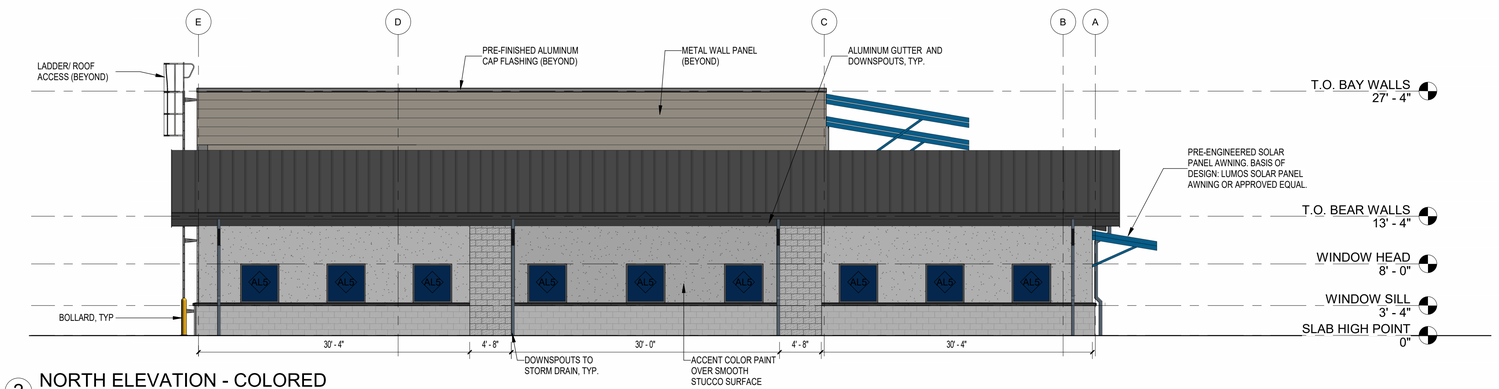
4 WEST ELEVATION - COLORED

1/8" = 1'-0"



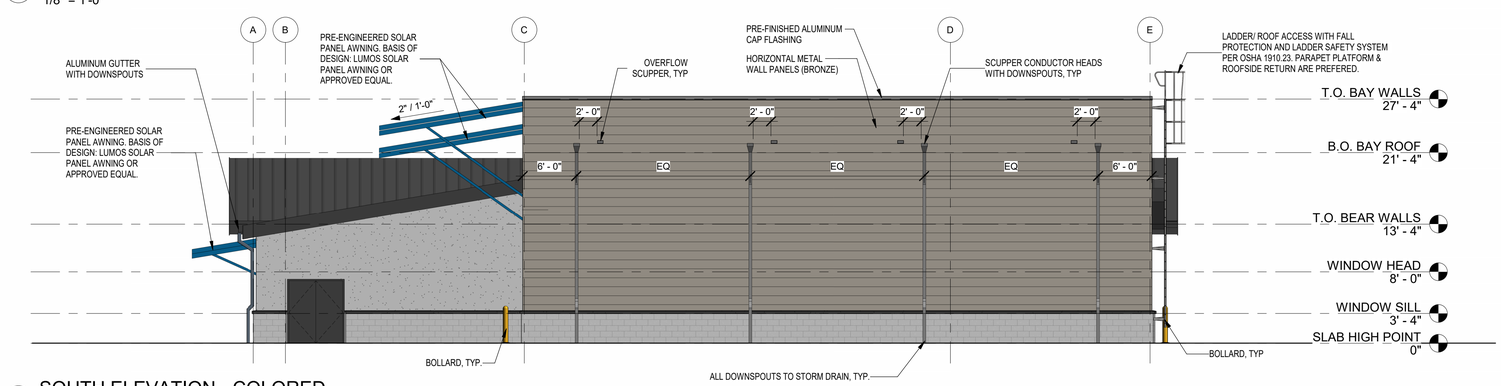
1 EAST ELEVATION - COLORED

1/8" = 1'-0"



2 NORTH ELEVATION - COLORED

1/8" = 1'-0"



3 SOUTH ELEVATION - COLORED

1/8" = 1'-0"

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EXTERIOR ELEVATIONS - COLORED

#	ISSUED FOR	DATE
	SD SET	08.20.2025
	DD SET	11.14.2025
1	SITE PERMIT COMMENTS	02.03.2026

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A-202



EXTERIOR RENDERING (FRONT STREET PERSPECTIVE)

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EXTERIOR RENDERINGS

#	ISSUED FOR	DATE
	SD SET	08.20.2025
	DD SET	11.14.2025
1	SITE PERMIT COMMENTS	02.03.2026

24060.01

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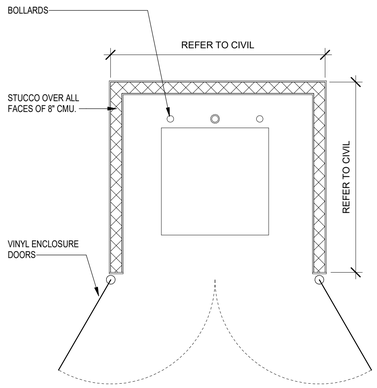
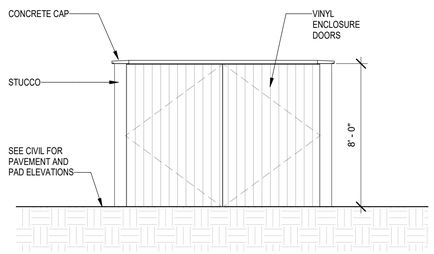
NOTE: COORDINATE STUCCO PAINT COLOR AND VINYL DOORS PRODUCT AND COLOR WITH ARCHITECT AND OWNER PRIOR TO PURCHASE.

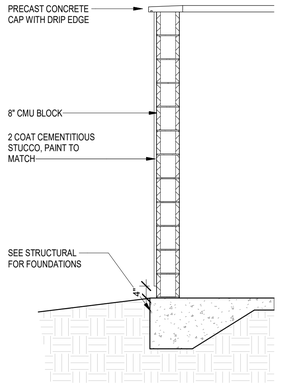


1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

NOTE: PROVIDE VINYL ENCLOSURE DOORS WITH HINGE AND CLOSURE HARDWARE AS SPECIFIED BY MANUFACTURER, FOR THE DUMPSTER ENCLOSURE. COLOR TO BE COORDINATED WITH ARCHITECT AND OWNER. DOORS SHALL MET ALL LOCAL CODES AND REQUIREMENTS.



2 DUMPSTER ELEVATION
1/4" = 1'-0"



3 DUMPSTER WALL SECTION TYP
1/2" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR DETAILS PERTAINING TO THE SITE LAYOUT AND COMPONENTS.

2. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATIONS DRAWINGS.

3. VERIFY WITH LOCAL CODE REQUIREMENTS FOR DUMPSTER ENCLOSURE DIMENSIONS, CONSTRUCTION, AND DRAINAGE

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f 863.687.6346
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DUMPSTER DETAILS

#	ISSUED FOR	DATE
1	SITE PERMIT COMMENTS	02.03.2026

24060.01

A-505

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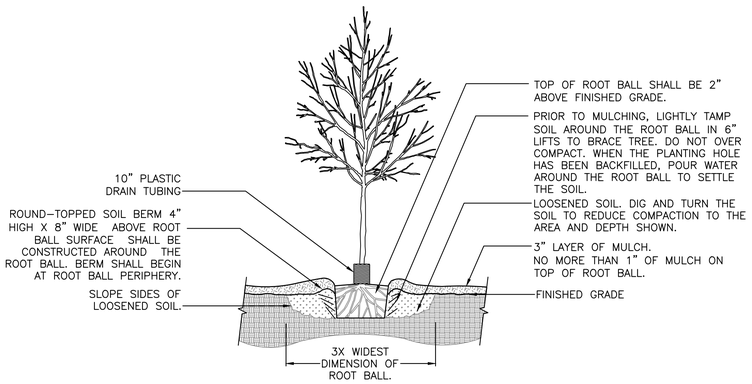
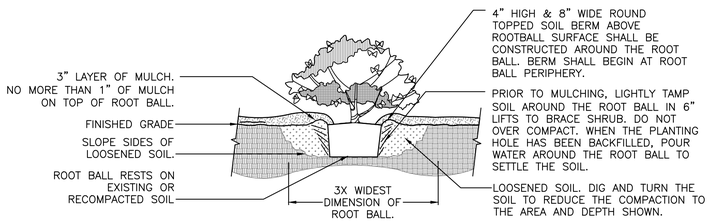
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
LIM	9	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4' SPR, 2" CAL
MGD	27	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
QVP	4	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	22	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
VOW	5	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	30 GAL, 7' HT, 3' SPR, 2" CAL
SHRUBS				
BX	97	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
IDB	111	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	23	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT X 12" SPR.
VOS	89	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

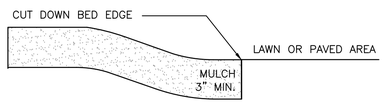
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS					
LEM	241	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
SOD/SEED					
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	



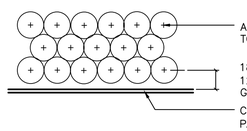
1 TREE PLANTING DETAIL
SCALE: N.T.S.



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



3 MULCH DETAIL
SCALE: N.T.S.



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

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

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

TOTAL SITE AREA	1 ACRE
TOTAL PROPOSED OPEN AREA	0.1 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	10%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.4 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	10%

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 222 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 9 CANOPY TREES REQUIRED 4 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	9 CANOPY TREES PROVIDED 4 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 3,500 S.F. 1 CANOPY/UNDERSTORY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER LANDSCAPE ISLAND 2 CANOPY TREES REQUIRED 10 SHRUBS REQUIRED	2 TREES PROVIDED 170 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (WEST SIDE)	4 TREES PER ACRE X 1.02 ACRES = 4 CANOPY TREES REQUIRED	4 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (EAST SIDE)	3 TREES PER ACRE X 1.02 ACRES = 3 TREES REQUIRED	3 CANOPY TREES PROVIDED
NORTH SIDE CANOPY TREES	3 TREES PER ACRE X 1.02 ACRES = 3 TREES REQUIRED	3 CANOPY TREES PROVIDED
SOUTH SIDE CANOPY TREES	3 TREES PER ACRE X 1.02 ACRES = 3 TREES REQUIRED	3 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	8 UNDERSTORY TREES PER ACRE X 1.02 ACRE = 8 TREES REQUIRED 50% IN FRONT = 4 TREES REQUIRED 25% ON EAST SIDE = 2 TREES REQUIRED 25% ON WEST SIDE = 2 TREES REQUIRED 8 UNDERSTORY TREES REQUIRED	FRONT SIDE 4 UNDERSTORY TREES PROVIDED EAST SIDE 2 UNDERSTORY TREES PROVIDED WEST SIDE 2 UNDERSTORY TREES PROVIDED 8 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 100 LF NORTH FACADE = 4 TREES REQUIRED 100 LF SOUTH FACADE = 4 TREES REQUIRED 78 LF WEST FACADE = 3 TREES REQUIRED 78 LF EAST FACADE = 3 TREES REQUIRED	NORTH FACADE 4 CANOPY TREES PROVIDED SOUTH FACADE 4 CANOPY TREES PROVIDED WEST FACADE 3 CANOPY TREES PROVIDED EAST FACADE 3 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	347 L.F. BUFFER TYPE 'B' 7.5' WIDE	OPTION 2 1 CANOPY TREE PER 40 LF 1 CONTINUOUS HEDGE 9 CANOPY TREES REQUIRED 1 CONTINUOUS HEDGE	9 CANOPY TREES PROVIDED 1 CONTINUOUS HEDGE PROVIDED
SOUTH PERIMETER	175 L.F. BUFFER TYPE 'B' 7.5' WIDE	OPTION 2 1 CANOPY TREE PER 40 LF 1 CONTINUOUS HEDGE 4 CANOPY TREES REQUIRED 1 CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED 1 CONTINUOUS HEDGE
EAST PERIMETER	242 L.F. BUFFER TYPE 'A' 5' WIDE	OPTION 2 1 CANOPY TREE PER 60 LF 1 CONTINUOUS HEDGE 4 CANOPY TREES REQUIRED 1 CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED 1 CONTINUOUS HEDGE
WEST PERIMETER NW 86TH RD	N/A	N/A	N/A

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

LEGEND



NEW TREES TO BE ADDED

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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLAN COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT

PLANT SELECTION FOR THIS PROJECT HAS BEEN DESIGNED TO UTILIZE FLORIDA FRIENDLY PLANT MATERIALS, AS OUTLINED BY THE UNIVERSITY OF FLORIDA IFAS EXTENSION.

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

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

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

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

IRRIGATION
ALL PROPOSED PLANT MATERIAL HAS BEEN SELECTED TO ENSURE MINIMAL WATERING REQUIREMENTS UPON ESTABLISHMENT, AND IS CONSIDERED TO BE OF LOW TO MODERATE WATER USE AS DEFINED IN SECTION 6.2.2(7)(b)(i)b IN THE CITY OF ALACHUA CODE OF ORDINANCES. ALL PLANT MATERIAL TO BE HAND WATERED UNTIL ESTABLISHMENT PER SECTION 6.2.2(7)(b)(vi)b). WATER SOURCE TO BE FROM HOSE BIB LOCATED ON THE BUILDING WALL AND A WATER TRUCK WHERE DISTANCE BETWEEN HOSE BIBB AND PLANT MATERIAL IS GREATER THAN 100'. REFER TO ARCHITECT'S PLANS FOR HOSE BIBB LOCATIONS

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LA6667049

REVISIONS:

SUBMITTALS:
12/18/25 - CITY OF ALACHUA
02/04/26 - CITY OF ALACHUA
03/05/26 - CITY OF ALACHUA

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

SCALE: N/A

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

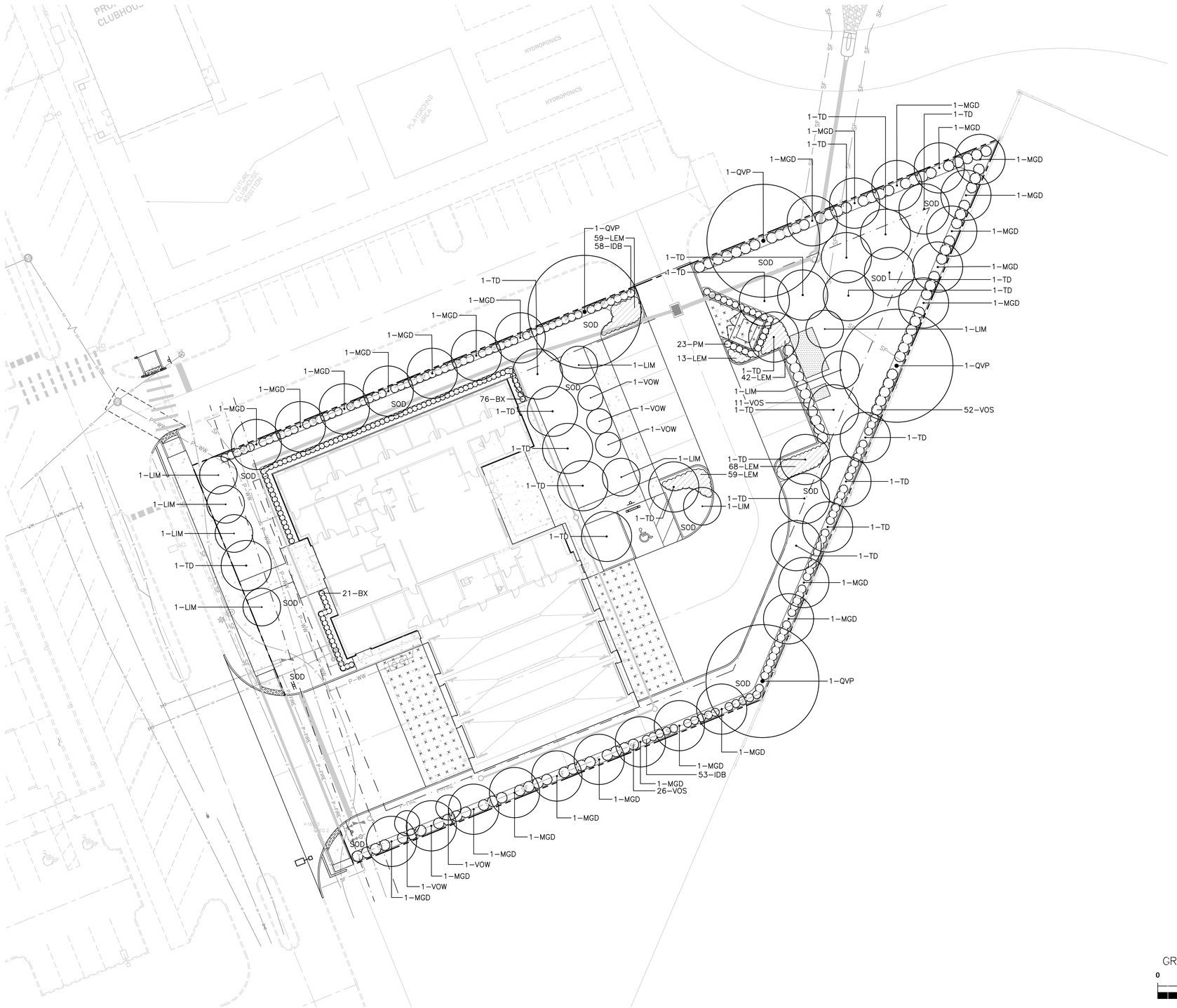
PROJECT NUMBER: 24-0272
TECHNICIAN: CZ
DESIGNER: JMS
QUALITY CONTROL: JMS

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-1

Tech: john-michael Plot Date: Mar 04,2026 9:37am Filename: N:\2024\24-0272\Department\03_Design\03_CAD\01_Permitting\24-0272_Design Base.dwg

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



GRAPHIC SCALE
0 10 20 40

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
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LA6667049

REVISIONS:

SUBMITTALS:
12/18/25 - CITY OF ALACHUA
02/04/26 - CITY OF ALACHUA
03/03/26 - CITY OF ALACHUA

CLIENT:
THE LUNZ GROUP

PROJECT:
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY

SHEET TITLE:
LANDSCPAE PLAN

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER: 24-0272
TECHNICIAN: CZ
DESIGNER: JMS
QUALITY CONTROL: JMS

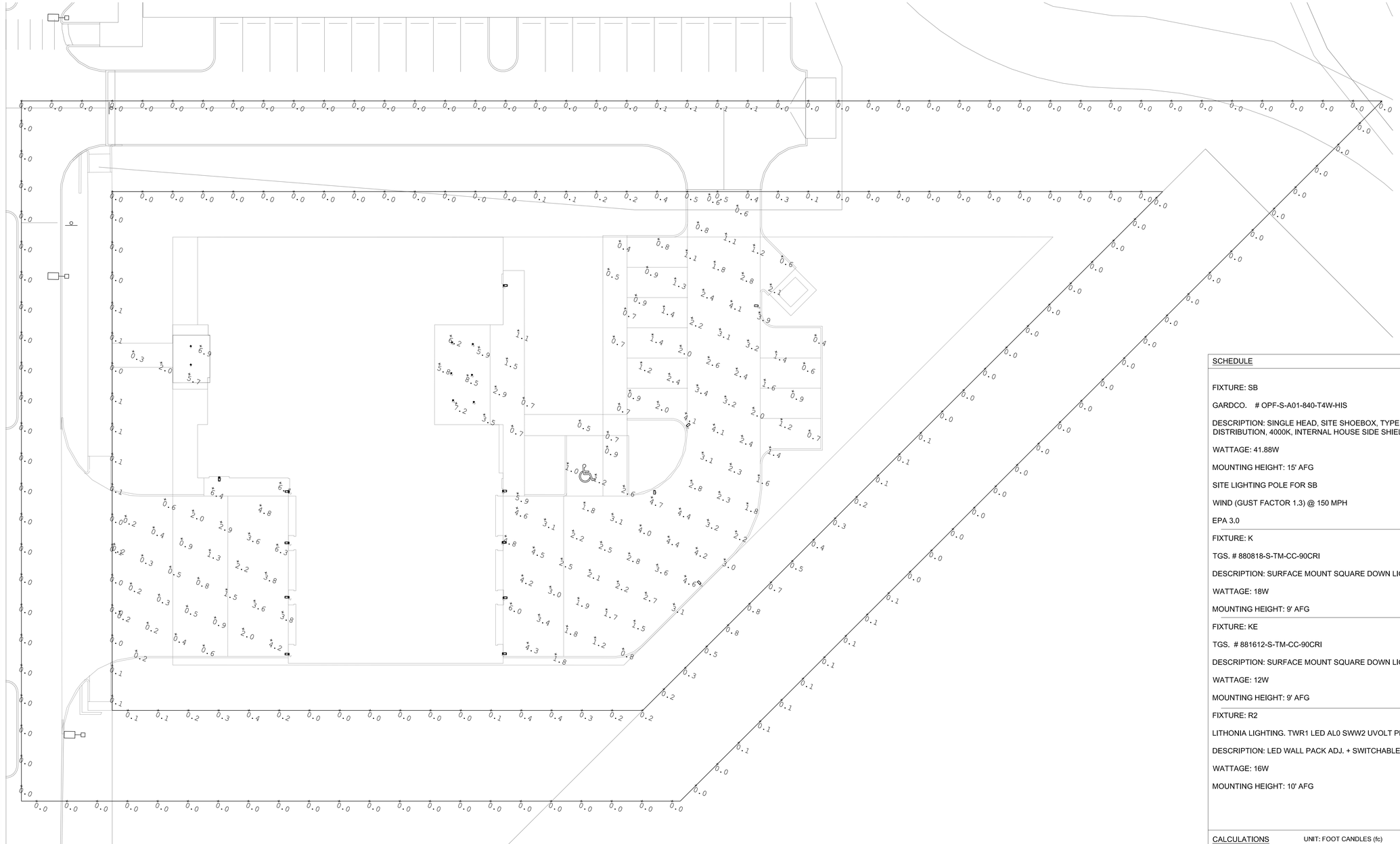
REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-2

Tech: john-michaels Plot Date: Mar 04,2026 9:27am Filename: M:\2024\24-0272\Departments\03_Design\02_DWGs\01_Permitting\24-0272_Design Base.dwg

GENERAL NOTES

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OUTDOOR LIGHTING PROFESSIONAL ENGINEER, ARCHITECT, OR OTHER APPROVED BY THE AHJ SHALL PROVIDE CERTIFICATION TO THE BUILDING SERVICES THAT THE LIGHTING SYSTEM AS INSTALLED COMPLIES WITH THE LOCAL PROVISIONS.



1 AP-100 SITE PLAN - PHOTOMETRICS
1/16"=1'-0"

SCHEDULE

FIXTURE: SB

GARDCO. # OPF-S-A01-840-T4W-HIS

DESCRIPTION: SINGLE HEAD, SITE SHOEBOX, TYPE 4 MED DISTRIBUTION, 4000K, INTERNAL HOUSE SIDE SHIELD

WATTAGE: 41.88W

MOUNTING HEIGHT: 15' AFG

SITE LIGHTING POLE FOR SB

WIND (GUST FACTOR 1.3) @ 150 MPH

EPA 3.0

FIXTURE: K

TGS. # 880818-S-TM-CC-90CRI

DESCRIPTION: SURFACE MOUNT SQUARE DOWN LIGHT

WATTAGE: 18W

MOUNTING HEIGHT: 9' AFG

FIXTURE: KE

TGS. # 881612-S-TM-CC-90CRI

DESCRIPTION: SURFACE MOUNT SQUARE DOWN LIGHT

WATTAGE: 12W

MOUNTING HEIGHT: 9' AFG

FIXTURE: R2

LITHONIA LIGHTING. TWR1 LED AL0 SWW2 UVOLT PE DOBTXD

DESCRIPTION: LED WALL PACK ADJ. + SWITCHABLE

WATTAGE: 16W

MOUNTING HEIGHT: 10' AFG

CALCULATIONS UNIT: FOOT CANDLES (fc)

	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
30' OUTSIDE OF PROPERTY LINE:	.001	0.1	0.0	N.A.	N.A.
PROPERTY LINE:	.12	.08	0.0	N.A	N.A.
FRONT DRIVE:	1.65	6.3	0.2	8.25	31.50
REAR PARKING LOT:	2.85	8.5	0.4	7.13	21.25

THE LUNZ GROUP

58 Lake Morton
Lakeland, FL 33801
p 863.682.1882
f 863.687.6346
lic. AR94778
www.lunz.com

THE LUNZ GROUP
© COPYRIGHT 2024 ALL RIGHTS RESERVED

PRELIMINARY

Alachua County Fire Station - Station 25 - Tech City

12895 NW US HWY 441
Alachua, Florida 32615

SITE PLAN - PHOTOMETRIC

#	ISSUED FOR	DATE
	SD SET	06.20.2025
	DD SET	11.14.2025
	SITE PERMIT COMMENTS	02.03.2026

24060.01

AP-100

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Tech City Fire Station
2. Pre-Application Conference Date: October 30, 2025
3. Neighborhood Meeting Date: December 8, 2025
4. Address of Subject Property: Unassigned; Off of NW 86th Drive in Tech City
5. Parcel ID Number(s): 05844-004-004
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Corporate Park District (CP)
8. Zoning Designation: Corporate Park District (CP)
9. Acreage: ±1.03 ac.
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: ±1,108 sf
12. Total Building Square Footage Proposed: ±11,300 sf
13. Total New Impervious Area Proposed (not including building area): ±17,025 sf

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Randall Olney, P.E. Title: Senior Director of Technical Operations
   Company (if applicable): NV5 Inc.
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331 - 1976 FAX: _____ e-mail: Randy.Olney@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): The Laser Investment Group, LLC
   Mailing Address: 13900 Tech City Circle, Suite 100
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:
   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;

(d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).

aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.

bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:

i. Calculation of glazing of:
   (a) the front façade;
   (b) any facade facing a street;
   (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
   (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

ii. Calculation of the area of all façades subject to glazing.

iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).

iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:

i. Color plans depicting the color of all materials used in the façade.

ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

iii. Calculation of glazing of:
   (a) the front façade;
   (b) any facade facing a street;
   (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
   (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

iv. Calculation of the area of all façades subject to glazing.

v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.

vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.

ee. For development consisting multi-family residential uses and/or a mobile home park:

i. Gross acreage.

ii. Number of dwelling units proposed.

iii. Density.

iv. Location and percentage of total open space and recreation areas.

v. Floor area of each dwelling unit.

vi. Number of proposed parking spaces.

vii. Street layout, if applicable.

viii. Layout of mobile home stands (for mobile home parks only).

ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
   a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
   b. Proposed finished floor elevation of all buildings.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
   a. Plans prepared by a professional engineer licensed in the State of Florida.
   b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
   c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Signature of Co-applicant

Randall Olney, P.E., Senior Director of Technical Operations

Typed or printed name *and title* of 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 4th day of December, 2025 by Randall Olney, who is/are personally known to me, or ___ who has/have produced _____ as identification.

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

Signature of Notary Public

(Seal)

PROPERTY OWNER AFFIDAVIT

Owner Name: The Laser Investment Group LLC			
Address: 13900 Tech City Circle, Suite 100, Alachua, FL 32615	Phone: (352) 538 - 0072		
Agent Name: NV5 Inc.			
Address: 11801 Research Drive, Alachua, FL 32615	Phone: (352) 331 - 1976		
Parcel No.: 05844-004-004			
Acreage: ±1.03 ac.	S: 20	T: 8	R: 19

Requested Action:
To submit and obtain approvals needed for the Tech City Fire Station project.

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: _____
Printed name: Mitch Glaeser
Date: 12.12.25

The foregoing affidavit is acknowledged before me this 12th day of December, 2025 by Mitch Glaeser, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Jacquelyn A Stirling
My Commission HH 523934
Expires 5/12/2028

_____
Signature of Notary Public, State of FL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154191 3 PG(S)
10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 856311
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $2,646.00
Intang. Tax: $0.00

Prepared by and return to:
Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: **18-085**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of **October, 2018** between **Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership** whose post office address is **PO Box 1000, Alachua, FL 32616**, grantor, and **The Laser Investment Group, LLC, a Florida limited liability company** whose post office address is **3201 SW 42 Street, Suite 2, Gainesville, FL 32608**, 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:

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

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

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

DoubleTime®

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, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By: _____
Virginia Hipp Johns, Authorized Member

(Corporate Seal)

Witness Name: JAMES D. SALTER

Witness Name: Renese Bolduc

By: Lisa H. Albertson LLC, a Florida limited liability company

By: _____
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17th day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virgina H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Alberston LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They [X] are personally known to me or [X] have produced a driver's license as identification.

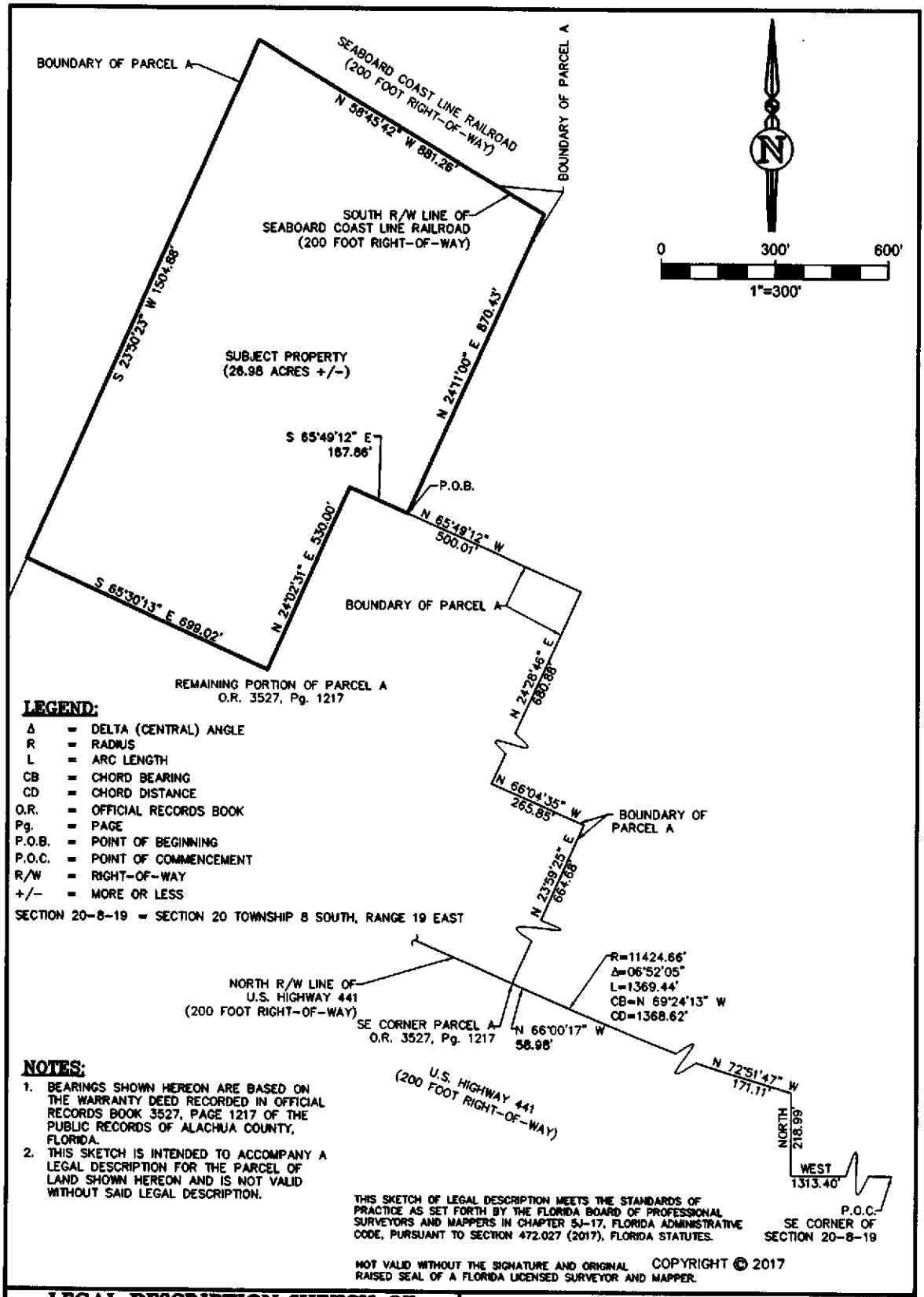
[Notary Seal]

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____



LEGEND:

Δ	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
O.R.	=	OFFICIAL RECORDS BOOK
Pg.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
+/-	=	MORE OR LESS

SECTION 20-8-19 = SECTION 20 TOWNSHIP 8 SOUTH, RANGE 19 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COPYRIGHT © 2017

LEGAL DESCRIPTION SKETCH OF

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

FOR: MITCH GLAESER

BY: ALEJANDRO PEREZ P.S.M. 6839

eda engineers-surveyors-planners, inc.
Corporate Authorization
No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
AP	AP	N/A	08/22/18	18-0023 902	N/A	N/A

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edafl.com

Exhibit "A"

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	05844-004-004
Prop ID	507073
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233300.51
Subdivision	
Legal Description	COM SLY COR OF LAND DESC IN OR 4637/2216 N 23 DEG 00 MIN 09 SEC E 267.22 FT POB S 67 DEG 57 MIN 41 SEC W 175.29 FT N 22 DEG 02 MIN 19 SEC W 171.56 FT N 67 DEG 57 MIN 41 SEC E 347.10 FT S 23 DEG 00 DEG 09 SEC W 242.80 FT POB PER OWNER REQUEST AKA FIRE STAT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	20-08-19
Tax Area	ALACHUA (1700)
Acres	1.03
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8322

Owner Information

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$16,944
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$16,944**
Assessed Value	$16,944
Exempt Value	$0
Taxable Value	$16,944
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
Just Market Value	$16,944	$16,944
Land Value	$16,944	$16,944
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$0	$0
Non School Assessed Value	$16,944	$16,944
School Assessed Value	$16,944	$16,944
Exempt Value	$0	$0
Non School Taxable Value	$16,944	$16,944

Certified Year	2024	2023
School Taxable Value	$16,944	$16,944
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$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

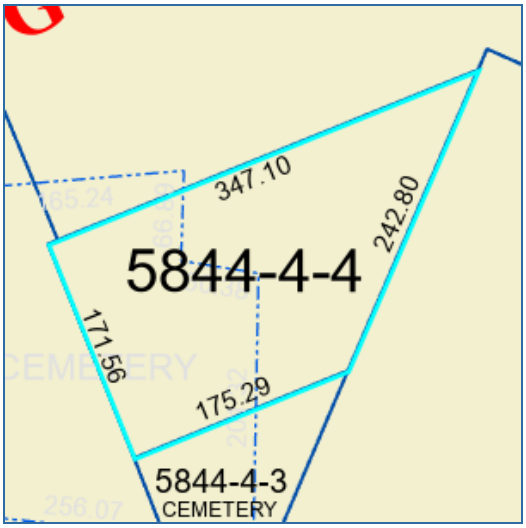
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.03	44866.8	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/17/2018	$378,000	MS	4637	2216	Qualified (Q)	Vacant	PHOENIX COMMERCIAL PARK LLP	THE LASER INVESTMENT GROUP LLC	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/10/2025, 10:17:49 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
THE LASER INVESTMENT GROUP, LLC

Filing Information

Document Number	L15000000557
FEI/EIN Number	47-2673330
Date Filed	01/02/2015
Effective Date	01/01/2015
State	FL
Status	ACTIVE

Principal Address

13900 Tech City Circle
Suite 100
Alachua, FL 32615

Changed: 03/16/2020

Mailing Address

13900 Tech City Circle
Suite 100
Alachua, FL 32615

Changed: 03/16/2020

Registered Agent Name & Address

GLAESER, MITCHELL E
13900 Tech City Circle
Suite 100
Alachua, FL 32615

Address Changed: 03/16/2020

Authorized Person(s) Detail

Name & Address

Title MGR

GLAESER, MITCHELL E

13900 Tech City Circle
Suite 100
Alachua, FL 32615

Annual Reports

Report Year	Filed Date
2023	03/07/2023
2024	01/30/2024
2025	03/04/2025

Document Images

03/04/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
03/07/2023 -- ANNUAL REPORT	View image in PDF format
04/07/2022 -- ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
03/16/2020 -- ANNUAL REPORT	View image in PDF format
07/02/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05844 004 004	UNASSIGNED LOCATION RE	1700

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	16,944	0	16,944	128.77
LIBRARY GENERAL	0.9374	16,944	0	16,944	15.88
SCHOOL CAP PROJECT	1.5000	16,944	0	16,944	25.42
SCHOOL DISCRNRY & CN	0.7480	16,944	0	16,944	12.67
SCHOOL GENERAL	3.0030	16,944	0	16,944	50.88
SCHOOL VOTED	1.0000	16,944	0	16,944	16.94
CHILDREN'S TRUST	0.4500	16,944	0	16,944	7.62
SUWANNEE RIVER WATER MGT DIST	0.2812	16,944	0	16,944	4.76
CITY OF ALACHUA	6.2500	16,944	0	16,944	105.90
TOTAL MILLAGE	21.7696			AD VALOREM TAXES	$368.84

LEGAL DESCRIPTION

COM SLY COR OF LAND DESC IN OR 4637/2216 N 23 DEG 00 MIN 09 SEC E 267.22 FT POB
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47
NON-AD VALOREM ASSESSMENTS			$132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$501.31

IF PAID BY	Nov 30, 2025				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 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
05844 004 004	UNASSIGNED LOCATION RE

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2025	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 25-0037386 $481.26 Paid 11/24/2025

December 3, 2025

Suwannee River Water Management District
9225 County Road 49
Live Oak, FL 32060

Subject: Tech City Fire Station
Letter of Modification to Permit No. 232301-4

Dear Staff:

Please accept this letter of modification for the above-mentioned project.

The Tech City Fire Station is located within a ±1.03 ac. parcel off of NW 86th Dr. in Alachua, FL. The project site is located within the Tech City master development, previously permitted and last modified with SRWMD under ERP #232301-4. The drainage calculations associated with the ERP #232301-3 permit from 2019 allocate 590,736 sf of impervious area within the Post Drainage Area-3A basin and 84,416 sf of impervious area in Post Drainage Area-3B.

Phase 5 of the Tech City development is currently under review with the water management district and proposes a total of 411,152 sf of impervious area in Drainage Area 3. Drainage Area 3 is the combination of Post Drainage Areas 3A and 3B from the ERP #232301-3 with a combined total of 675,152 sf of allowed impervious area. Should Phase 5 be approved, 411,152 sf of impervious area would be proposed and 264,000 sf of impervious area would be the remaining allowed impervious area.

This project proposes the construction of a fire station. The project proposes ±1,108 sq. ft. of impervious area to be demolished. In the post-development condition, the project areas will contain ±28,325 sq. ft. of proposed impervious area, resulting in a net addition of ±27,217 sq. ft. of impervious area.

The construction of the fire station will bring Drainage Area 3 new impervious total to ±438,369 sq. ft. at the completion of this project. Therefore, since the net proposed impervious area is less than the permitted 675,152 sq. ft. of impervious area, the project is compliant with the previous permit.

	Impervious Area (sf)				
Drainage Area	Phase 5 (under SRWMD review) Proposed Total	Project Proposed	Total Proposed	Allowed	Remaining
3	411,152	27,217	438,369	675,152	236,783

Please refer to the attached exhibits for further details. We trust that you will find this application complete and sufficient for review and approval of a permit modification of the latest sequence. Should you have any questions, please feel free to contact me at (352) 331-1976 or via email at Gabriela.Ledford@nv5.com.

Gabriela Raquel Ledford
State of Florida, Professional Engineer, License No. 102134

This item has been digitally signed and sealed by Gabriela Raquel Ledford, PE on the date indicated here.

Signature must be verified on any electronic copies.

Sincerely,
NV5

Gabriela Ledford, P.E.
Project Engineer

N:\2024\24-0272\Departments\04_Engineering\03_Drainage\4_Report\Working Files\LTR 2510XX Tech City Fire Station - Permit Modification Letter.docx

LEGEND

PARCEL LIMITS:

EXISTING IMPERVIOUS AREA:

PRE-DEVELOPMENT DRAINAGE FLOW PATTERNS:



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: 1"=40'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
0 1/2" 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RELEASE/WORK:

SUBMITTALS:

CLIENT: THE LUNZ GROUP

PROJECT: TECH CITY FIRE STATION

SHEET TITLE: POST-DEVELOPMENT MAP

TECHNICIAN: K. MCMAHON

DESIGNER: G. LEDFORD, P.E.

QUALITY CONTROL: R. OLNEY, P.E.

PROJECT NUMBER: 24-0272

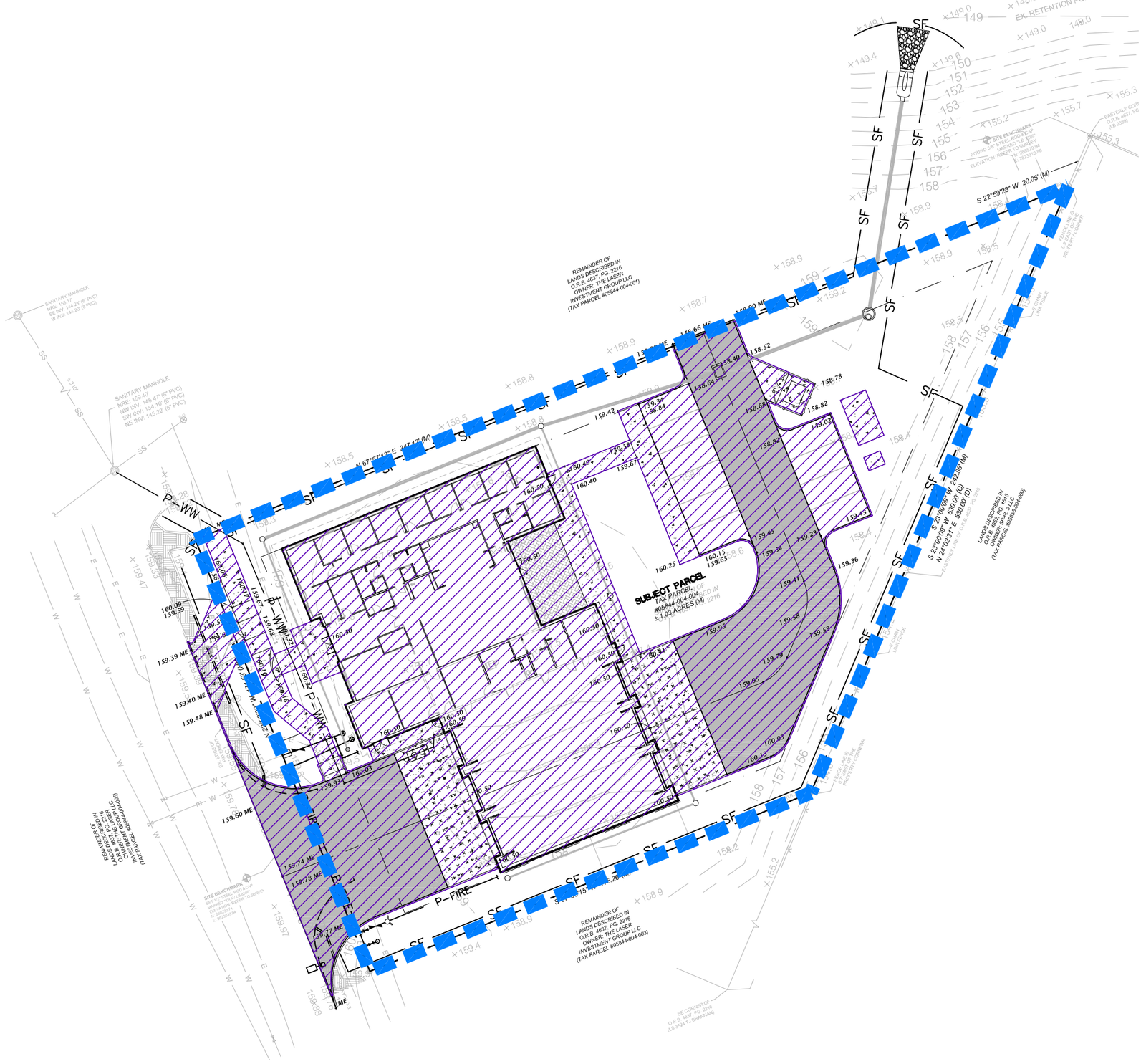
SHEET NO:

FIGURE 1

LEGEND

PARCEL LIMITS:

PROPOSED IMPERVIOUS AREA:


SUBJECT PARCEL
TAX PARCEL #05844-004-004
± 1.03 ACRES (M)
REMAINDER OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 OWNER: THE LASER INVESTMENT GROUP LLC (TAX PARCEL #05844-004-001)
REMAINDER OF LANDS DESCRIBED IN O.R.B. 4637, PG. 2216 OWNER: THE LASER INVESTMENT GROUP LLC (TAX PARCEL #05844-004-003)
LANDS DESCRIBED IN O.R.B. 4637, PG. 1515 OWNER: IRP-1 LLC (TAX PARCEL #05854-004-000)
EX. RETENTION POND
SANITARY MANHOLE
RIM: 159.42
NW INV: 145.47' (8" PVC)
SW INV: 145.10' (8" PVC)
NE INV: 145.22' (8" PVC)
SANITARY MANHOLE
RIM: 159.28
NW INV: 144.17
SE INV: 144.09' (8" PVC)
W INV: 144.20' (8 PVC)
SITE BENCHMARK
SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "NV5" FLUSH WITH GROUND
ELEVATION: ASSUMED TO 100.00
N: 1429107.0184
E: 2923370.1184
EASTERLY CORNER O.R.B. 4637, PG. 2216 (LB 5380)
FOUND 5/8" REBAR W/ CAP STAMPED "LB 5380" FLUSH WITH GROUND
PROPERTY CORNER
LAKE FENCE
P—WW
P—FIRE
SS
SF
IRP
S 22°59'28" W 20.05' (M)
S 23°00'09" W 530.00' (C)
N 24°02'31" E 530.00' (D)
S 23°00'09" W 242.86' (M)
N 67°57'31" E 247.42' (M)
S 67°57'31" W 246.26' (M)
N 22°59'28" E 20.00' (M)
159.00 ME
159.39 ME
159.40 ME
159.48 ME
159.60 ME
159.74 ME
159.78 ME
159.77 ME
159.42
159.34
159.84
158.40
158.32
158.64
158.68
158.78
158.82
159.02
159.45
159.23
159.36
159.41
159.58
159.98
159.79
159.95
160.03
160.40
160.50
160.80
160.09
159.59
159.67
159.68
159.93
160.25
160.15
159.65
160.32
160.00
159.58
159.39
159.36
159.23
159.45
159.41
159.58
159.98
159.79
159.95
160.03
160.50
160.33
160.50
160.50
160.50

Project Number: 24-0272
Project Name: Tech City FIre Station
Calculated by: GRL
Checked by: RSO
Date: 12/11/2025

Project No. 24-0272: Tech City Fire Station Pipe Sizing

Hydraulic Pipe Calculations

Structure No.		Invert Elev.		Length	Slope	Dia.		i	A	Q (cfs) Actual		Q Allowed	Pipe A	V - Full Flow	Pipe Hydraulic R	Minor Loss	Minor Loss	Friction Loss	HGL		US ToG/	F.B.
From	To	U.S.	D.S.	(ft)	(ft/foot)	(in)	C	(in/hr)	(ac)	Inc	Cumul	(cfs)	(sq-ft)	(fps)	(ft)	Coeff.	(ft)	(ft)	U.S.	D.S.	EoP	(ft)
S-6	S-5	157.27	155.77	84	0.0180	8.0	0.95	6.20	0.063	0.371	0.371	1.76	0.35	5.04	0.17	0.50	0.009	0.067	151.34	151.27	159.80	8.46
S-5	S-4	155.77	154.66	111	0.0100	15.0	0.95	6.20	0.074	0.436	0.807	7.01	1.23	5.71	0.31	1.50	0.010	0.015	151.27	151.24	159.50	8.23
S-9	S-8	156.90	156.16	75	0.0100	8.0	0.95	6.20	0.050	0.294	0.294	1.31	0.35	3.75	0.17	0.50	0.006	0.037	151.86	151.81	160.00	8.14
S-8	S-7	156.16	155.77	83	0.0047	8.0	0.95	6.20	0.050	0.294	0.588	0.90	0.35	2.57	0.17	1.50	0.066	0.166	151.81	151.58	160.00	8.19
S-7	S-4	155.77	154.66	68	0.0165	8.0	0.95	6.20	0.046	0.272	0.860	1.68	0.35	4.81	0.17	0.50	0.047	0.290	151.58	151.24	160.43	8.85
S-4	S-3	154.66	153.97	69	0.0100	15.0	0.95	6.20	0.105	0.619	2.286	6.98	1.23	5.69	0.31	1.50	0.081	0.073	151.24	151.09	159.00	7.76
S-3	S-2	153.97	153.38	59	0.0100	18.0	0.95	6.20	0.255	1.505	3.791	11.38	1.77	6.44	0.38	0.50	0.036	0.065	151.09	150.99	158.40	7.31
S-2	S-1	151.38	149.50	88	0.0213	18.0	0.95	6.20	0.000	0.000	3.791	16.62	1.77	9.41	0.38	0.85	0.061	0.097	150.99	150.83	159.00	8.01

Notes

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB= Free Board, CC = Concrete Collar, SB = Sediment Basin
3. Rainfall intensity is based on the FDOT Zone 5 IDF Curve for the 3 YR 10 MIN storm event (6.2 inches).
4. The tailwater condition for the contributing pipe system into the pond was obtained from the 100-year 1-hour design high water elevation (EL. 150.83') for Basin 3A under SRWMD ERP #232301-3.

Table 9.4. Head loss coefficients.

Inlet/Access Hole	Structure Configuration	K_{ah}	Source
Inlet	Straight run, square edge	0.50	FHWA (2012a)
	Angled through 90°	1.50	--
Access Hole	Straight run	min ~ 0.15	ASCE (1992)
	90° angle	1.00	UDFCD (2001)
	120° angle	0.85	UDFCD (2001)
	135° angle	0.75	UDFCD (2001)
	157.5° angle	0.45	UDFCD (2001)

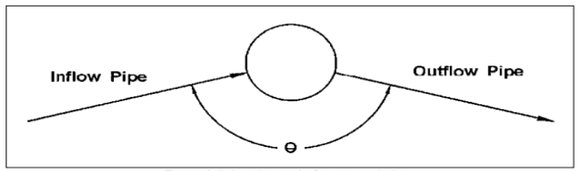


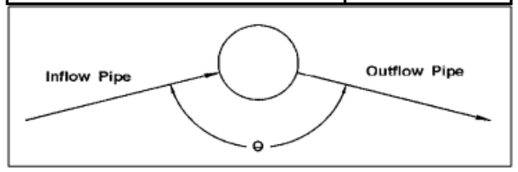
Figure 9.5. Interior angle for access holes.

9.1.6.7 FHWA Inlet and Access Hole Energy Loss

Other FHWA research has produced other approaches for estimating inlet and access hole energy losses to improve on the Approximate Method (Chang and Kilgore 1989, Chang et al. 1994, Kilgore 2006, Kerenyi et al. 2006). These also have limitations, some shared with the Approximate Method, including:

Table 7-5. Head Loss Coefficients.

Structure Configuration	K_{ah}
Inlet - straight run, square edge	0.50[2]
Inlet - angled through 90°	1.50
Access Hole - Straight run	min ~ 0.15[8]
Access Hole - Angled through[40]	K_{ah}
90°	1.00
120°	0.85
135°	0.75
157.5°	0.45



MEMORANDUM

To:	Utility Review	**Date:**	December 9, 2025
From:	Gabriela Ledford, P.E.	**Project:**	Tech City Fire Station
CC:	Randall Olney, P.E.		
Subject:	Meter Sizing Calculations		

The following is a calculation for meter sizing for the proposed project based on the AWWA M22 Manual.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided meter sizing calculation and requires a revised analysis to verify calculations are compliant with AWWA criteria.

PROJECT NAME:	Tech City Fire Station
PROJECT No.:	24-0272
FILE PATH:	N:\2024\24-0272\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\2512XX Tech City Fire Station - Meter Sizing Calcs.docx

AWWA METER SIZING CALCULATIONS

Fixture	Fixture Value*	No. of Fixtures	Fixture Value
Toilet – Tank Type	4	4	16
Lavatory Sink	1.5	4	6
Shower	2.5	4	10
Drinking Fountain	2	1	2
Kitchen Sink	2.2	1	2.2
Service Sink	4	1	4
Washing Machine	6	1	6
*Fixture Values per AWWA Manual M22 based on 60 psi		Total	46.2

Customer Peak Demand from Fig. 4-2 or 4-3	43	gpm
Customer Peak Demand from Fig. 4-2 or 4-3 x Press. Factor from Table 4.1 = 1	43	gpm
Meter size per AWWA M22 Manual Table 6-1.	1	inch

Use 1" Meter with 1" RPZ Backflow Preventer

Gabriela Raquel Ledford, FL
P.E. No. 102134

Date

Gabriela Raquel Ledford
State of Florida, Professional Engineer, License No. 102134

This item has been digitally signed and sealed by Gabriela Raquel Ledford, PE on the date indicated here.

Signature must be verified on any electronic copies.

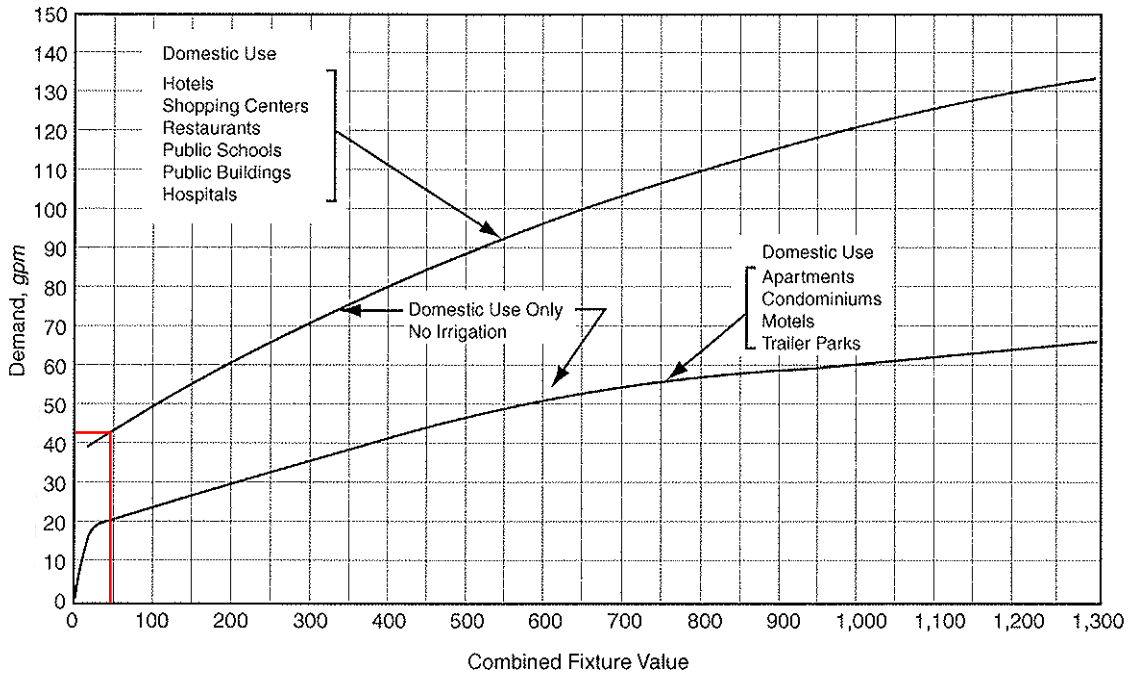


Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

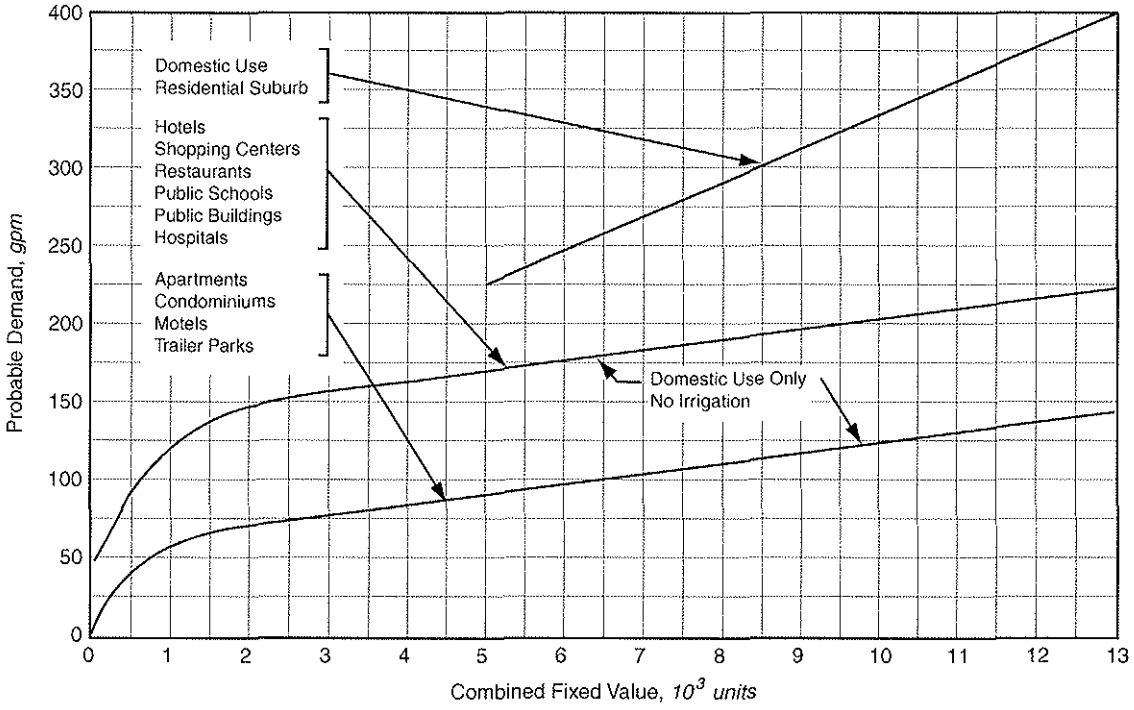


Figure 4-3 Water flow demand per fixture value—high range

applied to a graph that compensates for a reduced average fixture demand as the number of fixtures increases. This general procedure is followed in this chapter, with the exception of the means of establishing the values.

Pressure adjustment. Because the pressure that is available at the fixture influences flows in fixtures that do not have a pressure-reducing valve, it is necessary to establish a base pressure for estimating fixture flows. The increase in flow through plastic garden hoses caused by pressure changes is readily seen in Figure 4-6. Utilities generally design from a minimum pressure at the outlet of the meter; therefore, this location was selected. All calculations in the current version are made on the base pressure of 60 psi at the meter outlet, and pressure adjustment factors are included in Table 4-1 to assist the estimator in adjusting data from the graphs to the standard minimum delivery pressure of the estimator's utility.

Fixture values. As defined in the 1975 M22, a fixture value (as opposed to a fixture "unit" used by Hunter) is simply the best estimate of the peak instantaneous demand of a given fixture or appliance, depending on circumstances and based on the actual conditions at its point of use. This parameter was arbitrarily chosen to serve as a simple variable against which measured peak demands could be plotted in order to develop demand probability curves. Some suggested fixture values are provided in Table 4-2. Fixture values represent the peak flow in gallons per minute of each fixture or appliance when it is operated without the interference of other fixtures at 60 psi (414 kPa). The user is reminded that these are only suggested values for domestic-type uses with 1/2-in. (13 mm) connections, and that actual demands for the fixtures and appliances being used in the proposed building should take preference. For example, the suggested shower value is 2.5 gpm (0.57 m^3/hr) and the bathtub flow rate is 8 gpm (1.8 m^3/hr). If the actual showers and baths being used have flow rates greater or less than these rates, then the actual values, not the values from Table 4-2, should be used. It is especially important to consider actual values in commercial, industrial, or institutional buildings and in cases where connections larger than 1/2-in. (13 mm) are used. Values for fixtures or appliances not listed in Table 4-2 should be obtained from the manufacturer.

Table 4-1 Pressure adjustment factors*

Working Pressure at Meter Discharge (*psi*)	Average Flow from 50 ft of 5/8-in. Hose and Sprinkler (*gpm*)	Pressure Adjustment Factor
35	6.7	0.74
40	7.2	0.80
50	8.1	0.90
60	9.0	1.00
70	9.8	1.09
80	10.5	1.17
90	11.2	1.25
100	12.1	1.34

*derived from Table 4-1 and 4-2 of Manual M22 (1975).

NOTE: To convert psi to kPa: psi × 6.89476; to convert gpm to m^3/hr: gpm × 0.227.

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Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate (*gpm*)	Low Normal Flow Rate (*gpm*)	Change-over Range (Compound Meters)	High Normal Flow Rate (*gpm*)	Maximum Flow Rate (*gpm*)	Head Loss at Maximum Flow (*psi*)
Positive Displacement						
1/2 in.	0.25	1	N/A	7.5	15	15
5/8 in.	0.25	1		10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5	N/A	50	100	15
2 in.	2	8		80	160	15
Multijet						
5/8 in.	0.25	1	N/A	10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5		50	100	15
2 in.	2.0	8		80	160	15
Turbine class 1						
3/4 in.	1.5	N/A	N/A	20	30	15
1 in.	2			35	50	15
1 1/2 in.	3			65	100	15
2 in.	4			100	160	15
3 in.	6			220	350	15
4 in.	8			420	630	15
6 in.	15			865	1,300	15
Turbine class 2						
1 1/2 in.	4	N/A	N/A	80	120	7
2 in.	4			100	160	7
3 in.	8			240	350	7
4 in.	15			420	630	7
6 in.	30			920	1,400	7
8 in.	50			1,600	2,400	7
10 in.	75			2,500	3,800	7
12 in.	120			3,300	5,000	7
14 in.	150			5,200	7,500	7
16 in.	200			6,500	10,000	7
18 in.	250			8,500	12,500	7
20 in.	300			10,000	15,000	7
Compound						
2 in.	0.25	2	20	80	160	20
3 in.	0.5	4	23	160	320	20
4 in.	0.75	6	28	250	500	20
6 in.	1.5	10	32	500	1,000	20
8 in.	2	16	50	800	1,600	20
Singlejet						
1 1/2 in.	0.5	1.5	N/A	50	100	15
2 in.	0.5	2.0		80	160	15
3 in.	0.5	2.5		160	320	15
4 in.	0.75	3.0		250	500	15
6 in.	1.5	4.0		500	1000	15

Source: Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.
N/A = not applicable

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MEMORANDUM

To:	City of Alachua Utility Review	**Date:**	12/18/25
From:	Gabriela Ledford, P.E.	**Project:**	Tech City Fire Station
CC:	Randall Olney, P.E.		
Subject:	Required Fire Flow		

Comments:

The following is a calculation for required fire flow for the proposed project based on the most recent edition of NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria.

NFPA Calculations:

Building: **Business, Storage, Residential**
Construction Type: II-B (000)
Max. Fire Flow Area: ±11,299 SF

Required Fire Flow for Florida Fire Prevention Code Table 18.4.5.1.2: 2,250 gpm

Per NFPA 1, 18.4.5.2.1, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 2,250 gpm – 75% = 562.5 gpm

Conclusions

Minimum Required Fire Flow to be provided: **1,000 gpm**

Available Fire Flow per Fire Hydrant Flow Test: **984.7 gpm @ 20 psi**

The available fire flow is below the required minimum fire flow. Therefore, the building's fire protection system may need booster pumps to compensate for the flows below the required minimum.

Gabriela Raquel Ledford
State of Florida, Professional Engineer, License No. 102134

This item has been digitally signed and sealed by Gabriela Raquel Ledford, PE on the date indicated here.

Signature must be verified on any electronic copies.

Hydrant Flow Test Report

Test Date 10\22\2025 **Test Time** 12:15

Location

San Felasco Tech City

Tested by

Gator Fire Equipment
1032 S Main St
Gainesvill FL 32601

Notes

Flow Hydrant Located on the corner of NW 86th Dr & NW 87th Ct
Static Hydrant Located by 13442 NW 87th Ct

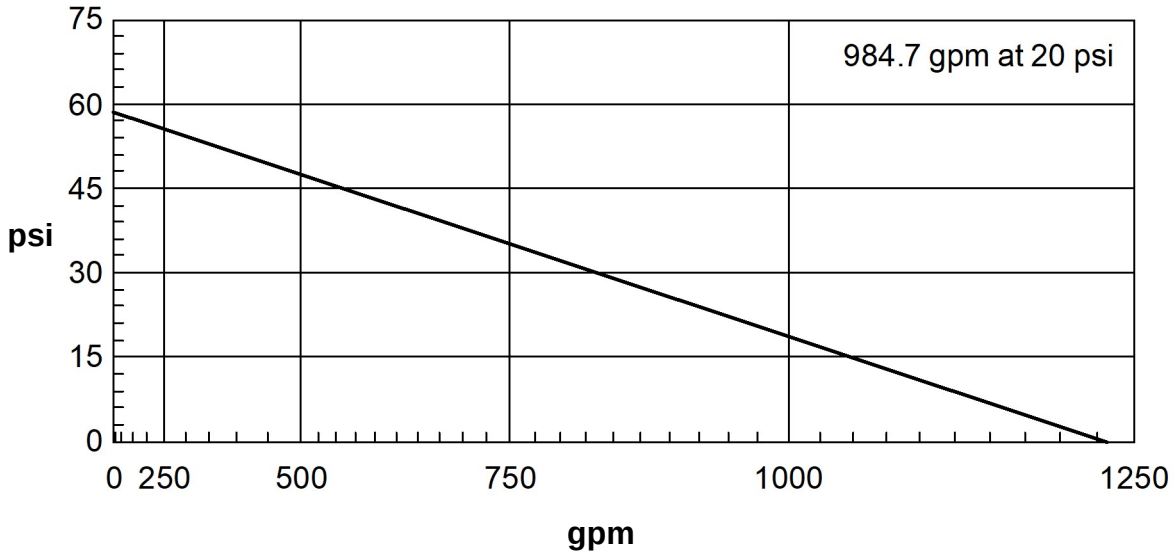
Read Hydrant

59 psi **static pressure**
30 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	25	839 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

18.4.5.2.1

Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft^2 (464.5 m^2) shall not be less than that specified in Table 18.4.5.2.1.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft^2 (× 0.0929 for m^2)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0—22,700	0—12,700	0—8200	0—5900	0—3600	1500	2
22,701—30,200	12,701—17,000	8201—10,900	5901—7900	3601—4800	1750	
30,201—38,700	17,001—21,800	10,901—12,900	7901—9800	4801—6200	2000	
38,701—48,300	21,801—24,200	12,901—17,400	9801—12,600	6201—7700	2250	
48,301—59,000	24,201—33,200	17,401—21,300	12,601—15,400	7701—9400	2500	
59,001—70,900	33,201—39,700	21,301—25,500	15,401—18,400	9401—11,300	2750	
70,901—83,700	39,701—47,100	25,501—30,100	18,401—21,800	11,301—13,400	3000	3
83,701—97,700	47,101—54,900	30,101—35,200	21,801—25,900	13,401—15,600	3250	
97,701—112,700	54,901—63,400	35,201—40,600	25,901—29,300	15,601—18,000	3500	
112,701—128,700	63,401—72,400	40,601—46,400	29,301—33,500	18,001—20,600	3750	
128,701—145,900	72,401—82,100	46,401—52,500	33,501—37,900	20,601—23,300	4000	4
145,901—164,200	82,101—92,400	52,501—59,100	37,901—42,700	23,301—26,300	4250	
164,201—183,400	92,401—103,100	59,101—66,000	42,701—47,700	26,301—29,300	4500	
183,401—203,700	103,101—114,600	66,001—73,300	47,701—53,000	29,301—32,600	4750	
203,701—225,200	114,601—126,700	73,301—81,100	53,001—58,600	32,601—36,000	5000	
225,201—247,700	126,701—139,400	81,101—89,200	58,601—65,400	36,001—39,600	5250	
247,701—271,200	139,401—152,600	89,201—97,700	65,401—70,600	39,601—43,400	5500	
271,201—295,900	152,601—166,500	97,701—106,500	70,601—77,000	43,401—47,400	5750	
Greater than 295,900	Greater than 166,500	106,501—115,800	77,001—83,700	47,401—51,500	6000	
		115,801—125,500	83,701—90,600	51,501—55,700	6250	
		125,501—135,500	90,601—97,900	55,701—60,200	6500	
		135,501—145,800	97,901—106,800	60,201—64,800	6750	
		145,801—156,700	106,801—113,200	64,801—69,600	7000	
		156,701—167,900	113,201—121,300	69,601—74,600	7250	
		167,901—179,400	121,301—129,600	74,601—79,800	7500	
		179,401—191,400	129,601—138,300	79,801—85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Minor Modification

PERMITTEE:
Mitch Glaeser
The Laser Investment Group, LLC
13900 Tech City Cir
Ste 100
Alachua, FL 32615

PERMIT NUMBER: ERP-001-232301-6
DATE ISSUED: January 29, 2026
DATE EXPIRES: January 29, 2031
COUNTY: Alachua
TRS: S20 T8S R19E

PROJECT: San Felasco Tech City Fire Station

Upon completion, the approved entity to which operation and maintenance may be transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
13900 Tech City Cir
Ste 100
Alachua, FL 32615

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

The previous master permit (ERP-001-232301-3) authorized construction, operation, and maintenance of a stormwater management system serving a total of 41.45 acres of impervious surfaces on a total project area of 78.73 acres. This minor modification is for the construction of 0.62 acres of impervious area on a total project area of 1.03 acres previously authorized under ERP-001-232301-3. The design engineer has certified the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in accordance with the plans certified by Randall Scott Olney, P.E., of NV5, and calculations certified by Gabriela Ledford, P.E., NV5 on or before January 29, 2026.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Approved By: Zach Sullivan, P.E.

_____

Zach Sullivan, P.E.
Engineer III

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Tech City Fire Station

24-0272

To:	Neighbors of NW 86th Drive, Alachua, Florida
From:	Gabriela Ledford, PE
Date:	Tuesday, November 18, 2025
RE:	Tech City Fire Station – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for an ±11,500-square-foot fire station on ±1.03-acres of Alachua County Tax Parcel #05844-004-004. The Site Plan application will include associated bays, utility, and stormwater connections.

The property is located in the City of Alachua. The Future Land Use (FLU) classification is Corporate Park and the property's zoning district is Corporate Park (CP).

The property is located within the San Felasco Tech City mixed use community, east of NW 86th Drive.

Date:	Monday, December 8, 2025
Time:	6:00 PM
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact:
Gabriela Ledford, PE
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Gabriela.Ledford@NV5.com

This is not a public hearing. The purpose of this 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 NV5 using the information above and we will provide materials 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.

Mailing Labels

LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

Current Resident
13264 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13264 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13264 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13273 NW 87TH CT
ALACHUA, FL 32615

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Current Resident
13273 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13282 NW 87TH CT
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Current Resident
13297 NW 87TH CT
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Current Resident
13302 NW 87TH CT
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13302 NW 87TH CT UNIT 2
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ALACHUA, FL 32615

Current Resident
13509 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
12887 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 10
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 20
ALACHUA, FL 32615

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12895 NW US HWY 441 STE 30
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 40
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 50
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 60
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 70
ALACHUA, FL 32615

Current Resident
12953 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12967 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12871 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12705 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12801 NW US HWY 441
ALACHUA, FL 32615

Current Resident
13200 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13700 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13146 NW 86TH DR
ALACHUA, FL 32615

Current Resident
13300 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13600 TECH CITY CIR
ALACHUA, FL 32615

Planning & Community Development
LDR Administrator
PO Box 9
Alachua FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville FL 32611

Tamara Robbins
PO Box 2317
Alachua FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

15

RESEARCH DR
, FL 326156836

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 32615
02 7H
0006234237

$ 000.740
NOV 18 2025

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

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for an ±11,500-square-foot fire station on ±1.03-acres of Alachua County Tax Parcel #05844-004-004. The Site Plan application will include associated bays, utility, and stormwater connections.

The property is located in the City of Alachua. The Future Land Use (FLU) classification is Corporate Park and the property's zoning district is Corporate Park (CP).

The property is located within the San Felasco Tech City mixed use community, east of NW 86th Drive.

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

Time: 6:00 pm on December 8, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gabriela Ledford, PE
Phone Number: (352) 331-1976
Email: Gabriela.Ledford@NV5.com

Infinity Con celebrates all things pop culture

Elliot Tritto
Gainesville Sun
USA TODAY NETWORK



Visitors relax in the lounge during Infinity Con at the Alachua County Sports and Events Center.
PHOTOS BY ALAN YOUNGBLOOD/GAINESVILLE SUN

Gainesville residents in the fall flock to familiar events like The Fest, Tom Petty Weekend, the Downtown Festival & Art Show, and Gator football games. But another new tradition is carving out its own space for fans of comics, gaming and pop culture: Infinity Con.

Held Nov. 15–16 at the Alachua County Sports and Events Center, the convention offered guests a chance to browse vendor booths, join or watch costume contests, play video and board games, and much more.

David Heringer, owner and director of immersive events for Infinity Con, said this year's event marks the convention's first "real" year in Gainesville after hurricane-related setbacks last year. Founded in Lake City in 2014, Infinity Con later expanded to Tallahassee in 2019 before finding a home in Gainesville.

"So, I was glad to be able to get back in here and really get it set up and bring more of the event that I really wanted to do for Gainesville," Heringer said.

Infinity Con attendees encountered numerous characters roaming the main floor, including Batman, manga and anime character Chainsaw Man, and several heroes and villains from "Star Wars."

Dressed as rebel alliance X-Wing pilot Wedge Antilles, David Sollberger said he is a part of the Rebel Legion, one of several different "Star Wars" costuming organizations who joined "forces" to bring several volunteers and props to Infinity Con.

Sollberger, who was attending his first Infinity Con, said he joined Rebel Legion in 2019 and has been a fan of "Star Wars" since first seeing the original film in theaters in 1977.

"Most of the time, I do children's hospitals, autistic events, non-profit things, cancer research funding events. That's really what we do is do charity work to raise money or awareness," Sollberger said.

Another highlight was The Fallout Xperience, an attraction inspired by the popular video game series. Guests toured a post-apocalyptic vault filled with props like Nuka-Cola bottles, a Mr. Handy robot, and a 3D-printed Deathclaw or "genetically engineered reptilian creature."

Infinity Con also featured artist Christopher Burdett, known for his work on "Buffy the Vampire Slayer," "Angel," and "Firefly." Burdett now creates monsters for tabletop games like Dungeons & Dragons and Magic: The Gathering.



Chainsaw Man was popular during Infinity Con at the Alachua County Sports and Events Center in Gainesville.



Autumn gives a tour of the Fallout Xperience during Infinity Con at the Alachua County Sports and Events Center.



A giant 3-D printed monster awaits visitors in the Fallout Experience during Infinity Con at the Alachua County Sports and Event Center on Nov. 15. The two-day event featured fantasy characters, displays, gaming, recreations of characters from anime and video games.

Rev. Jesse Jackson in stable condition

Remains hospitalized for observation

Melina Khan
USA TODAY

The Rev. Jesse Jackson Sr. is in stable condition despite remaining hospitalized, his family said in a statement on Nov. 16.

Jackson, 84, was admitted to a hospital on Nov. 12 under observation for progressive supranuclear palsy, the Rainbow PUSH Coalition, his civil rights organization, said in a statement.

In the Nov. 16 statement, Jackson's family dispelled reports that the civil rights leader is on life support and confirmed that he is breathing without the assistance of machines at Northwestern Memorial Hospital in Chicago.

"In fact, today he called for 2,000 churches to prepare 2,000 baskets of food to prevent malnutrition during the holiday season," said his son, Yusef Jackson.

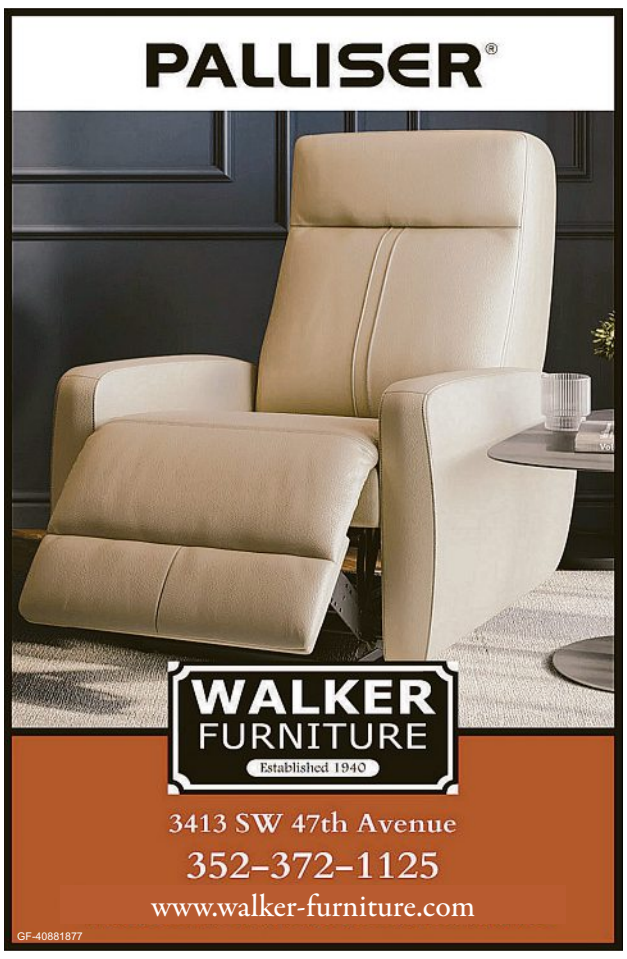
Jesse Jackson, an ordained Baptist minister, was a prominent voice in the 1960s civil rights movement and former protégé of the Rev. Dr. Martin Luther King Jr. He had two unsuccessful bids for the Democratic presidential nomination, in 1984 and 1988, and formed the civil rights organizations Operation PUSH and the Rainbow Coalition, which later merged.

In 2017, Jackson announced that he had been diagnosed with Parkinson's disease two years earlier. But his diagnosis was confirmed to be progressive supranuclear palsy last April, the Rainbow PUSH Coalition said.

Progressive supranuclear palsy, or PSP, is a rare neurological disorder that affects body movements, walking and balance, and eye movements, according to the National Institute of Neurological Disorders and Stroke.

While different from Parkinson's disease, some of their symptoms are similar. PSP typically begins later than when Parkinson's disease symptoms develop.

PSP usually worsens rapidly and can lead to serious complications such as pneumonia, choking or head injuries from falls, according to NINDS.



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Buy a home.

Check out the classified ads everyday.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for an ±11,500-square-foot fire station on ±1.03-acres of Alachua County Tax Parcel #05844-004-004. The Site Plan application will include associated bays, utility, and stormwater connections.

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Time: 6:00 pm on December 8, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gabriela Ledford, PE
Phone Number: (352) 331-1976
Email: Gabriela.Ledford@NV5.com

NV5

GF-42902629

Workshop Presentation

Tech City Fire Station

Site Plan Application

City of Alachua
Neighborhood Meeting
December 8th, 2025

NV5

PN: 24-0272



TYPE OF APPLICATIONS:

- **Site Plan**

APPLICATION INTENT:

- **To support the community by proposing a ±11,300-square-foot fire station with stormwater infrastructure, parking, and associated utility infrastructure.**

The purpose of a Neighborhood Meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting prior to application submittal.

The purpose is **to inform neighbors** of the proposed action's nature.

This meeting provides an opportunity to **ask questions and learn information** regarding the application purpose.



PUBLIC NOTIFICATION

- Notification letters were sent out to property owners and current residents within a 400-foot radius of the subject property. Additionally, letters were sent out to the addresses on the Public Notification Lists for Neighborhood Meetings.

NEIGHBORHOOD MEETING PUBLIC NOTICE
Tech City Fire Station
24-0272

NV5

To:	Neighbors of NW 86th Drive, Alachua, Florida
From:	Gabriela Ledford, PE
Date:	Tuesday, November 18, 2025
RE:	Tech City Fire Station – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for an ±11,500-square-foot fire station on ±1.03-acres of Alachua County Tax Parcel #05844-004-004. The Site Plan application will include associated bays, utility, and stormwater connections.

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Time: 6:00 PM
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gabriela Ledford, PE
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Gabriela.Ledford@NV5.com

This is not a public hearing. The purpose of this meeting is to inform th
proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the i
materials after the meeting is held. Comments may also be submitted
above or by phone at the phone number above.

N:\2024\24-0272\Admin & Information\06_NHWS\Ad and Mailing\MEMO 251103 Tech City Fire Station Mailer.docx

11801 Research Drive | Alachua, FL 32615 | www.NV5.com





GAINESVILLE.COM | TUESDAY, NOVEMBER 18, 2025 | 3A

Infinity Con celebrates all things pop culture

Ellion Trinko
Gainesville Sun
USA TODAY NETWORK

Gainesville residents is the fall flock to familiar events like The Fest, Tom Petty Weekend, the Downtown Festival & Art Show, and Gator football games. But another new tradition is carving out its own space for fans of comics, gaming and pop culture: Infinity Con.

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"So, I was glad to be able to get back in here and really get it set up and bring more of the event that I really wanted to do for Gainesville," Hettinger said.

Infinity Con attendees encountered a wide selection catering to the main theme, including futuristic things and anime characters from "Naruto" to several heroes and villains from "Star Wars."

Dressed as rebel alliance X-Wing pilot Wedge Antilles, David Sullberger said he has been a longtime fan of several different "Star Wars" costuming organizations who joined "forces" to bring several volunteers and props to Infinity Con.

Sullberger, who was attending his first Infinity Con, said he joined Rebel Legion "as a kid" and "became a fan of 'Star Wars' since first seeing the original film in theaters in 1977."

"Most of the time, I do children's hospitals, autistic events, non-profit things, cancer research fundraising events. That's really what we do is do charity work, raise money or awareness," Sullberger said.

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Visitors relax in the lounge during Infinity Con at the Alachua County Sports and Events Center.

Autumn gives a tour of the Fallout Experience during Infinity Con at the Alachua County Sports and Events Center.

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Chelsea Mac was popular during Infinity Con at the Alachua County Sports and Events Center in Gainesville.

Rev. Jesse Jackson in stable condition

Remains hospitalized for observation

Melissa Khan
Sun Staff Writer

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In fact, today he called Bet 2,000 churches to prepare 2,000 dishes of food for the homeless during the holiday season," said Jackson, Yusef Jackson was.

Jesse Jackson, an ordained Baptist minister, was a prominent voice in the 1960s civil rights movement and former protégé of the late Dr. Martin Luther King Jr. He was a two-time candidate for the Democratic presidential nomination, in 1984 and 1988, and formed the civil rights organization Operation PUSH and the Rainbow Coalition, which later merged.

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Time: 6:00 pm on December 8, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gabriela Ledford, PE
Phone Number: (352) 331-1976
Email: Gabriela.Ledford@NV5.com

NV5

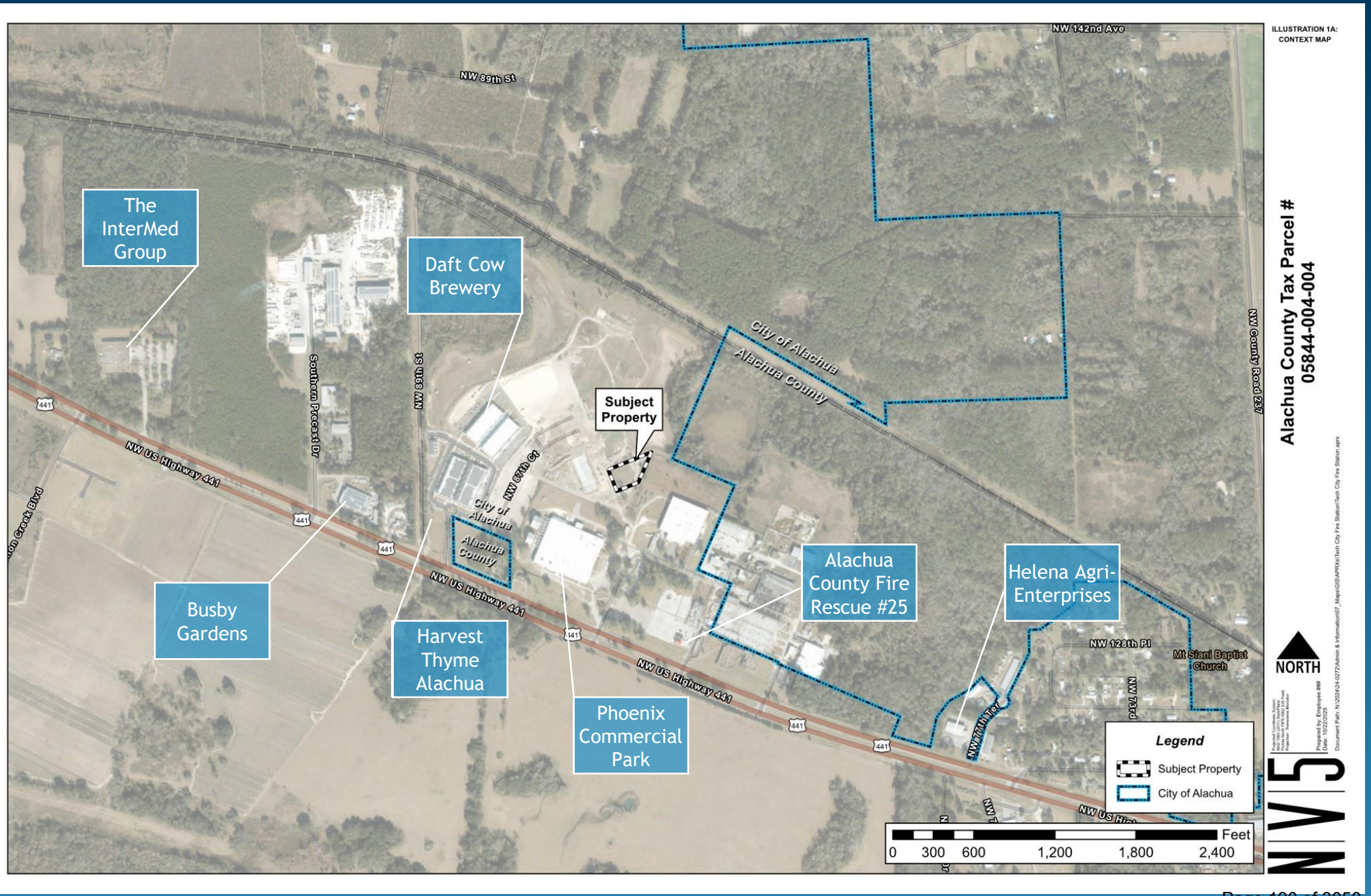
- Public Notice was posted in the Gainesville Sun on Tuesday, November 18th.

ESTIMATED TIMELINE
SITE PLAN



CONTEXT MAP

The site is located in Tech City, North of US Hwy 441

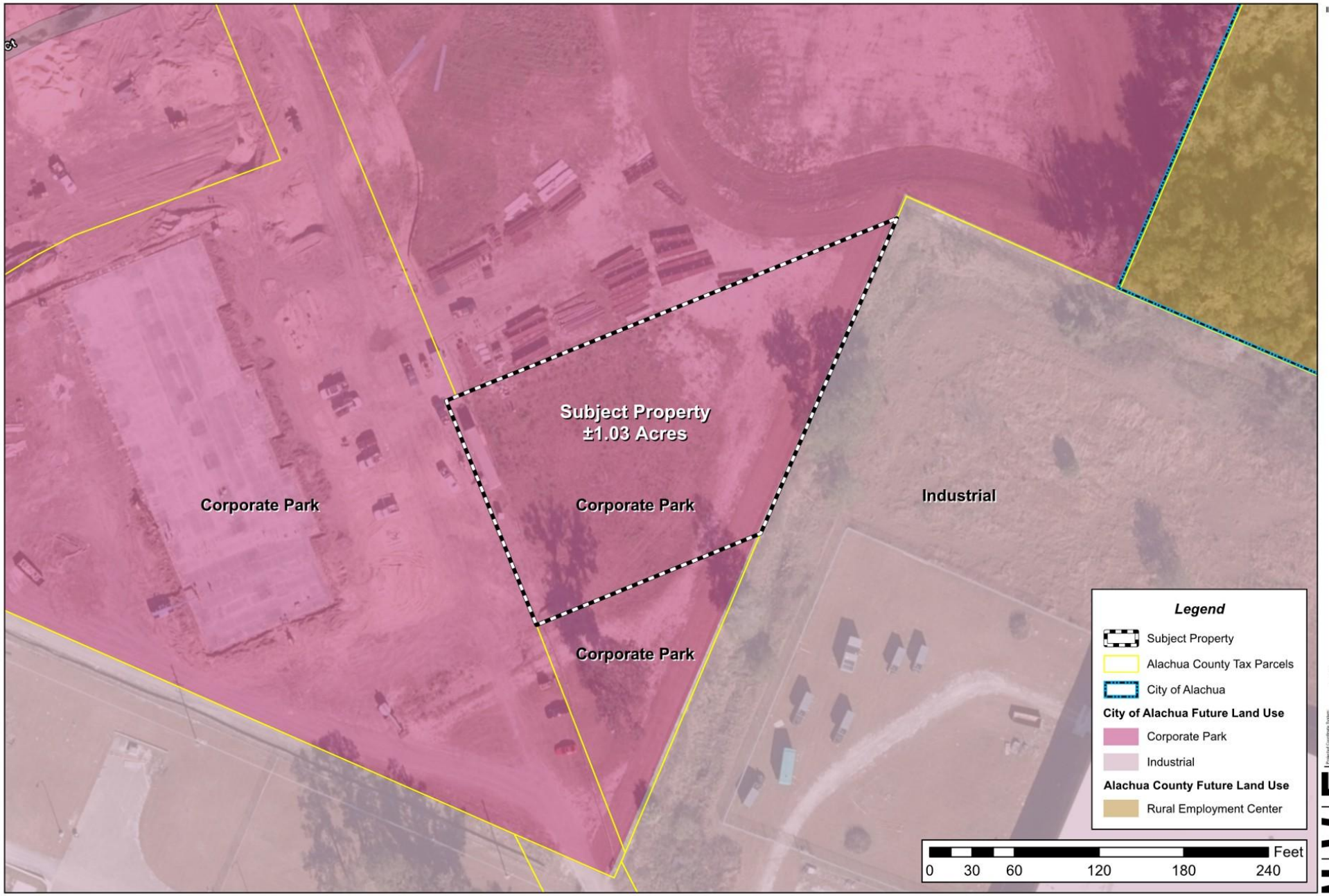


AERIAL MAP


ILLUSTRATION 1B:
AERIAL MAP
Alachua County Tax Parcel #
05844-004-004
Subject Property
±1.03 Acres
Tax Parcel #
05844-004-004
Alachua County
City of Alachua
NORTH
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
0 30 60 120 180 240
Feet

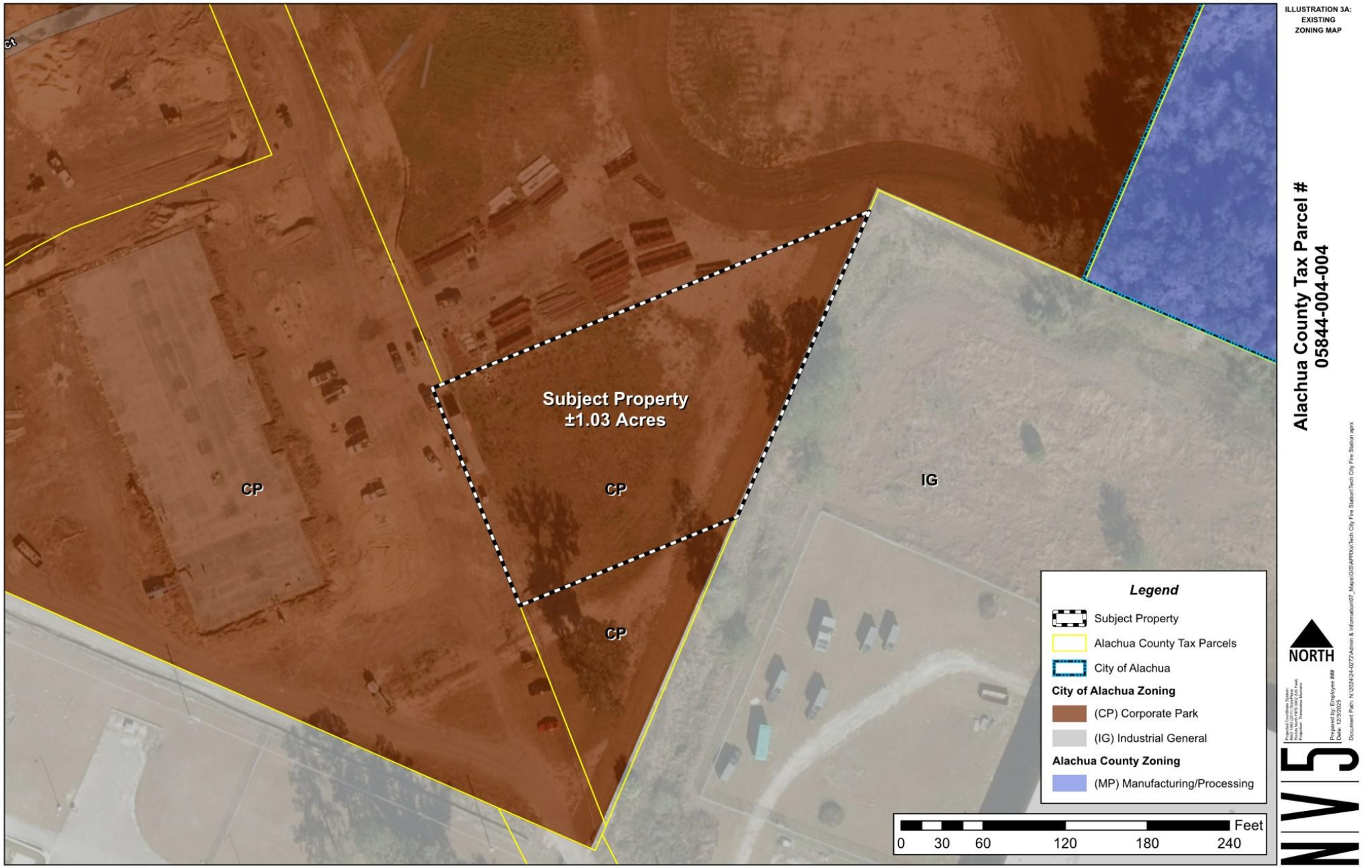
EXISTING FUTURE LAND USE MAP (FLUM)

FLU: Corporate Park District

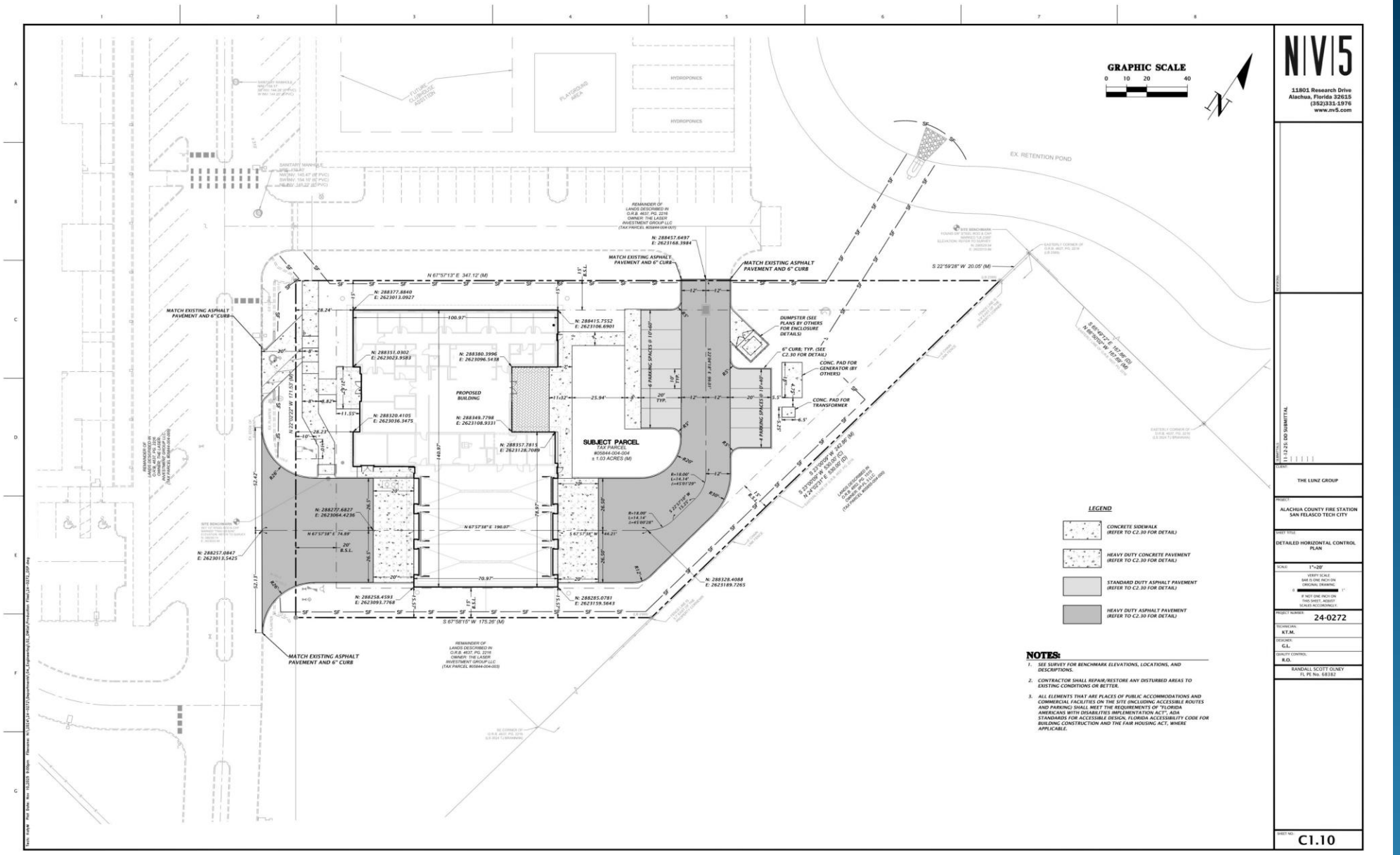


EXISTING ZONING MAP

ZON: Corporate Park District



SITE PLAN


GRAPHIC SCALE
0 10 20 40
N
EX. RETENTION POND
SUBJECT PARCEL
TAX PARCEL
#05844-004-004
± 1.03 ACRES (M)
PROPOSED BUILDING
MATCH EXISTING ASPHALT PAVEMENT AND 6" CURB
DUMPSTER (SEE PLANS BY OTHERS FOR ENCLOSURE DETAILS)
CONC. PAD FOR GENERATOR (BY OTHERS)
CONC. PAD FOR TRANSFORMER
6" CURB: TYP. (SEE C2.30 FOR DETAIL)
LEGEND
CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)
HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)
STANDARD DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAIL)
HEAVY DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAIL)
NOTES:
1. SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
2. CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHERE APPLICABLE.
N|V|5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
(11-12-25) DD SUBMITTAL
THE LUNZ GROUP
ALACHUA COUNTY FIRE STATION
SAN FELASCO TECH CITY
DETAILED HORIZONTAL CONTROL PLAN
SCALE: 1"=20'
PROJECT NUMBER: 24-0272
TECHNICIAN: K.T.M.
DESIGNER: G.L.
QUALITY CONTROL: R.O.
RANDALL SCOTT OLNEY
FL PE No. 68382
SHEET NO: C1.10

Contact Information:

Gabriela Ledford, PE
Gabriela.Ledford@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Tech City Fire Station

24-0272

Event: Neighborhood Meeting

Date/Time: December 8, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL 32615

Re: Site Plan Application

	Name	Email Address	Phone Number
1	Jeff Taylor	jctaylor@alachuacounty.us	352-327-2280
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

Tech City Fire Station

24-0272

Event:	Neighborhood Meeting
Date/Time:	December 8, 2025 @ 6:00 PM
Place:	NV5 Office, 11801 Research Drive, Alachua, FL 32615
Re:	Site Plan Application

NV5 (Agent) Attendees: Gabriela Ledford, PE; Randy Olney, PE, MBA; Romy Garraud
Public Attendees: 1

NV5, on behalf The Lunz Group, 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; and site plan. One (1) member of the public, Jeff Taylor, MBA, EFO (Deputy Chief, Alachua County Fire Rescue), attended the meeting. Deputy Chief Taylor did not express any questions or concerns regarding the project. He engaged in a brief, conversational discussion with NV5 representatives, but no issues were raised.

The meeting was adjourned at approximately 6:30 PM.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Tech City Fire Station

(24-0272)

To:	Bryan Thomas, AICP, CPM, City of Alachua Planning & Community Dev. Director
From:	Gabriela Ledford, P.E.
Date:	December 18, 2025
RE:	Tech City Fire Station – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for Tech City Fire Station Site Plan Application. The proposed use is a ±11,300-square-foot fire station with stormwater infrastructure, parking, and associated utility infrastructure. The project area includes ±1.03-acres of Alachua County Tax Parcel 05844-004-004. The development area is located within the San Felasco Tech City mixed use community. The site has a Corporate Park Future Land Use (FLU) classification and a Corporate Park (CP) Zoning designation.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font, while consistency statements are provided in **bold**.

Future Land Use Element

Objective 1.4: Corporate Park

The City shall establish Corporate Park as a mixed-use land use category. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This application proposes the development of a fire station within the San Felasco Tech City mixed use community. This fire station will act as a replacement to Alachua County Fire Rescue Station 25, which is currently located near the project site, along US Highway 441. San Felasco Tech City is designed as a live, work, play community that integrates office spaces, commercial areas, restaurants, a weekly farmers market, residential units, and supporting amenities. The proposed fire station will serve the residents and businesses in Tech City and the surrounding Alachua community, ensuring safety and emergency response capabilities. Additionally, the fire station will gradually provide employment opportunities for residents of Alachua and North Central Florida as positions become available. This facility will provide essential community services while supporting the Corporate Park FLU.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or

with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The proposed fire station is consistent with the Corporate Park FLU as it will support the safety of the surrounding office and business park, that is Tech City.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

The proposed fire station will be ±11,300-square-feet on a tax parcel that is ±1.03-acres. Therefore, the F.A.R. of the site will be 0.25, which is less than the maximum permitted for a parcel that is less than 5 acres but greater than 1 acre.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

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

Vehicular and pedestrian site access, including cross access, will be integrated into the site plan design.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Landscaping will be used to create an adequate buffer from adjacent uses for an integrated design. Specifically, perimeter buffer landscaping will be incorporated into the site design, along the northern, southern, and eastern perimeter. Detailed landscaping plans will be submitted with the site plans.

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

10% of the gross site area will be dedicated to open space.

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

The site will connect to existing stormwater management facilities, ensuring adequate pervious surface areas that meet the drainage requirements.

5. Placement of signage;

Signage, if proposed, will be addressed as an independent permit with the City of Alachua.

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;

Site lighting will abide by the standards set in Section 6.4. of the Land Development Regulations.

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

On-site circulation patterns, including parking layout, drive aisles, and points of conflict, will meet safety requirements.

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

Landscaping on site will abide by the goals of the Comprehensive Plan and requirements of the Land Development Regulations.

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

There are no unique site features such as existing vegetation or elements of historic significance and onsite soils are suitable for development.

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

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

The proposed fire station will be ±11,300-square-feet on a tax parcel that is ±1.03-acres. Therefore, the F.A.R. of the site will be 0.25, which is less than the maximum permitted for a parcel that is less than 5 acres but greater than 1 acre.

12. Complementary residential uses

The fire station will serve the surrounding residential homes in Tech City, as well as residential homes in the City of Alachua.

Objective 2.4: Landscaping and Tree Protection Standards

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

Development on the site will comply with the landscaping standards in the Comprehensive Plan. The tree protection standards are not applicable, as there are currently no trees on the site.

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

The Site Plan will include landscaping plans that show 10% of the site as dedicated to landscaping.

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

Landscape buffering will be incorporated into the site design. Detailed landscape plans illustrating where landscape buffers will be placed are included in this application submittal.

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

There are currently no trees on the site, meaning there will be no impact to Heritage or Champion Trees.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

The proposed development will ensure the protection of any regulated trees. Currently, there are no trees on the site.

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

The proposed development will adhere to the City's removal and mitigation standards. Currently, there are no trees on the site.

Objective 2.5: Open Space Standards

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

Development on the site will adhere to the City's open space requirements.

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

The site will contain a minimum of 10% open space.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Open space on the project site will be usable and functional.

Goal 5: Development Standards

The City shall include provisions through its Comprehensive Plan amendment process, development review process and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

The fire station will serve as a vital community service, supporting the residents and businesses of Tech City. Development will be carried out in a manner that safeguards natural resources and public facilities.

Objective 5.1: Natural Features

The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process

The site's natural topography and soils will be conducive to the development. There are no wetlands or FEMA floodplains on-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.

The fire station design minimizes impacts to the site's natural topography. Development techniques will be used to minimize these impacts, and a retention pond exists near the site to collect any excess water from the site.

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

There are currently 2 types of soil located on the site:

- **Fort Meade fine sand, 0-5% slopes (Hydro Group: A)**
- **Millhopper sand, 0-5% slopes (Hydro Group: A)**

Both of the soil types mentioned above are conducive to development.

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 prone areas on the site.

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

There are no wetlands located on-site. Please see the Boundary and Topographic Survey for verification.

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.

The site is considered an infill development and is located within an area that does not contain a known habitat for listed species. Based on a review of available data and site conditions, no listed species are present on the property. However, this site is part of the Tech City Master Plan, and when the Master Plan was undergoing regulatory review a listed species list may have been conducted.

Goal 9: Water and Wastewater Service

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

A Concurrency Analysis Impact report, included in this submittal, will include the projected potable water impact, project sanitary sewer impact, and projected solid waste impact. The fire station will connect to the City's potable water and wastewater systems.

Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

The fire station will connect to the City's potable water and wastewater utilities. Projected impacts of potable water, sanitary sewer, and solid waste are included in the Concurrency Impact Analysis report.

<u>Transportation Element</u>

Objective 1.1: Level of Service

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

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
4	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D

The Concurrency Analysis Impact report includes the projected trip generation and projected impacts on the road segment affected by this development (CR 25A East Intersection to SR 235).
The proposed development supports safe, convenient, and efficient level of service standards for motorized and non-motorized transportation systems across the project site and surrounding area. Future use of the site for a fire station (Institute of Transportation Engineers (ITE) Land Use Code 575) will not result in a degradation of the City's transportation Level of Service (LOS) standards, as demonstrated in the trip generation map, located in the Concurrency Impact Analysis Report submitted with this application.

Objective 1.3: Parking

> The City shall require innovative parking lot design for multiple-family and nonresidential developments, including the provision of bicycle parking, pedestrian friendly design, and landscaping.

The development of the site will include landscaping and incorporate a pedestrian friendly design.

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

The fire station parking area will contain perimeter and interior landscaping, containing canopy and understory trees, as well as shrubs. For more information regarding the type of landscaping that will be provided please view the Landscape Details and Specifications sheet that is part of this submittal package.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Pedestrians and traffic are adequately separated, and pedestrian crossing zones are delineated.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

According to the City of Alachua's Land Development Code (Sec. 6.1.4 (D)), bicycle parking is required for a development with 50 or more parking spaces. The proposed fire station will have 10 parking spaces and one (1) ADA compliant parking space.

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

The parking area will be ADA compliant. There will be one (1) ADA parking space on the site.

Objective 1.4: Bicycle and Pedestrian Standards

The City shall work to develop a network of bicycle, pedestrian, and other multimodal (non-vehicular) facilities which connect all areas of the City.

A sidewalk and road will connect the development and the rest of Tech City, allowing pedestrians, bicyclists, and other non-vehicular users to reach the proposed fire station.

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

No new roads will be proposed.

Policy 1.4.d: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

There will be a sidewalk from the proposed fire station that connects to paths outside of the development. A sidewalk will be constructed from the proposed fire station to establish a direct connection with pedestrian pathways beyond the development.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development(s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

The fire station will connect to the adjacent development via NW 86th Drive and provide cross-access to the adjacent parcel.

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.

A sidewalk will connect the proposed fire station to the adjacent existing development.

Community Facilities Element

Objective 4.1: Water System Level of Service Standards

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

Acceptable levels of service for water on site will be achieved and maintained. The site is projected to utilize 1,695 gallons of potable water a day, leaving the City with a residual capacity of 394,306 gallons of potable water per day.

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

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

Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Potable Water facilities. The accompanying Concurrency Impact Analysis demonstrates facility demands resulting from the proposed nonresidential use will not exceed this residual capacity.

Objective 5.1: Protection of High Aquifer Recharge Areas and Water Bodies

The City recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protection for groundwater resources.

There are no wetlands located on-site. Please see the Boundary and Topographic Survey for verification.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Certified geotechnical engineers performed soil borings, observed water table elevations in the soil borings, and estimated the seasonal high water table.

<u>Conservation and Open Space Element</u>

Objective 1.5: Soils

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

Adherence to proper design criteria ensures soil resources are protected on the project site and adjacent lands. The site is primarily composed of Millhopper sand, with 0 to 5 percent Slopes (Hydro Group: A) and partially composed of Fort Meade fine sand with 0 to 5 percent slopes (Hydro Group: A). According to the NRCS soil database, these soil types are conducive to the proposed development, which is also demonstrated on surrounding sites with similar uses and soil types.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Coordination with the City throughout the development review process ensures soil protection and intervention measures are utilized to manage on-site and surrounding conditions. Temporary seed and mulch will be utilized to control on-site erosion, and sediment barriers will be employed to prevent off-site discharge of sediments. Sediment and erosion controls will be placed prior to site excavation and will remain in place until site vegetation is established and landscaping is complete. More information regarding soil protection and intervention is included in the construction plans.

To:	Bryan Thomas, AICP, CPM, City of Alachua Planning & Community Dev. Director
From:	Gabriela Ledford, P.E.
Date:	~~December 18, 2025~~ RESUBMITTED February 4, 2026
RE:	Tech City Fire Station – Concurrency Impact Analysis

This Concurrency Analysis is submitted for Tech City Fire Station Site Plan Application. The proposed use is an ±11,300-square-foot fire station with stormwater management facilities, parking, and associated infrastructure.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. Please note, building square footage, rather than building footprint area, is used for all calculations. The project area includes ±1.03-acres of Alachua County Tax Parcel 05844-004-004. The development area is located within the San Felasco Tech City mixed use community. The site has a Corporate Park Future Land Use (FLU) classification and a Corporate Park (CP) Zoning designation.

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU	Variable KSF	Daily[1]	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Fire and Rescue Station	575	11.3	53	5	3	2	5	2	3
Gross Trips			53	5	3	2	5	2	3

Source: ITE Trip Generation 12th Edition

1. *Daily trips were estimated using the assumption that 9.5% of daily trips occur during the PM Peak hour. This percentage is based on the Florida Department of Transportation's Recommended Standard K Factors.*

Conclusion: Approval of this application may generate a net increase of **53 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-5 of this report.

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

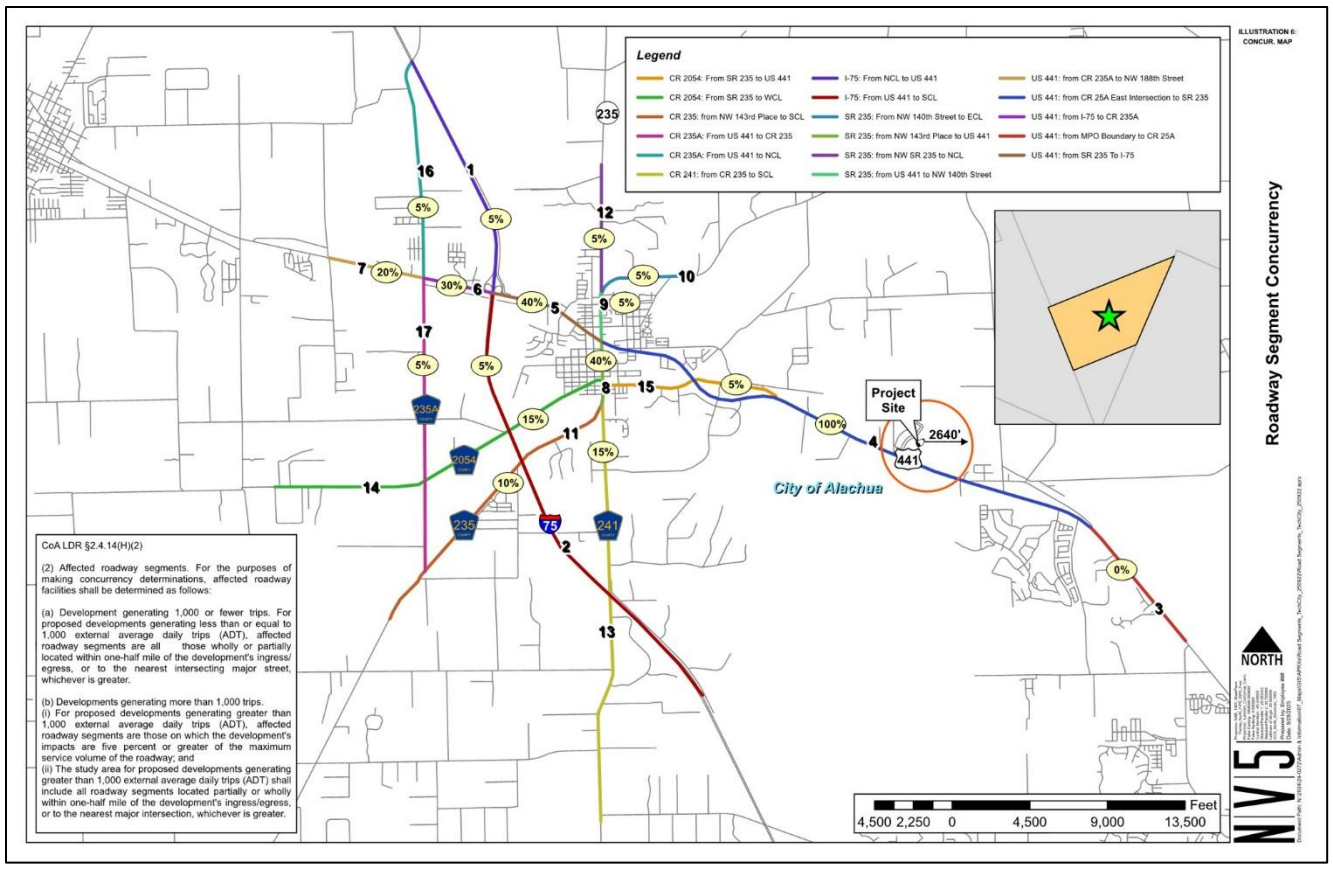


Figure 1: Traffic Segment Map

Table 2: Projected Impacts on Roadway Segments

	AADT	PM
Traffic System Category	**Segment 4**	
	From CR 25A East Intersection to SR 235	
Maximum Service Volume[1]	45,700	4,110
Existing Demand	17,700	1,559
Reserved Capacity	2,483	327
Available Capacity	25,517	2,224
Projected Trip Generation[2]	53	5
Available Capacity w/ Application approval	**25,464**	**2,219**

1. *Source: City of Alachua October 2025 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 4: 100%*

Conclusion: Affected roadway segments include US Hwy 441 (From CR 25A East Intersection to SR 235). There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,565,500
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 Project[2]	1,695
Residual Capacity after Proposed Project	**394,306**

1. *Source: City of Alachua October 2025 Development Monitoring Report*
2. *Formulas used: (11,300 sq. ft. / 100)* 15 gpd*
    a. *Source: 62-6.008 Florida Administrative Code (FAC)*

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	813,000
Reserved Capacity[1]	314,385
Residual Capacity[1]	372,615
Percentage of Permitted Design Capacity Utilized[1]	75.16%
Projected Potable Water Demand from Proposed Project[2]	1,695
Residual Capacity after Proposed Project	**370,920**

1. *Source: City of Alachua October 2025 Development Monitoring Report*
2. *Formulas used: (11,300 sq. ft. / 100)* 15 gpd*
    a. *Source: 62-6.008 Florida Administrative Code (FAC)*

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	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]	24.74	**4.5**

1. *Source: City of Alachua October 2025 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft²/day x 11,300 sq. ft.) x 365)/2,000)*
    a. *Lbs/Day to Tons/Year: (lbs/day * 0.1825)*

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

GEOTECHNICAL ENGINEERING REPORT

Tech City Fire Station
West of 13146 NW 86th Drive
Alachua, Alachua County, Florida
October 23, 2025

Prepared for:

Stacy Witschen
The Lunz Group
58 Lake Morton Drive
Lakeland, Florida 33801
E-mail: switschen@lunz.com

NV5
12080 Technology Avenue
Alachua, Florida 32615

EXECUTIVE SUMMARY

A Geotechnical exploration was performed for the project site in the City of Alachua, Alachua County, Florida.

The subsurface conditions at the site were explored with a total of four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed building area, and three (3) auger borings to a depth of 5 feet bls within the proposed pavement area.

Based on the field explorations, the site plan provided, and our experience with general subsoil conditions for similar developments, the following summarizes our main geotechnical recommendations:

- The subsoil conditions across the site are relatively consistent. The borings initially encountered very loose to loose poorly graded sand, and sand with silt to depths of 5 to 13.5 feet. This was underlain by loose to medium dense silty clayey sand, clayey to very clayey sand, and stiff clay-rich soil to a maximum termination depth of 20 feet.
- Borings were observed during drilling for the presence and level of groundwater. The groundwater table was encountered at depths of 8.8 to 9.3 feet. We estimate that during the rainy season, the seasonal high groundwater table will be approximately 3.5 feet below the existing surface.
- The subsoil conditions described above are considered suitable to adequately support the building on typical shallow foundations in the form of spread/continuous footings or monolithic slab supported on site soil or structural fill. Bearing pressures on the order of 2,000 psf are recommended with minimum embedment depth of 1.5 feet assuming the 12 inches below the foundation level are compacted to 95% of Modified Proctor maximum dry density. Foundation design and construction recommendations are presented later in the report.

This report should be read in its entirety so that the recommendations presented herein are fully understood and properly implemented in the project geotechnical design.

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ATTACHMENTS

Drawing No. 1 Topographic Vicinity Map
Drawing No. 2 USDA Soils Map
Drawing No. 3 Site Plan Showing Approximate Locations of Field Tests
Attachment No. 1 Boring Logs and LBR Result
Attachment No. 2 Key to Soil Classification Chart
Attachment No. 3 Important Information About This Geotechnical Report

1.0 PROJECT INFORMATION

The proposed project site is a vacant, cleared lot within the San Felasco Tech City master development, located in the City of Alachua, Alachua County, Florida. The site encompasses approximately 1.01 acres and has Parcel ID No. 05844-004-004.

Structural loads have not been provided at the time of this proposal. We have assumed maximum column loads of less than 80 kips and maximum wall loads on the order of 1 to 2 kips per foot. We anticipate the building will be constructed at or near the existing site grades.

2.0 PURPOSE

The purpose of our services on this project is to explore the shallow subsurface in order to provide geotechnical engineering recommendations for:

- Subsurface soil conditions
- Groundwater conditions
- Earthwork and excavation
- Foundation design and construction
- Floor slab design and construction
- Pavement design and construction

3.0 FIELD EXPLORATION

The subsurface conditions at the site were explored with a total of four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet bls within the proposed building area, and three (3) auger borings to a depth of 5 feet bls within the proposed pavement area. Borings were performed at the approximate locations shown on **Drawing No. 3**. Boring locations were marked and identified in the field using a GPS unit.

The SPT borings were drilled with a truck-mounted drill rig utilizing the mud rotary method. Samples of the subsurface materials were recovered at two-foot intervals within the upper 10 feet of the boring and at roughly five-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch I.D. split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler the second and third six-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled to the ground surface with soil cuttings.

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soil collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger borings.

The soil samples recovered from the borings were classified by a geotechnical engineer. The collected samples were later re-examined to confirm field classifications. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. Conditions encountered at each boring location are indicated on the individual boring logs shown in **Attachment No. 1**. Strata contacts shown on these boring logs are approximate. The boring data reflects conditions at the specific test location only, and at the time the borings were drilled.

4.0 GENERAL POTENTIAL FOR SINKHOLE DEVELOPMENT

Sinkhole development occurs in Florida and varies geographically from areas with almost no potential or a very low potential to areas with a high potential where sinkholes occur frequently. The subject property is approximately in Area III on the United States Geological Survey map entitled "Sinkhole Type, Development, and Distribution in Florida".

Area III typically has soil cover between 30 and 200 feet thick that consists of mainly cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size, and develop abruptly. Cover-collapse sinkholes dominate in Area III.

During our limited shallow explorations, we did not encounter traditional signs associated with potential sinkhole development including abnormal downward pore water pressure gradients, obvious raveled zones, surface depressions, etc. However, this evaluation was not planned to specifically address sinkhole potential.

If the sinkhole potential of the site is to be evaluated, additional site-specific data must be obtained. This might include using geophysical methods such as Electrical Resistivity tests and additional geotechnical tests such as Cone Penetrometer Test (CPT) soundings, and/or more/deeper Standard Penetration Test borings. Interpretation of the test data should be done by a professional geologist/engineer familiar with the use of these tests under local conditions. However, it should be noted that even if indicators of sinkhole activity are found, it is impossible to predict if, when or precisely where a sinkhole may occur. If requested, NV5 can assist in assessing the sinkhole potential of the location of the proposed construction.

5.0 SOIL AND GROUNDWATER CONDITONS

5.1 SOIL SURVEY

The USDA Soil Survey of Alachua County, Florida, as shown on **Drawing No. 2**, was reviewed for a general description of the near-surface soil types that may be anticipated at the site. It should be noted that the Soil Survey is not intended as a substitute for site-specific geotechnical exploration; rather it is a useful tool in planning a project scope in that it provides information on soil types likely to be encountered. The major shallow subsurface profile at the project site is represented in the following:

> *5 – Fort Meade fine sand, 0 to 5 percent slopes* – This nearly level to gently sloping, well-drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

8 – Millhopper sand, 0 to 5 percent slopes – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

The borings generally encountered soils consistent with the soil survey.

5.2 SUBSURFACE CONDITIONS

The subsoil conditions across the site are relatively consistent. The borings initially encountered very loose to loose poorly graded sand, and sand with silt to depths of 5 to 13.5 feet. This was underlain by loose to medium dense silty clayey sand, clayey to very clayey sand, and stiff clay-rich soil to a maximum termination depth of 20 feet.

Very loose to loose surficial soils were encountered throughout the site. These isolated conditions are consistent with native, very loose near-surface sand deposits commonly found in this area of Alachua County.

Conditions encountered at each boring location are indicated on the individual boring logs shown in **Attachment No. 1**. Stratification boundaries on the boring logs represent the approximate location of changes in native soil types; in situ, the transition between materials may be gradual.

5.3 GROUNDWATER

Borings were observed during drilling for the presence and level of groundwater. The groundwater table was encountered at depths of 8.8 to 9.3 feet after the drilling. We estimate that during the rainy season, the seasonal high groundwater table will be approximately 3.5 feet below the existing surface.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff and other factors not evident at the time the boring was performed. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the boring logs.

Our estimates of the seasonal groundwater conditions are based on the USDA Soil Survey, the encountered soil types and groundwater and do not represent the temporary rise in water table that occurs immediately following a storm events.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on the project characteristics previously described, the data obtained from our field explorations, and our experience with similar subsurface conditions and construction types. If subsurface conditions different from those disclosed by the borings are encountered during construction, we should be notified immediately so that we might review the following recommendations considering such changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, NV5 must review the final foundation design to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

6.1 FOUNDATIONS

Assuming the site is prepared as recommended in Earthwork section of this report, in our opinion, the proposed building may be supported by shallow foundation system in the form of spread/strip footings and/or thickened edge monolithic slab foundations, bearing on native soil or newly placed fill extending to native soil. Design recommendations for shallow foundations for the proposed building are presented below:

- We recommend using a gross allowable bearing pressure of 2,000 psf to size the foundations. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. Exterior foundations should be embedded to a minimum of 18 inches below lowest adjacent grades. Interior foundations should be embedded a minimum of 12 inches.
- Total settlement of recommended shallow foundations is expected to be less than 1 inch. Differential settlement is expected to be less than ½ inch between column footings, less than ½ inch over 40 feet for strip footings, and less than ½ inch over 40 feet for monolithic slab foundations.
- Footing subgrade soils should be approved by the Geotechnical Engineer or their representative prior to the placement of concrete and reinforcing steel. NV5 recommends that the very loose to loose soil conditions encountered in the building borings be compacted to at least 95% of the Modified Proctor maximum dry density to a depth of 1 foot below the foundation bearing levels.
- A minimum of one field density to a minimum depth of 1 foot below the footing subgrade per column footing and per 50 linear feet for strip foundations should be performed.
- The base of all foundation excavations should be free of water and loose soil prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance. Should the soils at bearing level become excessively dry, disturbed or saturated, the affected soil should be moisture conditioned and re-compacted or removed prior to placing concrete. It is recommended that the geotechnical engineer be retained to observe and test the soil foundation bearing materials.
- NV5 anticipates hand-operated compaction equipment will be utilized, as necessary, in footing cuts, following any mass grading. If unsuitable bearing soils are encountered in footing excavations, the excavation should be extended deeper to suitable soils and the footing could bear directly on these soils at the lower level or on suitable backfill placed in the excavations. Over-excavation for compacted backfill placement below footings should extend laterally beyond all edges of the footings. The over-excavation should then be backfilled up to the footing base elevation per the preceding general earthwork specifications, using hand operated compaction equipment in footing cuts.

6.2 GROUND FLOOR SLABS

Ground floor slabs may be supported on grade or engineered fill. Slab subgrades should be properly prepared as recommended above under Site Preparation and Grading and Drainage. Slabs on grade may be designed using a modulus of subgrade reaction of 150 pounds per cubic inch (pci). Slabs

should be reinforced for the loads that they will sustain, and construction joints should be provided at frequent intervals. NV5 recommends you consider a thicker concrete slab that is reinforced with steel.

Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed on the slab subgrade and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.

6.3 EARTHWORK

6.3.1 Site Preparation

Prior to placing any fill, and existing asphalt, limerock, organics/muck, topsoil and any otherwise unsuitable material should be removed from the construction area.

Geotechnical site preparation for construction should consist of removal of all existing infrastructure, underground utilities, landscape, and other deleterious materials within proposed building and pavement footprints. Any voids created by the removal of these deleterious materials should be properly backfilled as described in the paragraphs below.

After preparation as described above, areas for structures that will have slabs on grade should be proof rolled with a heavy roller (with vibrator turned off) or loaded truck prior to placing fill. The proof rolling should be observed by the geotechnical engineer to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller or truck.

The site preparation recommended above should include the planned structure and pavement footprints plus a five-foot perimeter, if available.

6.3.2 Fill Material and Compaction Requirements

In general, fill soils should consist of either inorganic, non-plastic sand having less than 12% material passing the No. 200 sieve. Based on our boring data some of the near-surface sand may satisfy the fill criteria but might require localized sorting and moisture-conditioning prior to re-use. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and plasticity should be determined. These tests are needed for quality control of the compacted fill.

Fill soils should be placed with loose lift thicknesses of not more than 12 inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557 and compacted to a minimum of 95 percent Modified Proctor maximum dry density. One test should be performed for each 2,500 square feet of fill area per lift of fill soil. If during the compaction process fill shows evidence of yielding under the weight of the roller, it should be scarified and re-compacted, or removed and replaced with fill described above. The vibrations produced by the operation of the compactor should be monitored for potential adverse effects on adjacent existing structures, pavements, and utilities. If nearby structures may be affected by the vibration of the compactor, the compaction procedure may require modification as approved by the geotechnical engineer.

6.3.3 Grading and Drainage

Final surrounding grades should be sloped away from the structure on all sides to prevent ponding of water. Roof drainage should discharge to the stormwater system or a minimum of 10 feet beyond the footprint of the proposed structures where there are pervious surfaces. Site grades should be set considering the estimated seasonal high groundwater.

6.3.4 Earthwork Construction Consideration

Construction traffic over the completed subgrade should be avoided to the extent practical. The site should also be graded to prevent ponding of surface water on the prepared subgrades or in excavations. If the subgrade should become desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and re-compacted prior to floor slab and pavement construction.

Installation of landscape drains should be considered around the back sides of curbs to collect and control landscape irrigation and other water entering through landscaping from entering the sides of the pavement sections, reducing the potential for water-related damage. Landscape drains should be routed to the stormwater collection or other positive outfall, away from the pavement.

The geotechnical engineer should be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during subgrade preparation; proof-rolling; placement and compaction of controlled compacted fills; backfilling of excavations into the completed subgrade, and just prior to construction of building floor slabs.

6.4 EXCAVATION AND DEWATERING

Groundwater levels were encountered in the drilled boreholes at depths of approximately 8.8 to 9.3 feet below the existing ground will 3.5 feet below the existing surface during the rainy season. Localized dewatering should not be required; however, if required, may be achieved with pumps and sumps. Dewatering for deeper excavations including installation of utility systems and appurtenances for storm drains and sewer lines might require well points around those excavations. All dewatering and subsequent effluent discharge should meet the requirements of the local jurisdictional agencies. During dewatering the adjacent properties must be monitored for adverse im-pacts from dewatering drawdown. The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

Shallow excavations into the near-surface materials will likely stand vertical for short periods of time only. The excavation sides will unravel over time as they are exposed to weather and construction traffic. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.

If excavations encroach on a 1 horizontal to 1 vertical projection from the bottom of any existing foundation, the existing building should be shored by the Contractor to prevent any unnecessary movement, as needed.

6.5 FLEXIBLE PAVEMENT

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines.

The seasonal high groundwater table is estimated to be 3.5 feet beneath existing grade at the site. We recommend a minimum of either 12 to 24 inches of separation (depending upon the pavement section design) be present between the bottom of the base course and the estimated seasonal high groundwater table. If this separation cannot be achieved by site grading, NV5 recommends underdrains be used beneath the base course.

6.5.1 Stabilized Subgrade

If a crushed limerock or recycled concrete base is used, we recommend a stabilized subgrade be located beneath the base. The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with minimum thicknesses of 6 inches for automobile parking areas and 12 inches for driveways.

The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

6.5.2 Base Course

The base course can consist of either crushed limerock, soil cement, or recycled concrete. If you should use a soil cement base course, a stabilized subgrade is not required.

Limerock should have a LBR of at least 100, be obtained from a FDOT approved source and meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas, and 8 inches in driveway areas. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). We recommend a minimum 24 inches separation between the bottom of the limerock base course and the estimated seasonal high water table. If site grading does not allow for this separation we recommend underdrains be considered.

Soil cement can consist of an imported material or a blend of the on-site soils and cement. A mix design should be performed to determine the optimum cement content. We recommend the soil cement have a minimum 28-day compressive strength of 500 psi. Soil cement can be blended off-site (in a pug mill) or on site. Soil cement pills should be cast from each day's production to verify the recommended compressive strength has been achieved at 28 days. We recommend the soil cement base course be a minimum of 8 inches thick throughout the project. We recommend a minimum 18 inches separation between the bottom of the soil cement base course and the estimated seasonal high-water table. If site grading does not allow for this separation we recommend underdrains be considered.

Recycled concrete should have a LBR of at least 150, be obtained from an FDOT approved source and meet FDOT gradation requirements. The base course thickness should be a minimum of 8 inches. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). We recommend a minimum 12 inches separation between the bottom of the recycled concrete base course and the estimated seasonal high-water table. If site grading does not allow for this separation we recommend underdrains be considered.

6.5.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult, and having a uniform 2-inch thick asphalt wearing surface may be more practical.

6.6 RIGID PAVEMENT

Concrete pavement is a rigid pavement that results in smaller load transfers to the subgrade soils than flexible pavement. For concrete pavement subgrade, we recommend using the existing surficial sands or recommended clean sand (SP) fill, compacted to at least 98 percent of the Modified Proctor maximum dry density without additional stabilization with the following stipulations:

- Subgrade soils must be compacted to at least 98 percent of Modified Proctor maximum dry density to a depth of at least 2 feet prior to placement of concrete.
- The surface of the subgrade soils must be smooth and any disturbances or wheel rutting corrected prior to placement of the concrete.
- The subgrade soils must be moistened prior to placement of concrete.
- Concrete pavement thickness should be uniform throughout, with the exception of thickened edges (curb or footing).
- The bottom of the pavement should be separated from the estimated seasonal high groundwater level by at least 18 inches.
- Limerock or any other impermeable base is not suitable unless it meets the minimum recommended permeability of 10 feet/day.
- The upper 12 inches of subgrade underlying the base course must also be “free-draining” and water that enters the base and subgrade must be allowed to seep out by gravity or if this is not possible, underdrains must be incorporated into the subgrade. A “bathtub” condition within the base/subgrade must be avoided.

Our recommendations for slab thickness for both light-duty and heavy-duty concrete pavements are based on a.) subgrade soils are compacted to 98 percent of the Modified Proctor maximum dry density, b.) modulus of subgrade reaction (k) of 150 pounds per cubic inch, c.) a 20-year design life, and d.) previously stated design parameters. For an anticipated light-duty traffic group, a minimum pavement thickness of 5.5 inches is recommended, using Table 2.4 from the ACI 330 Guide for Design and Construction of Concrete Parking Lots, ACI 330R-01. For an anticipated heavy-duty traffic group, a minimum pavement thickness of 8 inches is recommended, using Table 3.4 from the FDOT Rigid Pavement Design Manual, January 2019.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 pounds per square inch and a minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch based on the third point loading of concrete beam test samples. Minimum control joint spacing of 15 by 15 feet is suggested. Lay-out of sawcut control joints should form square panels, and the depth of sawcut joint should be at least 1/4 of the concrete slab thickness (a minimum 2-inch sawcut control joint depth for the recommended 8-inch slab thickness). The joints should be sawed within six hours of concrete placement or as soon as the concrete has developed sufficient strength to support workers and equipment.

For further details on concrete pavement construction, refer to "Guide to Jointing Non-reinforced Concrete Pavements" published by the Florida Concrete and Products As-sociates, Inc. and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

7.0 LIMITATIONS

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific projects 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 design development phase of the project, it is recommended that NV5 be retained to provide consultation to the ownership and design team, to review final foundation specification and review foundation design drawings, and to ensure that its recommendations have been correctly interpreted and implemented. Furthermore, NV5 should be retained to provide inspections during geotechnical construction. If the client does not provide NV5 with the opportunity to participate in the installation of the foundation, as is recommended in this report, then the client acknowledges and agrees that NV5 has no responsibility for the interpretation of the recommendations made in this report or for the performance of the foundation.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. The nature or extent of variations throughout the subsurface profile may not become evident until the time of construction. If variations then appear evident, it may be necessary to evaluate our recommendations as provided in this report. In the event changes are made in the nature, design or locations of the proposed project construction, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by NV5.

8.0 CLOSURE

We appreciate the opportunity to provide geotechnical engineering services on this project. In the event that you have any questions concerning the contents of this report, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,





This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Angelina X. Liu, P.E.
Geotechnical and Materials
Testing Group Leader
Florida License No. 99246

Jason E. Gowland., P.E.
Regional Director of Geotechnical
Engineering and Testing
Florida License No. 66467

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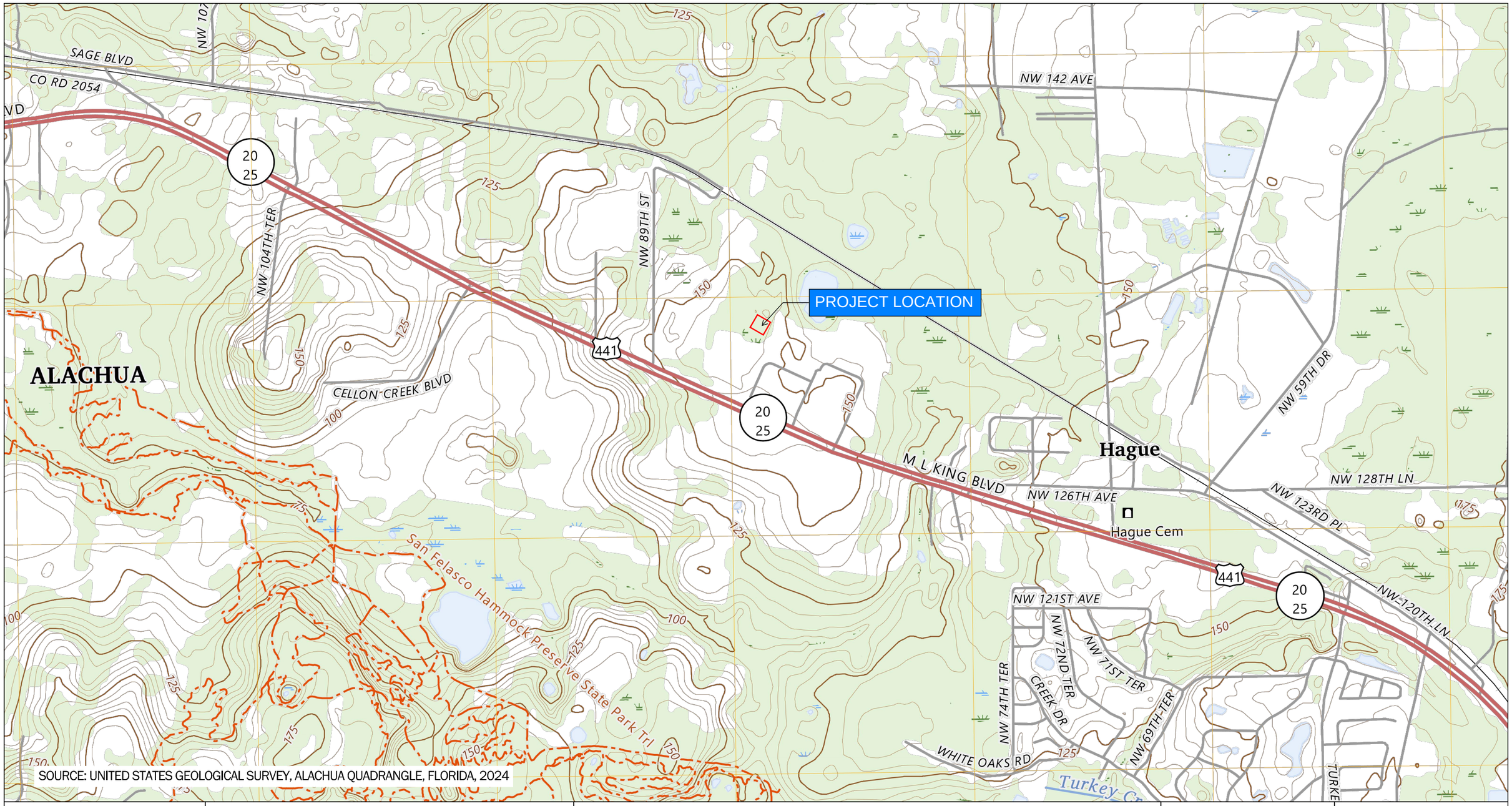
ATTACHMENTS

Drawing No. 1

Topographic Vicinity Map

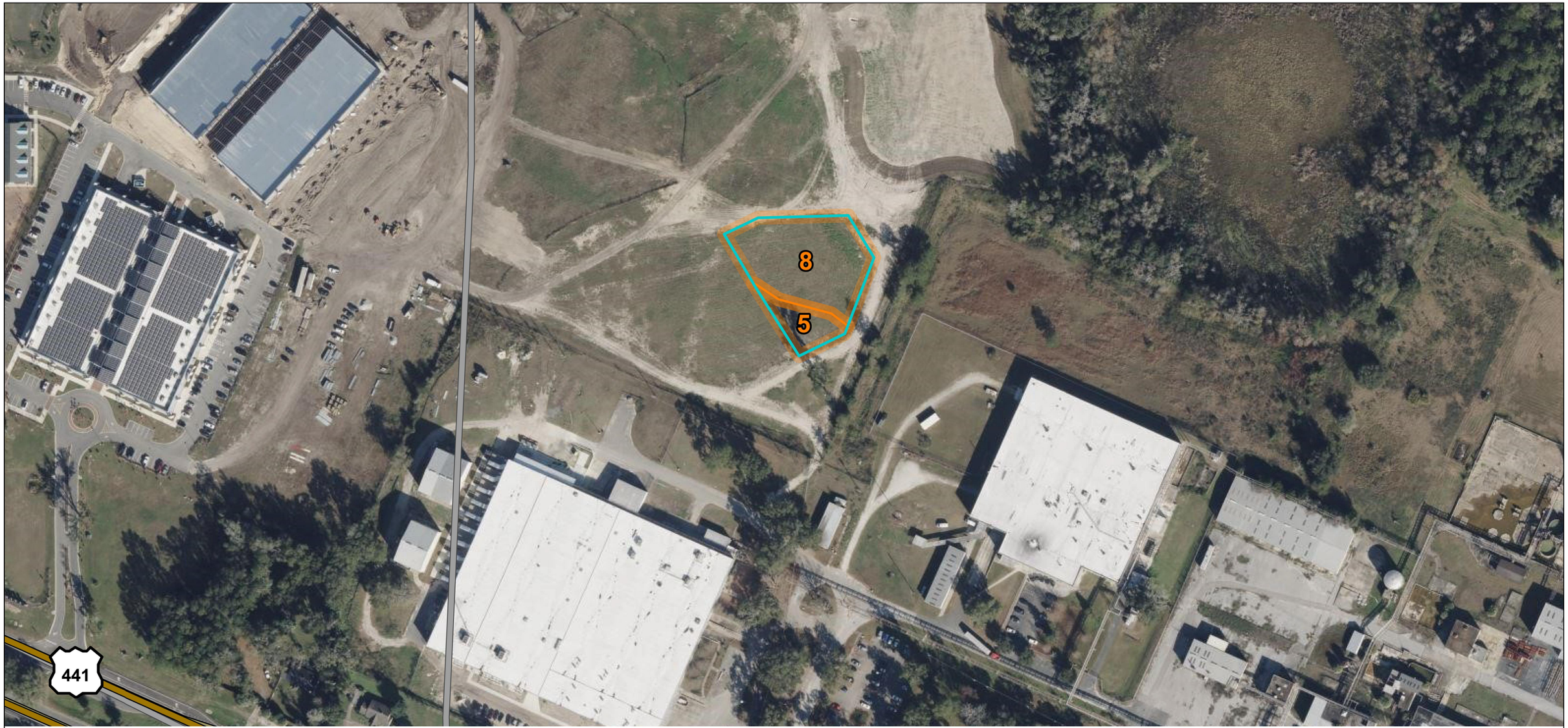


SOURCE: UNITED STATES GEOLOGICAL SURVEY, ALACHUA QUADRANGLE, FLORIDA, 2024

N|V|5	PROJECT NO.: 24-0272 DRAWN BY: SP APPROVED BY: JEG DATE: 10/07/25	TOPOGRAPHIC VICINITY MAP	NORTH 0 1300 SCALE: 1" = 1300' APPROX.	DRAWING NO. 1

Drawing No. 2

USDA Soils Map



SOIL MAP INDEX - U.S.D.A. SOIL SURVEY ALACHUA COUNTY, FLORIDA

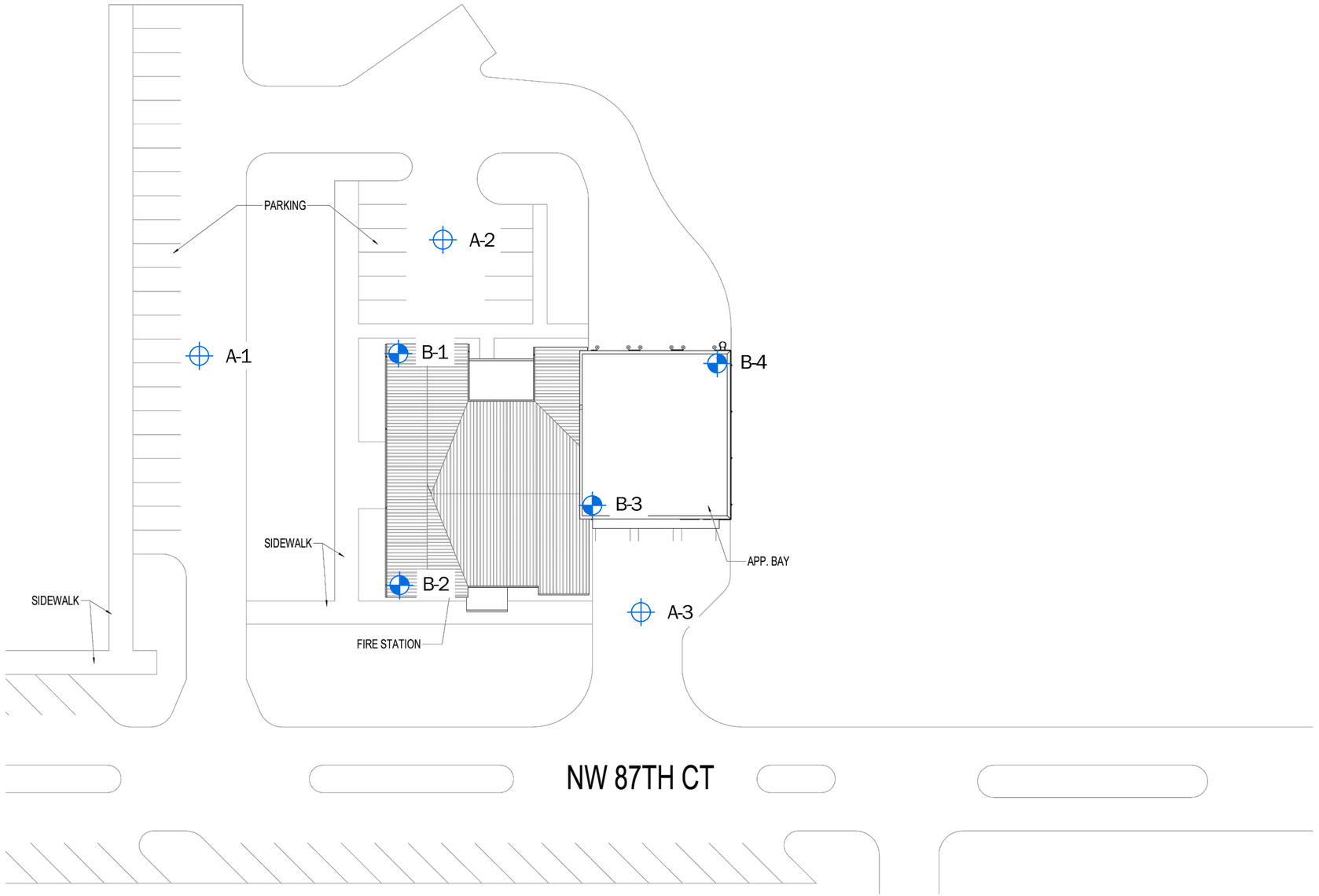
5. FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES

8. MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES

N|V|5	PROJECT NO.: 24-0272 DRAWN BY: SP APPROVED BY: JEG DATE: 10/07/25	U.S.D.A. SOIL MAP	NORTH 0 170 SCALE: 1" = 170' APPROX.	DRAWING NO. 2

Drawing No. 3

Site Plan Showing Approximate Boring Locations



LEGEND:

- AUGER BORING
- SPT BORING

N|V|5	PROJECT NO.: 24-0272 DRAWN BY: SP APPROVED BY: JEG DATE: 10/07/25	SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS	NORTH 0 50 SCALE: 1" = 50' APPROX.	DRAWING NO. 3

Attachment No. 1

Boring Logs

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida

BORING ID A-1

DATE PERFORMED: 9/26/2025
DRILLING CONTRACTOR: Pura Vida
GROUND WATER LEVELS:
AT TIME OF DRILLING NE
ESTIMATED SEASONAL HIGH 3.5 ft
LOGGED BY: PV
CHECKED BY: AXL
NOTES

DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0.0				(SP-SM) Brown and gray SAND with silt
				%PASS-200 = 9.4
				MC = 8.1
2.5	AU 1	▽		
5.0				5.0
				Bottom of borehole at 5.0 feet.

BORING ID A-2

DATE PERFORMED: 9/26/2025
DRILLING CONTRACTOR: Pura Vida
GROUND WATER LEVELS:
AT TIME OF DRILLING NE
ESTIMATED SEASONAL HIGH 3.5 ft
LOGGED BY: PV
CHECKED BY: AXL
NOTES

DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0.0				(SP-SM) Brown and gray SAND with silt
2.5	AU 1	▽		
5.0				5.0
				Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 10/22/25 15:52 - \\FS01.CHW-INC.LOCAL\JOBS2\2024\24-0272\DEPARTMENTS\07_GEOTECHNICAL\BORINGS\24-0272 BORINGS.GPJ

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida

DATE PERFORMED: 9/26/2025

BORING ID A-3

DRILLING CONTRACTOR: Pura Vida
GROUND WATER LEVELS:
LOGGED BY: PV
AT TIME OF DRILLING NE
CHECKED BY: AXL
ESTIMATED SEASONAL HIGH 3.5 ft
NOTES

DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0.0				(SP-SM) Brown and gray SAND with silt
	AU 1			
2.0				(SP) Brown SAND
2.5		▽		
	AU 2			
5.0				
5.0				Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 10/22/25 15:52 - \\FS01.CHW-INC.LOCAL\JOBS2\2024\24-0272\DEPARTMENTS\07_GEOTECHNICAL\BORINGS\24-0272 BORINGS.GPJ

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

BORING ID B-1

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida
GROUND WATER LEVELS:
AT TIME OF DRILLING: 9.3 ft
ESTIMATED SEASONAL HIGH: 3.5 ft

DRILLING CONTRACTOR: Pura Vida
DRILLING METHOD: Mud Rotary
DATE STARTED: 9/29/25
DATE COMPLETED: 9/29/25
GROUND ELEVATION:
HOLE SIZE:
LOGGED BY: PV **CHECKED BY:** AXL
NOTES:

DEPTH (ft)	SAMPLE ID	SPT N-VALUE	GRAPHICIAL LOG	GROUNDWATER DEPTHS (ft)	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	ORGANIC CONTENT, %
0	SPT 1	2-3-2-3 (5)			(SP-SM) Loose to medium dense brown and gray SAND with silt	5						
	SPT 2	2-3-2-2 (5)										
5	SPT 3	1-2-10-9 (12)			(SC) Medium dense pale brown and pale gray clayey SAND with limestone	13.5						
	SPT 4	4-6-5-4 (11)										
	SPT 5	6-7-6-7 (13)										
10												
	SPT 6	6-5-6 (11)			(SC/CL) Medium dense pale gray very clayey SAND with limestone	18						
15												
	SPT 7	5-6-6 (12)			(CL/CH) Stiff pale gray and orange CLAY with sand	20						
20					Bottom of borehole at 20.0 feet.							

▲SPT N VALUE▲ 10 20 30 40

SPT BORINGS - GINT STD US.GDT - 10/22/25 14:43 - \\FS01.CHW-INC.LOCAL\JOBS2\2024\24-0272\DEPARTMENTS\07_GEOTECHNICAL\BORINGS\24-0272 BORINGS.GPJ

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

BORING ID B-2

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida
GROUND WATER LEVELS:
AT TIME OF DRILLING: 8.8 ft
ESTIMATED SEASONAL HIGH: 3.5 ft

DRILLING CONTRACTOR: Pura Vida
DRILLING METHOD: Mud Rotary
DATE STARTED: 9/29/25
DATE COMPLETED: 9/29/25
GROUND ELEVATION:
HOLE SIZE:
LOGGED BY: PV **CHECKED BY:** AXL
NOTES:

DEPTH (ft)	SAMPLE ID	SPT N-VALUE	GRAPHICIAL LOG	GROUNDWATER DEPTHS (ft)	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	ORGANIC CONTENT, %
0	SPT 1	2-3-2-2 (5)			(SP) Very loose to loose brown and gray SAND	8	3.9	7.3				
5	SPT 2	1-1-1-1 (2)										
	SPT 3	1-1-1-1 (2)										
	SPT 4	1-1-2-4 (3)										
10	SPT 5	5-8-10-9 (18)			(SP) Medium dense brown and pale gray SAND with limestone	13.5						
15	SPT 6	6-6-7 (13)			(SC/CL) Medium dense pale gray very clayey SAND with limestone	18						
20	SPT 7	7-8-6 (14)			(CL/CH) Stiff orange and pale gray sandy CLAY	20						
					Bottom of borehole at 20.0 feet.							

▲ SPT N VALUE ▲ (10, 20, 30, 40)

SPT BORINGS - GINT STD US.GDT - 10/22/25 14:43 - \\FS01.CHW-INC.LOCAL\JOBS2\2024\24-0272\DEPARTMENTS\07_GEOTECHNICAL\BORINGS\24-0272 BORINGS.GPJ

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

BORING ID B-3

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida
GROUND WATER LEVELS:
AT TIME OF DRILLING: 9.0 ft
ESTIMATED SEASONAL HIGH: 3.5 ft

DRILLING CONTRACTOR: Pura Vida
DRILLING METHOD: Mud Rotary
DATE STARTED: 9/29/25
DATE COMPLETED: 9/29/25
GROUND ELEVATION:
HOLE SIZE:
LOGGED BY: PV **CHECKED BY:** AXL
NOTES:

DEPTH (ft)	SAMPLE ID	SPT N-VALUE	GRAPHICIAL LOG	GROUNDWATER DEPTHS (ft)	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	ORGANIC CONTENT, %
0	SPT 1	2-3-2-3 (5)			(SP-SM) Very loose to loose brown and gray SAND with silt	5						
5	SPT 2	2-2-2-3 (4)										
	SPT 3	3-2-3-5 (5)			(SM-SC) Loose brown and pale gray silty clayey SAND with limestone	13.5						
	SPT 4	3-3-5-5 (8)										
10	SPT 5	4-5-3-3 (8)										
15	SPT 6	4-6-6 (12)			(SC/CL) Medium dense pale brown and pale gray very clayey SAND with limestone	20						
20	SPT 7	6-7-7 (14)			Bottom of borehole at 20.0 feet.							

▲ SPT N VALUE ▲ (10 20 30 40)

SPT BORINGS - GINT STD US.GDT - 10/22/25 14:43 - \\FS01.CHW-INC.LOCAL\JOBS2\2024\24-0272\DEPARTMENTS\07_GEOTECHNICAL\BORINGS\24-0272 BORINGS.GPJ

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

BORING ID B-4

NV5 PROJECT NUMBER: 24-0272
NV5 PROJECT NAME: Tech City Fire Station
CLIENT: The Lunz Group
PROJECT LOCATION: Alachua, Alachua County, Florida
GROUND WATER LEVELS:
AT TIME OF DRILLING: NE
ESTIMATED SEASONAL HIGH: 3.5 ft

DRILLING CONTRACTOR: Pura Vida
DRILLING METHOD: Mud Rotary
DATE STARTED: 9/26/25
DATE COMPLETED: 9/26/25
GROUND ELEVATION:
HOLE SIZE:
LOGGED BY: PV **CHECKED BY:** AXL
NOTES:

DEPTH (ft)	SAMPLE ID	SPT N-VALUE	GRAPHICIAL LOG	GROUNDWATER DEPTHS (ft)	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	ORGANIC CONTENT, %
0	SPT 1	2-2-3-2 (5)			(SP) Very loose to loose brown and gray SAND	8	4.6	7.1				
5	SPT 2	2-2-1-2 (3)										
	SPT 3	1-2-1-1 (3)										
	SPT 4	1-1-1-2 (2)										
10	SPT 5	2-3-2-3 (5)			(SC) Loose pale brown and pale gray clayey SAND with limestone	13.5						
15	SPT 6	4-5-7 (12)			(CL/CH) Stiff pale brown, pale orange, and pale gray sandy CLAY	20						
20	SPT 7	5-6-7 (13)			Bottom of borehole at 20.0 feet.							

▲ SPT N VALUE ▲
10 20 30 40

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Attachment No. 2

Key to Soil Classification Chart

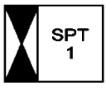
KEY TO SOIL CLASSIFICATION CHART

MAJOR DIVISONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COURSE GRAINED SOILS *More than 50% retained on No. 200 sieve*	GRAVEL *More than 50% of coarse fraction retained on No. 4 sieve*	CLEAN GRAVELS *Less than 5% fines*		GW	WELL-GRADED GRAVEL, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVELS - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES *More than 12% fines*		GM	SILTY GRAVELS, GRAEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND *More than 50% of coarse fraction retained on No. 4 sieve*	CLEAN SANDS *Less than 5% fines*		SW	WELL-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
				SP	POORLY-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES *5% ≤ fines < 12%*		SP-SM	SAND WITH SILT
				SP-SC	SAND WITH CLAY
		SANDS WITH FINES *12% ≤ fines < 30%*		SM	SILTY SAND, SAND - SILTY MIXTURES
				SC	CLAYEY SAND, SAND - CLAY MIXTURES
		SANDS WITH FINES *30% ≤ fines < 50%*		SM	VERY SILTY SAND
				SC/CL-CH	VERY CLAYEY SAND
FINE GRAINED SOILS More than 50% passed on No. 200 sieve	CLAYS	50% ≤ fines < 70%		CL/CH	SANDY CLAY
		70% ≤ fines < 85%		CL/CH	CLAY WITH SAND
		85% ≤ fines		CL/CH	CLAY
	SILTS AND CLAYS LL < 50	PI < 4 or plots below "A" line		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SILGHT PLASTICITY
		PI > 7 and plots on/above "A" line		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAY
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LL ≥ 50	PI plots below "A" line		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
		PI plots on or above "A" line		CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYES OF MEDIUM TO HIGH PLASSTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS N-VALUE	RELATIVE DENSITY
	0 - 4	Very loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very dense
	0 - 2	Very soft
	3 - 4	Soft
SILTS	5 - 8	Firm
&	9 - 15	Stiff
CLAYS	16 - 30	Very stiff
	31 - 50	Hard
	OVER 57	Very hard
	0 - 8	Very soft
	9 - 18	Soft
LIMESTONES	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Samples



Location of Auger Samples

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

Attachment No. 3

Important Information About This Geotechnical Report

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, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them 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 herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences 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.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- 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, the reliability of a geotechnical-engineering report can be 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 you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site 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.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement 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 through project completion to obtain 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 judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed 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 continuing 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 available 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-phase observations.

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 information 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. 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. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. 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 provide 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 obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

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, the engineer's services were not designed, conducted, or intended to prevent 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

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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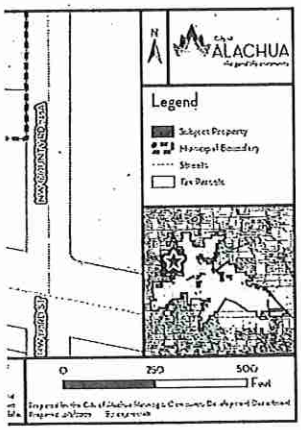
ng will be held in the James A.
in City Hall, located 15100 NW
da, to consider the following:

12 | Westside Commons –

ions, LLC (Applicant/Agent) on
LLC and Santa Fe Hills Church
mers) for a site plan proposing
0 square foot dental clinic with
on a 0.69-acre subject property
north side of US Highway 441,
of US Highway 441 and NW
x parcel 03044-001-002 (portion
tion thereof)). FLU: Commercial,
rcial (CC).



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sent to the following address:
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for such purpose, you may need
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in order to participate in this
Clerk at (386) 418-6100 x 1501 at
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nty Today - April 09, 2026)

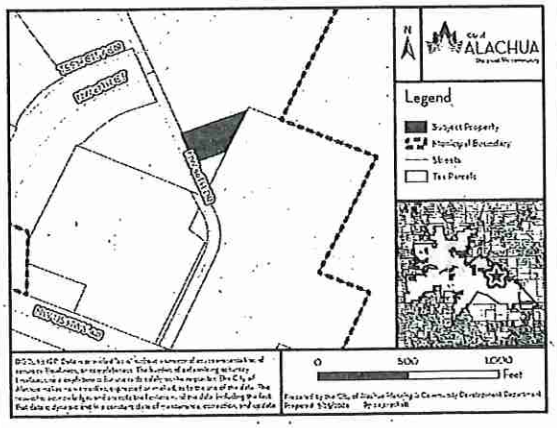
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0014 | San Felasco Tech City Fire Station Site Plan

A request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004). FLU: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - April 09, 2026)

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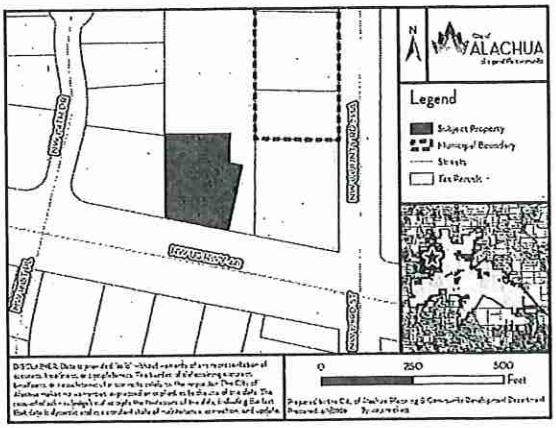
Application #: PSP25-0015 | Westside Commons – Dutch Bros Site Plan

A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Santa Fe Hills Church of Christ, Inc. (Property Owner) for a site plan proposing the construction of a ± 1,035 square foot restaurant with drive-through service with associated site improvements on a ± 0.90-acre subject property located at 16313 NW US Highway 441 (Tax parcel 03044-002-000 (portion thereof)). FLU: Commercial; Zoning: CC.



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(Published: Alachua County Today - April 09, 2026)

City of ALACHUA
the good life community

MAILED
APR 06 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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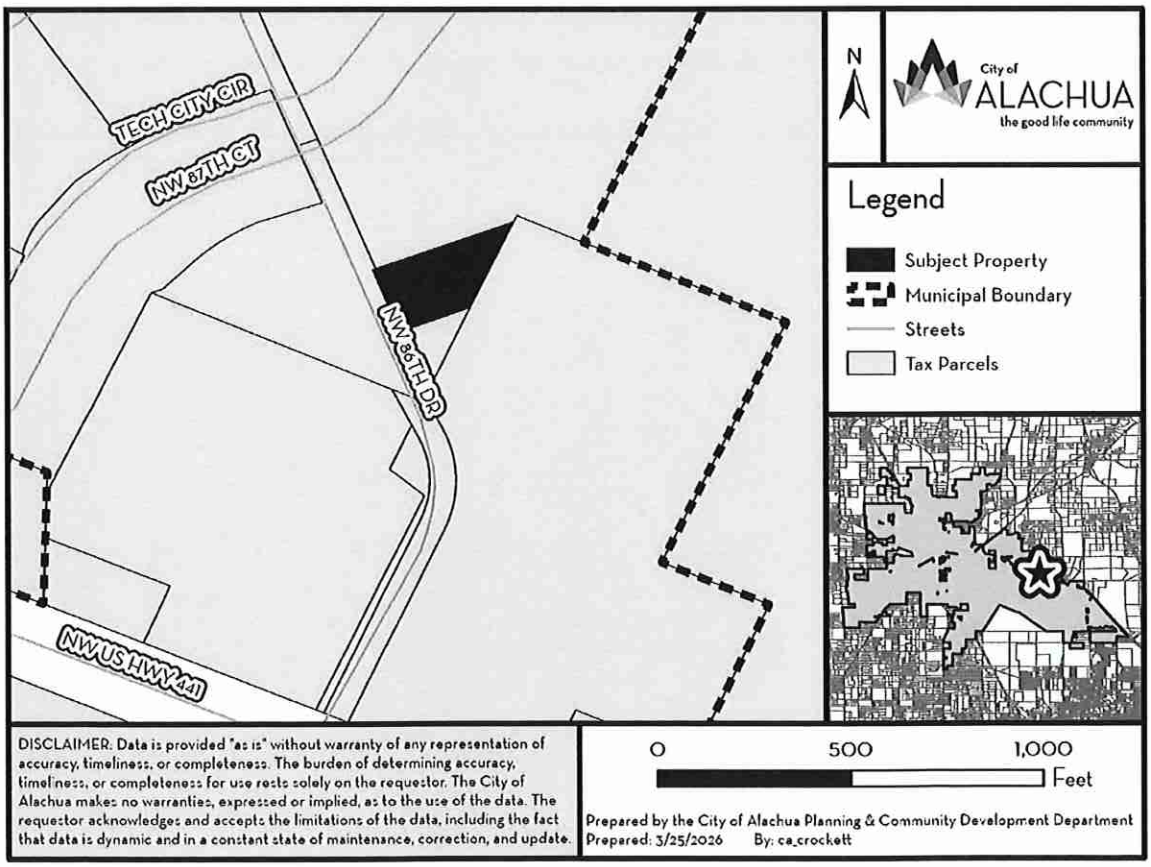
A request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004). FLU: Corporate Park; Zoning: Corporate Park (CP).



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Current Resident
13408 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13408 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13408 NW 87TH CT UNIT 2
ALACHUA, FL 32615

MAILED
APR 06 2026

Current Resident
13408 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13408 NW 87TH CT UNIT 4
ALACHUA, FL 32615

Current Resident
13415 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13437 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13437 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13437 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13442 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13442 NW 87TH CT UNIT 1
ALACHUA, FL 32615

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13442 NW 87TH CT UNIT 2
ALACHUA, FL 32615

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13442 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13442 NW 87TH CT UNIT 4
ALACHUA, FL 32615

Current Resident
13465 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13465 NW 87TH CT UNIT 1
ALACHUA, FL 32615

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13465 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13474 NW 87TH CT
ALACHUA, FL 32615

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Current Resident
13474 NW 87TH CT UNIT 4
ALACHUA, FL 32615

Current Resident
13489 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13508 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13508 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13508 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13508 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13508 NW 87TH CT UNIT 4
ALACHUA, FL 32615

Current Resident
13509 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13509 NW 87TH CT UNIT 1
ALACHUA, FL 32615

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Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

Current Resident
13264 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13264 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13264 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13273 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13273 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13273 NW 87TH CT UNIT 2
ALACHUA, FL 32615

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APR 0 6 2026

Current Resident
13273 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13282 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13297 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13302 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13302 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13302 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13318 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13323 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13323 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13323 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13336 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13336 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13336 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13349 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13349 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13349 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13358 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13358 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13358 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13358 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
13369 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13391 NW 87TH CT
ALACHUA, FL 32615

Current Resident
13391 NW 87TH CT UNIT 1
ALACHUA, FL 32615

Current Resident
13391 NW 87TH CT UNIT 2
ALACHUA, FL 32615

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Current Resident
13509 NW 87TH CT UNIT 2
ALACHUA, FL 32615

Current Resident
13509 NW 87TH CT UNIT 3
ALACHUA, FL 32615

Current Resident
12887 NW US HWY 441
ALACHUA, FL 32615

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APR 0 6 2026

Current Resident
12895 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 10
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 20
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 30
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 40
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 50
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 60
ALACHUA, FL 32615

Current Resident
12895 NW US HWY 441 STE 70
ALACHUA, FL 32615

Current Resident
12953 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12967 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12871 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12705 NW US HWY 441
ALACHUA, FL 32615

Current Resident
12801 NW US HWY 441
ALACHUA, FL 32615

Current Resident
13200 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13700 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13146 NW 86TH DR
ALACHUA, FL 32615

Current Resident
13300 TECH CITY CIR
ALACHUA, FL 32615

Current Resident
13600 TECH CITY CIR
ALACHUA, FL 32615

LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

MAILED
APR 06 2026

IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

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Planning & Community Development
LDR Administrator
PO Box 9
Alachua FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

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APR 0 6 2026

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville FL 32611

Tamara Robbins
PO Box 2317
Alachua FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Courtney O'Connor, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 4/3/26 FOR THE San Felasco Tech City Fire Station Site 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)

Two
(Number of signs)

Posted Notice Location Map
PSP25-0014 | Tech City Fire Station

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 regular 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 36.5 73 146 Feet

Legend

Posted Sign Location



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/25/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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: San Felasco Tech City Fire Station **APPLICATION NO.:** PSP25-0014

APPLICATION TYPE: Site Plan **CURRENT ZONING:** Corporate Park (CP)

NATURE/SCOPE OF PROPOSAL: A request for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements

DATE OF PUBLIC HEARING(S): April 21, 2026 **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
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PSP25-0011**

SUBJECT:	A request for a site plan proposing the construction of a ± 3,600 square foot carwash building with drive-through service and associated site improvements.
APPLICANT/AGENT:	Josh Russell, P.M., Paulson Mitchell Wise.
PROPERTY OWNER:	Alachua 441/235, LLC
LOCATION:	Generally located at the southeast corner of NW US 441 and NW 173rd Street (CR 235a)
PARCEL ID NUMBER:	03044-003-000, 03042-050-008
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	± 1.25
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan, subject to the three conditions found in exhibit "A" on page 25 of the April 21, 2026, staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the site plan application for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan, subject to the three conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

SUMMARY

This application is a request by Paulson Mitchell Wise (applicant/agent), on behalf of Alachua 441/235, LLC (property owner), for a site plan which proposes the construction of a ± 3,600 square foot carwash with drive-through service with associated site improvements on a ± 1.25-acre property.

The subject property is generally located at the southeast corner of US Highway 441 and NW 173rd Street (CR 235a). The site plan proposes two ingress / egress points to NW 173rd Street. Stormwater is proposed to be directed to an off-site facility that is part of the Santa Fe Crossing Infrastructure Plan approved on May 22, 2023.

EXISTING USES

The subject property is undeveloped and was cleared and graded as part of the Santa Fe Crossings Infrastructure Plan approved on May 22, 2023.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. 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	Office	Commercial	Community Intensive (CI)
South	Vacant Commercial	Commercial	Commercial Intensive (CI)
East	Auto Repair & Servicing	Commercial	Commercial Intensive (CI)
West	Restaurant with drive-through service	Commercial	Commercial Intensive (CI)

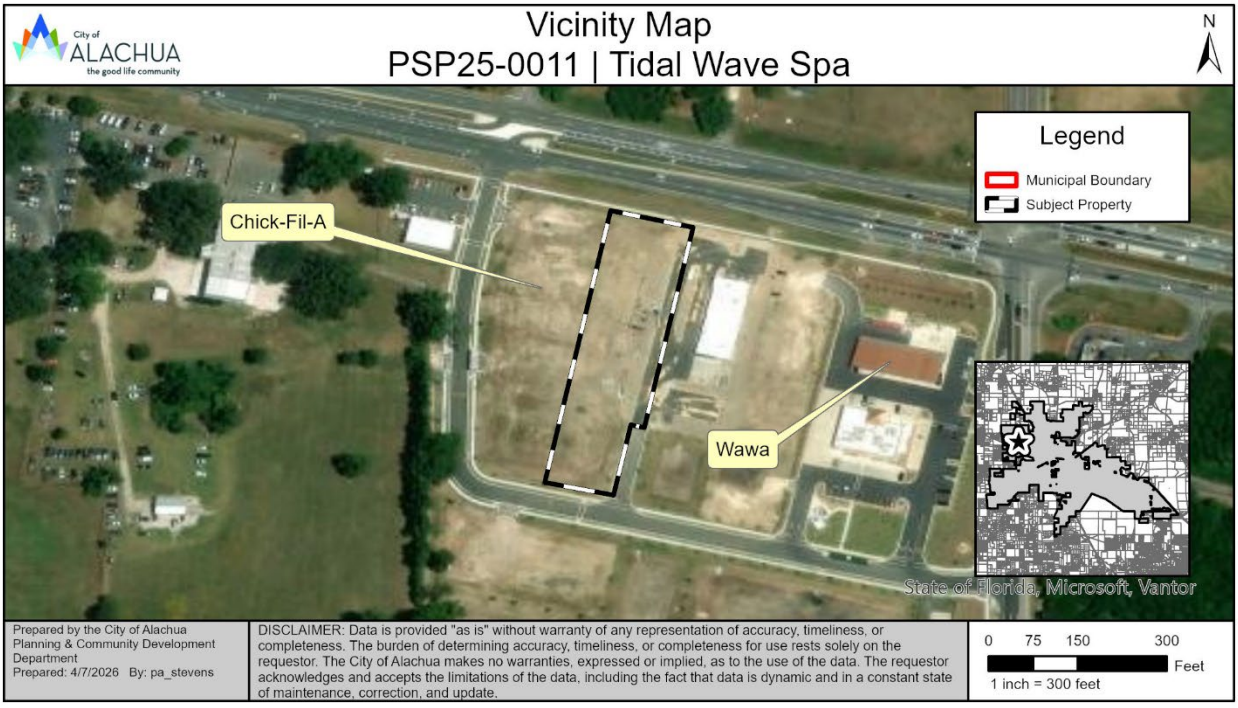


Figure 1. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site plan applications.

A neighborhood meeting was held on July 31, 2025 at 16367 NW 167th Boulevard (Holiday Inn Express & Suites). As required by Section 2.2.4 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 1 member of the public. A neighborhood meeting summary, submitted by the applicant, is available in the application materials.

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.

Objective 1.3: *Commercial & Mixed-Use*

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

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;
1. Personal services;
2. Financial institutions;
3. Recreation and entertainment;
4. Tourist-related uses;
5. Visitor accommodations;
6. Commercial shopping centers;
7. Auto-oriented uses;
8. Traditional Neighborhood Planned Developments;
9. Employment Center Planned Developments;
10. Commercial recreation centers;
11. Office/business parks;
12. Limited industrial services;
13. Eating establishments;
14. Single family attached units;
15. Apartments and townhomes;
16. Duplexes and quadplexes;

17. Single-family and multi-family residential above first floor commercial uses;
18. Convention centers; and,
19. 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 subject property's future land use category is Commercial. The proposed use of a car wash with drive-through service falls under carwash or auto detailing, which is an allowed use in the Commercial future land use category. The use supports the objective of the commercial and mixed-use future land use categories by providing services to citizens and visitors of the Alachua and North Central Florida region.

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 and/or shared access;

Evaluation & Findings: The proposed site plan includes two vehicular ingress/egress point from NW 161st Place and cross access connected to the east and west to provide for safe and efficient vehicular movements. One pedestrian connection to the sidewalk adjacent to US Highway 441 is proposed to provide for safe pedestrian access.

2. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the required buffer standards as established in Section 6.2.2 and Section 6.2.3 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the minimum required open space standards as established in Section 6.7 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the maximum allowable impervious area standard as established in Table 5.1-3. Of the City's Land Development Regulations. Additionally, all stormwater will be conveyed to an offsite stormwater management facility that is part of the Santa Fe Crossings Infrastructure Plan approved on May 22, 2023.

5. Placement of signage;

Evaluation & Findings: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All incidental signage and signage required for traffic control has been reviewed and the site plan demonstrates that the placement of signage will not interfere with visibility, landscaping, utilities, or site circulation.

6. Adequacy of site lighting and potential impacts of lighting upon 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 in 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 proposed site plan included a photometric plan and has demonstrated compliance with the outdoor lighting standards as established in Section 6.4 of the City's Land Development Regulations.

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

Evaluation & Findings: 5 parking spaces are proposed for the development, including 2 handicap parking spaces. One turn-around space is provided at the mid-section of the drive-through lanes. A loading space is not required for the proposed site plan by Section 6.1 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the tree protection and landscaping standards as established in Section 6.2 of the City's Land Development Regulations.

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. The soils present are well drained soils in hydrologic group A, with only slight limitations for development. There is no existing vegetation on the site other than grass/sod cover as it was cleared as part of the Santa Fe Crossings Infrastructure Plan approved on May 22, 2023. No historically significant structures are present on the site.

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

Evaluation & Findings: No performance-based zoning requirements are being applied to the development.

Policy 1.3.e: *Density and intensity standards*.

1. *Non-mixed-uses*. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use future land use categories:
    a. *Density*. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
    b. *Intensity*. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation & Findings: The proposed site plan is a non-residential development consisting of ± 3,600 square feet of floor area on a ± 1.25-acre subject property. As such the permitted floor area ratio is 0.75 and the floor area ratio of the proposed site plan is ± 0.06 and is therefore acceptable.

Objective 5.1: *Natural Features*

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

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: The proposed site plan shows a sidewalk connection from the internal pedestrian network to the sidewalk running along to NW US Highway 441, adjacent to the proposed development.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: The proposed site plan shows cross access to be connected to development to the east and west to provide for safe and efficient vehicular movements.

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's wastewater facilities.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's solid waste facilities.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to listed species or their habitat on the subject property. As such. A listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands on the subject property.

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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 ecosystems 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, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There are two 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	
Fort Meade Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	41.5%
Arredondo Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	58.5%

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 development area 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 located within a Karst sensitive area. No potential sink holes are known to exist on the site. Stormwater is being conveyed to an offsite

management facility approved as part of the Santa Fe Hills Infrastructure Plan and no new stormwater management facilities are proposed.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

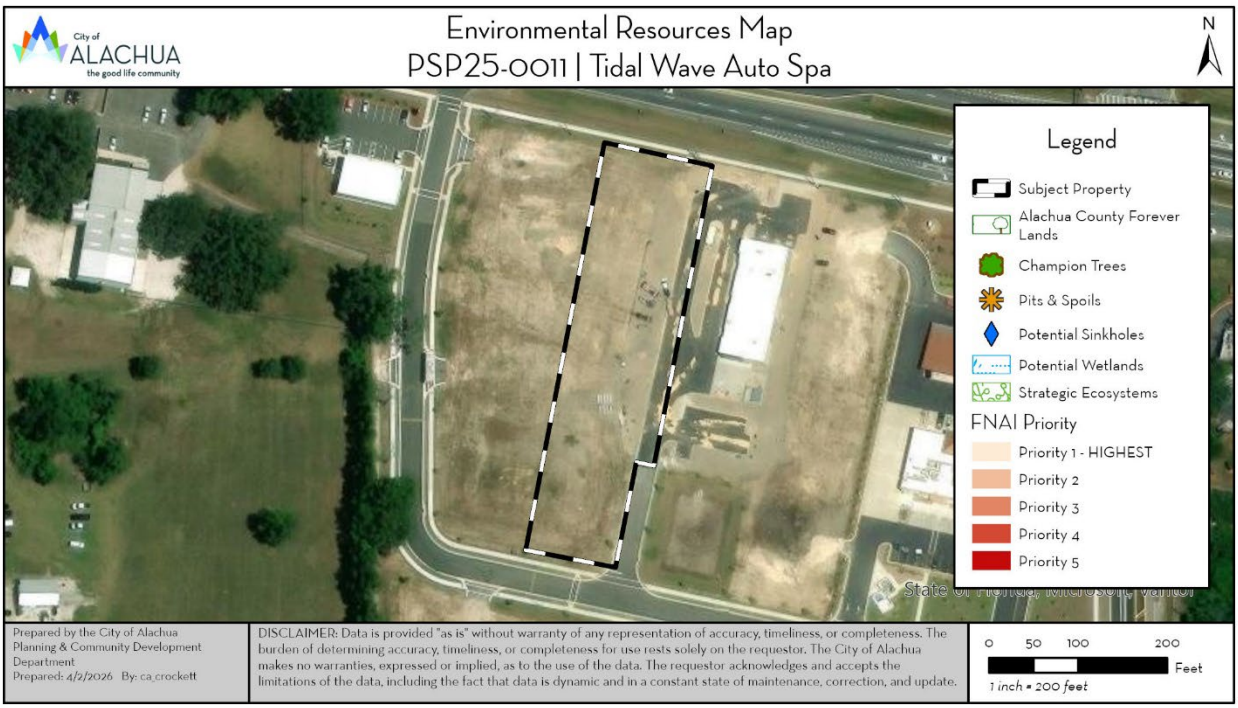


Figure 2. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) **Minor site plans and site plan standards.** A minor site plan or site plan shall be approved only upon finding the applicant demonstrates all the following requirements are met:

(a) ***Consistency with the Comprehensive Plan***. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) ***Use allowed in zone district***. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use type of carwash is a permitted use in the Commercial Intensive (CI) zone district.

(c) ***Zone district use specific standards.*** The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: Use specific standards for carwash are established in Section 4.3.4(J)(5) of the City's Land Development Regulations. The application has been reviewed against, and found to comply with, the use specific standards.

(d) ***Development and design standards***. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for compliance with all relevant standards of Article 6, including Section 6.1, *Off-street parking and loading standards,* Section 6.2, *Tree protection and landscaping standards,* Section 6.3, *Fencing standards,* Standard 6.4, *Exterior lighting standards,* Section 6.6, *Infill standards,* Section 6.7, *Open space standards,* Section 6.8, *Design standards for business uses,* and Section 6.9, *Environmental protection standards.* The applicant submitted a request for, and was granted, an alternative landscape plan as set forth in Section 6.2.2(D)(9). The alternative landscaping is noted on Sheet L-1.1 in the submitted material

(e) ***Subdivision standards.*** In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) **Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations**. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards*.

(a) *Glazing*.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

Evaluation & Findings: Three of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15 or lands containing existing residential uses. The north, east, and south elevations each meet the "minimum 20%" glazing requirement.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

Evaluation & Findings: Three of the four façade faces substantially face a street. The east façade is approximately 133 feet in width and includes offsets. The north façade is approximately 41 feet in width, with a break at approximately 19 feet. The south façade is approximately 41 feet in length, with a break at approximately 19 feet.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

Evaluation & Findings: All four façade faces use an approximately similar ratio of the same four materials and glazing.

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Evaluation & Findings: The façade is comprised of two veneer materials of different colors and materials for accents on each façade face and the parapet wall, comprising under 60% of the building materials.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

Evaluation & Findings: The applicant has submitted an exhibit demonstrating that all mechanical equipment will be screened from view with landscaping and canopy.

(B) *Connections to sidewalk system*.

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

Evaluation & Findings: A sidewalk system is present along U.S. Highway 441, NW 174th Drive, and NW 161st Place. The applicant has provided a connection from the employee office space to the sidewalk on 441 NW US Highway.

(C) *Interconnectivity with adjacent business uses*.

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: The proposed site plan shows one cross access corridor which connects existing developments to the east and west and provides safe and efficient vehicular movements. A site plan is a final development order, and if approved, concurrency will be reserved.

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.

Traffic Impact

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

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

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188th Street	4/D	Principle Arterial	Urban	D
16	CR235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 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 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 US 441		Segment 7 US 441		Segment 16 CR235 A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic[2,3]	32,500	2,782	24,000	2,093	2,524	227	7,200	647
Reserved Trips[4]	2,138	207	1,658	150	1,174	117	4,772	448
Available Capacity[4]	4,362	521	17,342	1,627	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[5,6]	349	47	271	20	78	4	78	8
Residual Capacity	4,013	474	17,071	1,607	11,344	1,011	3,070	256
Residual Percentage of Permitted Design Capacity Utilized	89.71%	86.50%	60.30%	58.48%	24.97%	25.61%	79.70%	81.16%

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. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 County Facility AADT counts provided by Alachua County Public Works, April 2026. County facilities only counted for AADT. PM Peak counts are represented as a ratio of the MSV.
4 Source: City of Alachua April 13, 2026, Development Monitoring Report.
5 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution AADT: Segment 6 – 45%, Segment 7 – 35%, Segment 16 – 10%, Segment 17 – 10%
6 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution Peak Hour: Segment 6 – 60%, Segment 7 – 25%, Segment 16 – 5%, Segment 17 – 10%

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. Note that impacts of the proposed site plan may negatively impact the capacity of roadway segment 6 for average annual daily trips (AADT); however, level of service standards are maintained and monitored for PM peak hour trips per Policy 1.1.a of the Transportation Element of the City of Alachua Comprehensive Plan. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,565,500
Reserved Capacity[2]	440,296
Available Capacity	994,204
Increase/Decrease in Potable Water Demand from Application[3]	33,600
Residual Capacity	960,604
Residual Percentage of Permitted Design Capacity Utilized	67.97%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 70 GPM * 8 operating hours

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable.

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[2]	409,317
Available Capacity	277,683
Increase/Decrease in Sanitary Sewer Demand from Application[3]	22,730
Residual Capacity	254,953
Residual Percentage of Permitted Design Capacity Utilized	83.00%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 33,600 GPD * 67.65%

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's wastewater facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	61,034.53	11,138.80
Increase/Decrease in Demand Generated by Application[3]	43.2	7.88
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (12 lbs. / 1,000 sq. ft./day) * 3,600 sq. ft.
4 New River Solid Waste Association, April 2024

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

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

Public School Facilities

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

Stormwater Management Facilities

The proposed site plan application is part of the Santa Fe Crossings Infrastructure Plan approved on May 22, 2023, and will convey stormwater to off-site stormwater management facilities as part of the Santa Fe Crossings Infrastructure Plan. A stormwater management report was submitted by the applicant as part of the application materials and demonstrates compliance with the level of service standard for stormwater management facilities. No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

EXHIBIT "A"
TO
PSP25-0011
TIDAL WAVE AUTO-SPA
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that it shall address all comments provided by Claudia S. Vega, P.E., Director of Engineering of eda consultants, inc. in a letter dated April 1, 2026, and Tom Ridgik, P.E., Engineering Supervisor, in a letter dated March 4, 2026 and located in exhibit "B" of the April 21st, 2026, Staff Report. The applicant further agrees that a verification by City Staff in the Planning & Community Development Department that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order. 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 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.
3. The applicant acknowledges and agrees that Conditions 1 - 2 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 – 3 as stated herein.

EXHIBIT "B"
TO
PSP25-0011
TIDAL WAVE AUTO-SPA
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

April 08, 2026

Submitted electronically to jrussell@civilPMW.com

Josh Russell, Project Manager
Paulson Mitchell Wise, Inc.
85 Mill Street, Suite 200
Roswell, Georgia, 30075

Application #: PSP25-0011

RE: Notice of Hearing to be Scheduled for PSP25-0011 Tidal Wave Spa

Dear Josh Russell,

On March 18, 2026, the City of Alachua received your revised site plan for PSP25-0011 Tidal Wave Spa submitted on behalf of Alachua 441/235, LLC. 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 **April 21, 2026** Planning & Zoning Board 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, April 6, 2026***. 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, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker A.H. Stevens
Planner

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

April 1, 2026

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

Ref: Site development plans for Tidal Wave Auto Spa

Dear Carson Crockett:

The following are our comments for the site plans for Tidal Wave Auto Spa.

1. **Sheet C-200**
    a. Please show the extent of the asphalt that will need to be demolished and rebuilt in order to install AC-1 CI.
    b. SWCB-L EX-1's label indicates that it only has a 15" outflow pipe, which is troubling due to the proposed pipe to SWCB-L EX-1 being 18". The plans label an existing 18" HDPE connected to the structure, which is inconsistent with the structure label and would not require an upsizing of the existing pipes. Please confirm the sizes of the SWCB-L EX-1 outflow pipe. If the downstream pipes are truly 15" they will need to be upgraded.

2. **Sheet C-520**
    a. Cars might still utilize the business during heavy rainfall, this spread should be addressed according to general engineering practices, as the revised 15.46 ft and 10.38 ft of gutter spread over AA-1 and AA-3 respectively still exceed normal widths.

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

Sincerely,

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 31, 2026

Submitted electronically to jrussell@civilPMW.com

Josh Russell, Project Manager
Paulson Mitchell Wise, Inc.
85 Mill Street, Suite 200
Roswell, Georgia 30075

Application #: PSP25-0011

RE: Project Assistance Team (PAT) Comments for Tidal Wave Auto Spa-Alachua Site Plan Application

Dear Josh Russell,

On February 12, 2026, the City of Alachua received your updated site plan for the Tidal Wave Auto Spa-Alachua Site project, which proposes the construction of a ± 3,600 square foot building with associated site improvements on a ± 1.25-acre subject property (tax parcel 03044-003-002).

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 discuss these comments upon request of the applicant.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 2, 2026**. 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 **April 2026 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. **Comprehensive Plan Consistency Analysis**
   a. The Comprehensive Plan Consistency Analysis must be provided in a way that directly calls out specific goals, policies and objectives that are being addressed. This is typically represented as:
      i. *Policy #:*
      ii. **Evaluation:**
2. **Article 6 – Development Standards**
   a. Section 6.2 – Tree protection and landscaping standards
      i. Staff notes that 6 Red Maples are provided on the site plan, and 5 are listed on the legend. Additionally, 8 Glory Maples are provided on the site plan, and 9 are listed on the legend. Revise the landscaping plan.
      ii. The understory trees on the north buffer are approved, however, the trees must be evenly spaced across the buffer. Revise and resubmit.
      iii. Per Section 6.2.1(G)(1)(c), a note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development. Provide required note on Sheet L-1.1 to comply with this code section.
      iv. Per Section 6.2.2(C)(8), a narrative explaining how Florida Friendly Landscaping Practices have been incorporated into the landscape plan. Provide a note on Sheet L-1.1 to comply with this section.
      v. Section 6.2.2(D)(9)(B)(i) of the LDRs states that Landscape plantings shall comply with the following standards: ""Florida #1" grade quality standard or better as defined and specified within the latest edition of the "Florida Grades and Standards for Nursery Plants" as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects." Provide a note on Sheet L-1.1 confirming compliance with this code section.
   b. Section 6.4 – Exterior lighting standards
      i. Per Section 6.4.4(C)(2), Maximum initial horizontal illumination shall not exceed in business districts, ten footcandles at building entries and five footcandles in parking lots. Staff notes multiple locations where the maximum footcandles are exceeded. Revise and resubmit.
      ii. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads. The wall mounted lights labeled LC2 exceed the wattage noted in the section. Provide details for the light fixtures demonstrating compliance with this code section.
   c. Section 6.5 – Signage

i. Remove note: Pylon Sign (# 17) on the Legend for Sheet C-100.

3. **Outside Review**
   a. Comments from outside reviewer will be delivered as soon as they are provided to the City to be reviewed and addressed
   b. Review and address comments from City of Alachua Public Services dated 3/4/2026 (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6123 or at pa_stevens@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Parker A.H. Stevens
Planner

Attachments: Comments from outside reviewer **TBD**
Comments from City of Alachua Public Services 3/04/2026

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 4, 2026**

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

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR 3/4/2026

Josiah Serravalle
Lead Reviewer

RE: **Tidal Wave Auto Spa Site Plan**

Public Services has reviewed the subject project (Feb 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Dec Submittal** **Tract 4 Extension of Water Main Loop** Is the Design Engineer aware of extending the water main loop to Tract 4? Has the Design Engineer been in contact with the Infrastructure Site Developer? Will any of this water main extension be installed within Tract 4? Is so, construction coordination shall be required. As per Sheet C6.00 of the Santa Fe Crossings Infrastructure Plan, text reads: 'AS A CONDITION OF SITE DEVELOPMENT, DEVELOPER SHALL BE RESPONSIBLE FOR THE EXTENSION OF THE WATER MAIN LOOP TO TRACT 4 TO COMPLETE THE 8-INCH LOOP". Please **submit** response and other applicable information.

NO.	COMMENTS
	Comment on Feb Submittal **Tract 4 Extension of Water Main Loop** The following comment is repeated from above. As per Sheet C6.00 of the Santa Fe Crossings Infrastructure Plan, text reads: 'AS A CONDITION OF SITE DEVELOPMENT, DEVELOPER SHALL BE RESPONSIBLE FOR THE EXTENSION OF THE WATER MAIN LOOP TO TRACT 4 TO COMPLETE THE 8-INCH LOOP". Approval of the Tidal Wave Site Plans is contingent upon the water main loop being installed and completed. The City suggests that the Santa Fe Crossing Infrastructure developer be contacted to resolve this issue. Please **submit** response. **Revise and Resubmit** applicable sheets.
2	**Comment on Dec Submittal** **Needed and Available Fire Flow Calculations (NFF & AFF)** This reviewer was unable to locate the Needed Fire Flow (NFF) calculations as well as the Available Fire Flow supporting documentation. Please **submit** requested information. **Comment on Feb Submittal** The Needed Fire Flow (NFF) of 1500 gpm is now shown on Sheet C-300. Please **submit** the supporting calculations. Please **submit** the Available Fire Flow (AFF) supporting documentation, including the Field Fire Flow Test Report.
3.	**Comment on Dec Submittal** **Sheet C-010 Demolition Plan** Please confirm design intent is to remove existing water valves and existing hand hole (probably a clean-out). Once confirmed, City will discuss internally with its water distribution staff to determine if additional action is required.

NO.	COMMENTS
	Please submit response. **Comment on Feb Submittal** **Sheet C-010 Demolition Plan** **Approved**
4.	**Comment on Dec Submittal** **Sheet C-300 Utility Plan** **Utility Plan Notes** Please add the following: " 19. WATER AND WASTEWATER SYSTEMS TO BE OWNED AND OPERATED BY CITY OF ALACHUA SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". 20. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 21. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT. 22. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 23. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 24. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AND SIZE AS SHOWN ON THE DETAILS. 25. PIPING BETWEEN EACH METER AND EACH BFP SHALL BE GALVANIZED STEEL. 26. INSTALL EACH WATER METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK. DONOT INSTALL WATER METERS IN SIDEWALKS. 27. FOR EACH COA END OF MAINTENANCE CLEANOUT, PROVIDE A BURIED ELECTRONIC MARKER AS PER COA STANDARD DETAILS. 28. PROVIDE ENCLOSURES FOR BFP ASSEMBLIES AS SHOWN ON THE DETAILS. **Special Notes**

NO.	COMMENTS
	At the end of Special Notes 9 and 11, please add: " , WHICH IS THE CITY END OF MAINTENANCE" **Existing Cleanout, or New** Please clarify. Will this cleanout remain existing or will it be replaced? C-010 Demolition Plan suggests it will be replaced with a new one. If new, please call out cleanout size, rim and floor elevations as well as connecting pipe inverts. Also, call out that this cleanout is "CITY END OF MAINTENANCE". Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Sheet C-300 Utility Plan** **Approved**
5	**Comment on Dec Submittal** **Sheet C-300 Utility Plan** **Water Insert** This inset shows two taps off the existing 12-inch water main. Is that your design intent? For this application, there is often only 1 tap. Also see notes 25 & 26. Please modify as required. The Engineer has decided not to use the existing water meter assemblies as per the Santa Fe Crossing design documents. Instead the existing 12-main is being tapped and water meters/BFPS installed in a different location. Please note that the water meters and tapped connection may require a PUE. This is because the road and its "ROW" is private. Please show this PUE. Meanwhile, this issue will be discussed with various City staff to determine is a PUE is indeed required. Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Sheet C-300 Utility Plan** Roads are private for which there is no public ROW. The City is evaluating whether there is a blanket PUE in effect for this private road. If such a blanket PUE exists, there is no need for an additional PUE. But if there is no such blanket PUE, a PUE may be required for

NO.	COMMENTS
	these meters. No action required by Design Engineer now, until City completes its evaluation. **FYI**
6.	**Comment on Dec Submittal** **Sheet C-300** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow together with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets **Comment on Feb Submittal** **Sheet C-300 Utility Plan** **Domestic Water Meter Sizing Calculations** **Approved**
7.	**Comment on Dec Submittal** **Sheet C-300**

NO.	COMMENTS
	Irrigation Water Meter Sizing Calculations Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm): A method acceptable to the City is to call-out the design flow of each zone, and identify the maximum flow. Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets **Comment on Feb Submittal** **Sheet C-300** **Irrigation Water Meter Sizing Calculations** **Approved**
8	**Comment on Dec Submittal** **Sheet C-630** The City takes no exception to the City standard details shown on this sheet, although all will not be used. **FYI**
9	**Comment on Dec Submittal** **Sheet C-631 and others** Add the following details: 115 130

NO.	COMMENTS
	210 (Please add this detail to Sheet C-621) 307 318 321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets. **Comment on Feb Submittal** **Sheet C-631 and others** **Approved**
	END OF COMMENTS

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 29, 2026

Submitted electronically to jrussell@civilPMW.com

Josh Russell, Project Manager
Paulson Mitchell Wise, Inc.
85 Mill Street, Suite 200
Roswell, Georgia 30075

Application #: PSP25-0011

RE: Project Assistance Team (PAT) Comments for Tidal Wave Auto Spa-Alachua Site Plan Application

Dear Josh Russell,

On December 22, 2025, the Planning & Community Development Department received your revised site plan application for the Tidal Wave Auto Spa-Alachua project, which proposes the construction of a ± 3,600 square foot building with associated site improvements on a ± 1.25-acre subject property (tax parcel 03044-003-002).

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 to review these comments may be scheduled 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, February 12, 2026**. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. Article 2, Administration

   Section 6.1, Off-Street Parking and Loading Standards

   a. According to Section 2.4.9(E)(1)(a) of the Land Development Regulations (LDRs), a justification must be provided to demonstrate how the proposed drive-thru, self-service carwash is consistent with the adopted policies, goals, and objectives of the Comprehensive Plan. This justification must extend beyond general statements of alignment and specifically detail how the proposal aligns with particular goals, objectives, and policies. This requirement was noted as comment #6 in the Letter of Comments dated December 04, 2025. However, the resubmittal received on December 22, 2025, includes a Comprehensive Plan Consistency Analysis that offers only a summary. It lacks the specific goals, objectives, and policies necessary to demonstrate that the proposal aligns with the Comprehensive Plan. Please address.

   b. Please confirm if there will be an office building on the site. Additionally, provide the number of employees that will be at the site to ensure there are adequate parking stalls for both employees and clients to reduce potential parking shortages.

2. Article 5, Density, Intensity, and Dimensional Standards

   Section 5.1-3, Table of Dimensional Standards in the Business Zoning Districts

   a. The Site Plan provided includes a Site Date Table on the initial sheet. This table outlines the required and proposed measurements; however, these measurements are not shown on the site plan, Sheet C-100. Please include clear measurements to confirm that the proposed layout meets the minimum setback requirements.

3. Article 6, Development Standards

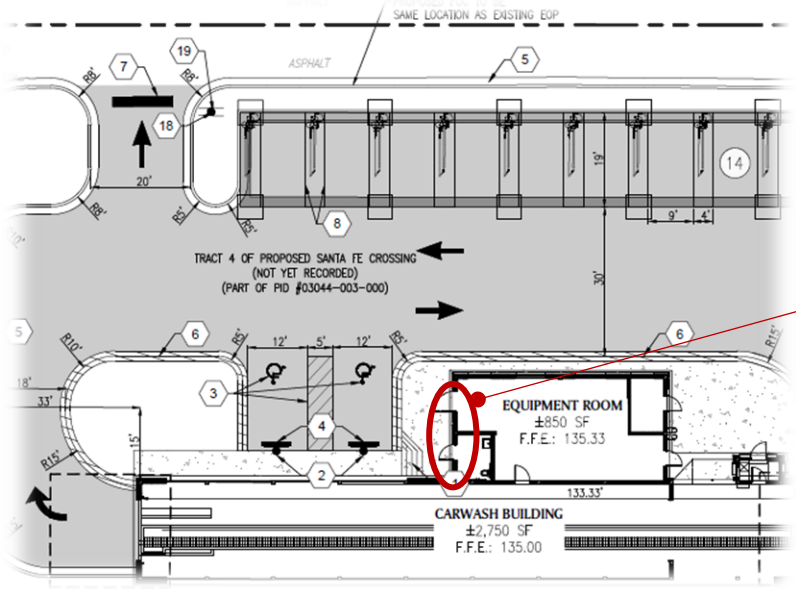
   Section 6.1, Off-Street Parking and Loading Standards

   a. Section 6.1.4, Table 6.1-1, Minimum Off-Street Parking Standards, requires a total of 1 standard parking stall for each employee. According to Sheet C-100 of the Site Plan set, 3 spaces are being provided. Additionally, Section 6.1.7 of the LDRs, states that standard parking stalls must measure at least 9' x 18'. However, in the referenced sheet, all standard parking stalls measure 9' x 19'. Please confirm.

b. Per Section 6.1.8(A), Table 6.1-4, Carwash vehicle stall, automatic shall have a minimum of six (6) stacking stalls, which shall be measured from the entrance. Please demonstrate there is adequate stacking. The stacking stall shall measure at a minimum of 9' x 20' in size; please clearly depict this measurement in accordance with LDRs, Section 6.1.8(B)(1)(a).

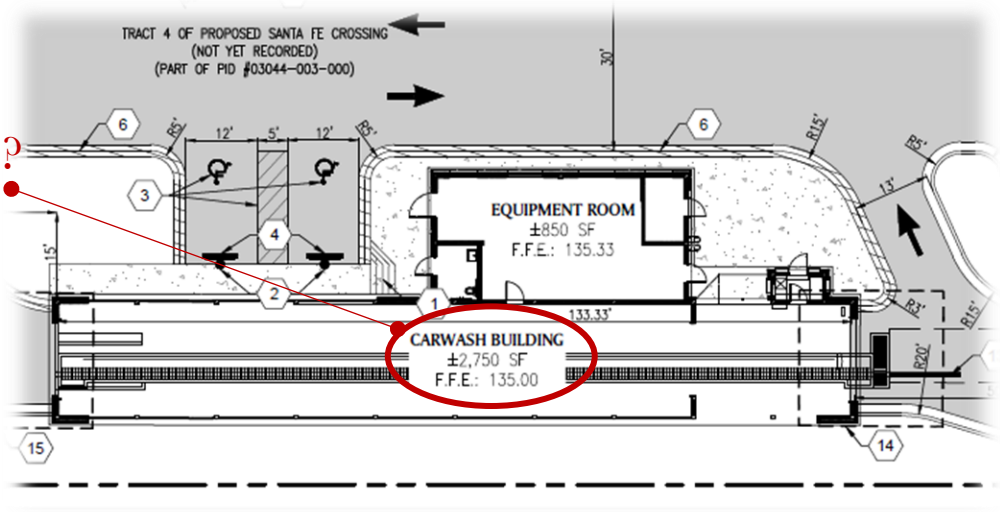
c. Section 6.1.8(B)(1)(c)(ii) of the LDRs, requires sidewalks to be separate from stacking areas by walls or landscaping with berms. Sheet C-100 appears to depict internal sidewalks, but it's not clear. Please label the area as a sidewalk and provide the width measurement.

d. In an earlier comment, there is a request for confirmation regarding an office space. This request is based on the figures shown on Sheet C-100, which may indicate the presence of a doorway. This question is particularly relevant because the accessible spaces are located near what is currently labeled as an Equipment Room. Please refer to the depiction below from the referenced sheet for clarification. Please confirm.



. Sheet C-100, Site Plan, depicts an area labeled as Carwash Building. Is this the tunnel through which vehicles pass for carwash services? The Site Analysis shown on the stated sheet refers to the 2,750 SF as a carwash tunnel. Please keep the referencing consistent throughout the entire plan and related documents.

Drive-Thru Tunnel?
Please confirm. If confirmed, update label.



f. Sheet C-100, Site Plan, does not show pedestrian crosswalks, which shall be at minimum 10-feet in width, either raised above the adjacent pavement or otherwise designed with sustainable alternative materials to provide access to primary building entrances and parking areas.

Section 6.2, Tree Protection and Landscaping Standards

Section 6.2.2 Landscaping Standards

a. Per Section 6.2.2(B)(8), it applies when there are eight (8) or more parking stalls. There are a total of 29 parking spaces depicted, of which 3 are for employee parking (per Sheet C-100, Site Plan), 2 are for accessible parking (per Sheet C-100), and the remaining 24 are stalls for each parking bay area.

b. Section 6.2.2(C) requires the submittal of a landscape plan, which was included in the site plan set. However, the referenced section also requires a narrative explaining how Florida Friendly Landscaping practices have been incorporated into the landscape plan. Sheet L1.1, Landscape Plan, was not provided. Include with the updated submittal.

c. LDRs, Section 6.2.2(D)(3)(e), requires a perimeter buffer along the outer edge of the parcel that must extend to the property boundary line or right-of-way line. The landscape buffer located to the south of the subject property is set back and does not reach the required property boundary line. If there are safety, health, or welfare reasons for this setback, a justification must be provided and noted on the plan. If no justification is provided for consideration, the requirements remain applicable.

d. The application includes a memorandum dated July 30, 2025, regarding a request for alternative landscaping options. While alternatives may be considered, strong justification is required for any requests that could lead to unreasonable or impractical situations; otherwise, the established standards will prevail. If there are existing natural features or other unique circumstances, and a valid justification is provided, the request will be reviewed by the Land Development for consideration.

e. Sheet L1.1, the Landscape Plan included in the site plan set, contains the alternative landscape request. If the request is approved, the reference plan sheet shall include only a note specifying what was approved and the approval date. Please submit a corrective request.

f. The note on Sheet C-100, Site Plan, indicates that the architectural plans contain details about the waste receptacles. However, these referenced plans were not included in the plan set received as of December 22, 2025. This situation is concerning, as it relates to Section 6.2.3, Screening Standards in the LDRs, which requires a solid fence measuring at least 6-feet in height. This fence must be constructed of materials such as wood, masonry, stone, finished (non-reflective) metal, or other similar materials. Alternatively, landscaping using evergreen materials capable of providing screening must reach a minimum height of 6-feet within three years from the date of planting.

g. The note on Sheet C-100, Site Plan, indicates that the architectural plans for screening the vacuum are part of the plan set; however, the proposed plan is absent.

Section 6.4, Exterior Lighting Standards

Section 6.4.5 Height Standards

a. Section 6.4.5(A)(1) specifies that a lighting fixture shall not exceed a height of 15-feet, whether mounted on poles or walls. However, Sheet E1.2 of the Site Photometric Plan indicates a lighting pole with a total height of 25-feet, of which 6-feet is embedded in the ground. Based on these measurements, the proposed lighting exceeds the allowable height. Correct.

Section 6.5.4, Permanent Signs

Section 6.5.4(C) In Business Districts

a. Freestanding signs for multi-tenant developments are permitted, with the adherence of the adopted standards that apply in Section 6.5.4. The plans submitted do not include a sign plan. If there is interest in having a freestanding

sign, its location shall be indicated on the site plan to ensure setbacks and other related requirements are met. A detailed sign plan is only required at the Construction Plan level of review.

Section 6.7, Open Space Standards

Section 6.7.3(A) General Standards

a. There is a minimum requirement of 10% of the gross site area to be designated as open space. This information must be clearly indicated on both the Site Plan (C-100) and the Landscaping Plan (L1.1) to ensure compliance.

4. Miscellaneous

a. The Sheet List Table indicates a Sheet numbered C-000, titled Cover Sheet, but there is no corresponding page that provides this information.
b. The plan set includes additional pages that are not listed in the Sheet List Table, which are numbered and titled as follows:
    1. 1 G0.1, Cover Sheet, Sheet Index, Legend
    2. 1 G1.1, Specifications
    3. 1 G.1.2, Specifications
    4. 1 LS.1, Life Safety
    5. A1.1, First Floor Plan
    6. A2.1, Exterior Elevation
    7. A3.0, Door & Window Schedule/Details
    8. A5.1, Building Section
    9. A5.2, Building Section
    10. A6.1, Sections/Details
    11. A6.2, Sections/Details
    12. A7.1, Trench Details
    13. A8.1, Roof Plan
    14. AB.1, Auxiliary Buildings
    15. AB.2, Auxiliary Buildings
    16. AB.3, Canopies
    17. S0.1, General Notes
    18. S0.2, Structural Special Inspections
    19. S1.1, Foundation Plan
    20. S2.1, Roof Framing Plan
    21. S3.1, Foundation Sections & Details
    22. S3.2, Foundation Sections & Details
    23. S4.1, Framing Sections & Details
    24. S5.1, Framing Sections & Details
    25. S6.1, Auxiliary Buildings

26. E0.1, Electrical Notes
27. E1.1, Site Power Plan
28. E1.2, Site Photometric Plan
29. E2.1, Electric Plan
30. E5.1, Electrical Riser Diagram and Panel Schedules
31. M2.1, Mechanical Plan
32. P0.1, Plumbing Notes
33. P0.2, Plumbing Notes
34. Drawing No. 1 of 2, Alta/NSPS Land Title Survey
35. Drawing No. 2 of 2, Alta/NSPS Land Title Survey

c. The response to comments received on December 22, 2025, is mistakenly addressed to Spartanburg County, instead of the of Alachua. Please correct this error.

d. Comment No. 3, cited on December 04, 2025, addressed the requirement for a current, signed, and sealed boundary survey prepared by a Florida licensed land surveyor. The response to the comments letter indicates, "See attached survey." All related to the review of the proposed carwash must be bound, listed on the sheet index, titled, and numbered according to the information outlined in the sheet index. While a Land Title Survey is included, it is not referenced in the sheet index, nor is it titled or numbered to match a corresponding sheet. Please make the necessary corrections.

e. The Land Title Survey, Drawing No. 2 of 2, needs to be updated to reflect the correct information. The information being referenced is that the lot to the east is Chick-Fil-A, and the lot to the west is Firestone. However, Drawing No. 2 of 2 is conflicting because it suggests the lot to the east is "Vacant Land," when it's not.

f. The Land Title Survey, Drawing No. 1 of 2 and 2 of 2, lacks a drawing date, which is necessary according to Site Plan Application, D.1.e. Please revise the referenced sheets to include this required information.

g. Adherence to Site Plan Checklist, the submitted plans do not fully comply with the Site Plan application checklist. The plan set must be organized and include items outlined in the submission requirements. The current package includes construction level details not required at the preliminary stage of a Major Site Plan review. Please remove the following sheets from the plan set such as 1 LS.1, Life Safety, A3.0, Door & Window Schedule/Details. This is to name a few of sheet that must be removed.

h. Comment No. 7, cited on December 04, 2025, to submit pre-addressed mailing labels for all real property within a 400-ft radius of the subject property. The labels were not including, though the response suggested differently. This is necessary for the time of being scheduled for the Planning & Zoning Board hearing. Otherwise this may cause a delay.

i. Upon receipt and review of the updated major site plan, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistencies introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to re-evaluate all aspects of the project should the scope of development alter.

j. When submitting revised plan sets, they shall be accompanied by written response addressing all comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

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

January 28, 2026

Bernadette Fisher, Principal Planner
Deputy City Clerk, Executive
bfisher@cityofalachua.org | 386-418-6125
City of Alachua, Florida.

Ref: Site development plans for Tidal Wave Auto Spa

Dear Bernadette Fisher:

The following are our comments for the site plans for Gatorland Kubota Sales & Services.

1. **All sheets**
    a. The existing asphalt hatch mentioned on sheet C-100's legend is not showing up on any of the sheets.

2. **Sheet C-100**
    a. Please provide dimensions for the concrete sidewalks.
    b. Please provide Northings and Eastings on the site to locate the different improvements, including but not limited to property corners, intersections between drive aisles, intersections between drive aisles and property lines and at the locations of inlets and manholes.
    c. Please provide the bearing & distances and curve data for the drive aisles centerlines.
    d. Please provide dimensions for the car wash building and equipment room.
    e. Please label the depth of the H/C parking spots.
    f. Please provide Northings and Eastings on the site to locate the different elements.

3. **Sheet C-200**
    a. The Northeastern most spot elevation reads "???".
    b. The carwash building is 4 inches lower than the equipment room despite being connected via a door. Please verify that this is okay.
    c. The structure chart does not include AA-4 and AA-5's PI callout. It is unclear what kind of structures these are.
    d. Please move the viewport or SWCB-L EX-1's label showing the existing inverts.

4. **Sheet C-300**
    a. The special notes are missing item #5. In the plans, item #5 seems to be pointing at nothing just above the water reclaim system.
    b. Is A-1 CO supposed to be removed?

5. **Sheet C-520**
    a. 16.20 ft and 11.13 ft of gutter spread over AA-1 and AA-2 respectively is a lot. Suggest upsizing the downstream pipes to reduce the impact of the standing water.

6. **Stormwater management study**
    a. Appendix B title has a typo.

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

Sincerely,

Claudia S. 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: **Jan 20, 2026**

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

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR 1/21/2026

RE: **Tidal Wave Auto Spa Site Plan**

Public Services has reviewed the subject project (Dec 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Dec Submittal** **Tract 4 Extension of Water Main Loop** Is the Design Engineer aware of extending the water main loop to Tract 4? Has the Design Engineer been in contact with the Infrastructure Site Developer? Will any of this water main extension be installed within Tract 4? Is so, construction coordination shall be required. As per Sheet C6.00 of the Santa Fe Crossings Infrastructure Plan, text reads: 'AS A CONDITION OF SITE DEVELOPMENT, DEVELOPER SHALL BE RESPONSIBLE FOR THE EXTENSION OF THE WATER MAIN LOOP TO TRACT 4 TO COMPLETE THE 8-INCH LOOP". Please **submit** response and other applicable information.

NO.	COMMENTS
2	**Comment on Dec Submittal** **Needed and Available Fire Flow Calculations (NFF & AFF)** This reviewer was unable to locate the Needed Fire Flow (NFF) calculations as well as the Available Fire Flow supporting documentation. Please **submit** requested information.
3.	**Comment on Dec Submittal** **Sheet C-010 Demolition Plan** Please confirm design intent is to remove existing water valves and existing hand hole (probably a clean-out). Once confirmed, City will discuss internally with its water distribution staff to determine if additional action is required. Please **submit** response.
4.	**Comment on Dec Submittal** **Sheet C-300 Utility Plan** **Utility Plan Notes** Please add the following: " 19. WATER AND WASTEWATER SYSTEMS TO BE OWNED AND OPERATED BY CITY OF ALACHUA SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". 20. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 21. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT. 22. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 23. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

NO.	COMMENTS
	24. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AND SIZE AS SHOWN ON THE DETAILS. 25. PIPING BETWEEN EACH METER AND EACH BFP SHALL BE GALVANIZED STEEL. 26. INSTALL EACH WATER METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK. DONOT INSTALL WATER METERS IN SIDEWALKS. 27. FOR EACH COA END OF MAINTENANCE CLEANOUT, PROVIDE A BURIED ELECTRONIC MARKER AS PER COA STANDARD DETAILS. 28. PROVIDE ENCLOSURES FOR BFP ASSEMBLIES AS SHOWN ON THE DETAILS. **Special Notes** At the end of Special Notes 9 and 11, please add: " , WHICH IS THE CITY END OF MAINTENANCE" **Existing Cleanout, or New** Please clarify. Will this cleanout remain existing or will it be replaced? C-010 Demolition Plan suggests it will be replaced with a new one. If new, please call out cleanout size, rim and floor elevations as well as connecting pipe inverts. Also, call out that this cleanout is "CITY END OF MAINTENANCE". Please **Revise & Resubmit** this sheet.
5	**Comment on Dec Submittal** **Sheet C-300 Utility Plan** **Water Insert** This inset shows two taps off the existing 12-inch water main. Is that your design intent? For this application, there is often only 1 tap. Also see notes 25 & 26. Please modify as required. The Engineer has decided not to use the existing water meter assemblies as per the Santa Fe Crossing design documents. Instead the existing 12-main is being tapped and water meters/BFPS installed in a different location. Please note that the water meters and tapped connection may require a PUE. This is because the road and its "ROW" is private.

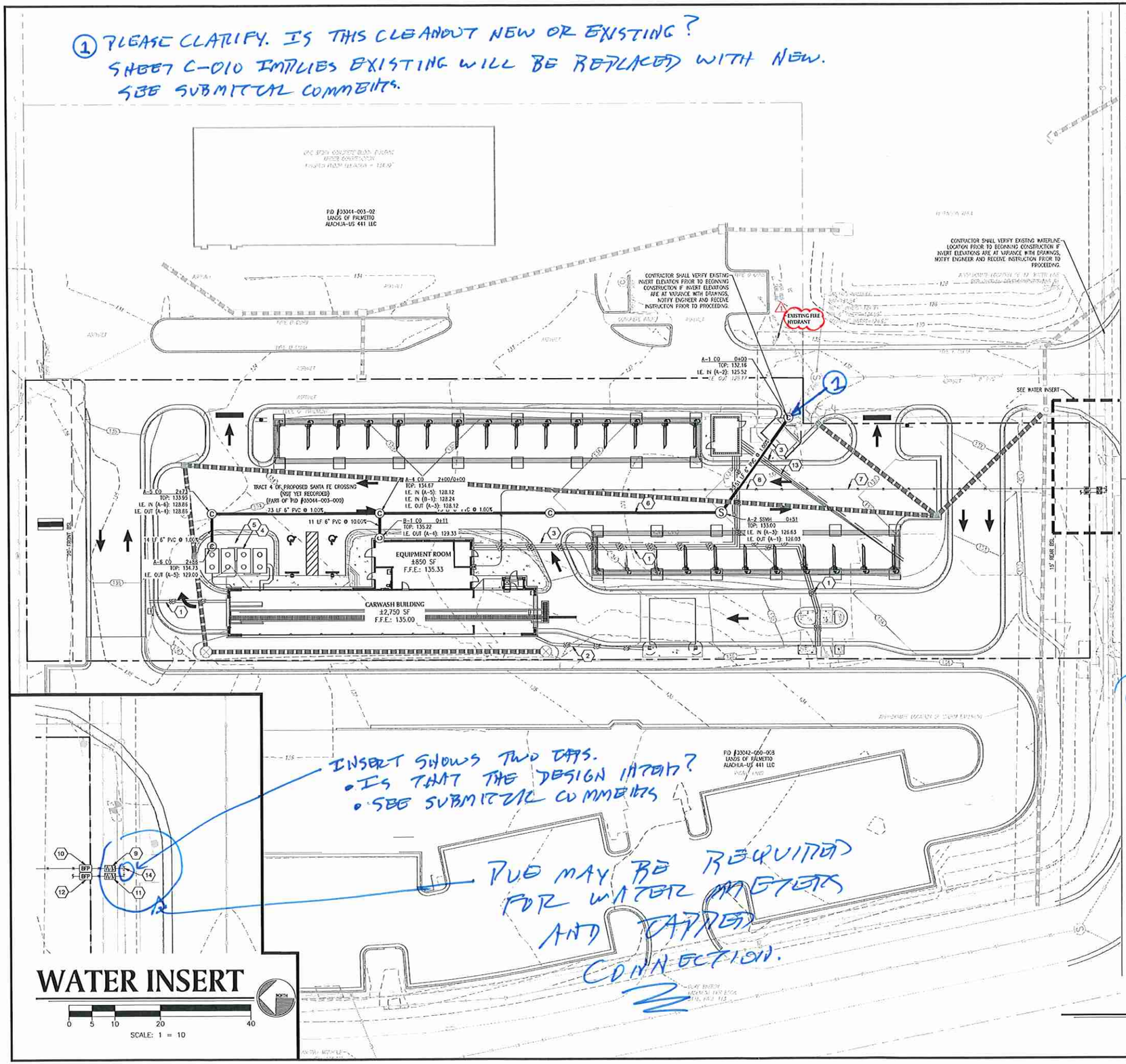
NO.	COMMENTS
	Please show this PUE. Meanwhile, this issue will be discussed with various City staff to determine is a PUE is indeed required. Please **Revise & Resubmit** this sheet.
6.	**Comment on Dec Submittal** **Sheet C-300** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow together with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets
7.	**Comment on Dec Submittal** **Sheet C2.0** **Irrigation Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua

NO.	COMMENTS
	Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm): A method acceptable to the City is to call-out the design flow of each zone, and identify the maximum flow. Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets
8	**Comment on Dec Submittal** **Sheet C-630** The City takes no exception to the City standard details shown on this sheet, although all will not be used. **FYI.**
9	**Comment on Dec Submittal** **Sheet C-631 and others** Add the following details: 115 130 210 (Please add this detail to Sheet C-621) 307 318 321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets.

NO.	COMMENTS
END OF COMMENTS	

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

(1) PLEASE CLARIFY. IS THIS CLEANOUT NEW OR EXISTING?
SHEET C-010 IMPLIES EXISTING WILL BE REPLACED WITH NEW.
SEE SUBMITTAL COMMENTS.



WATER INSERT

SCALE: 1 = 10

INSERT SHOWS TWO DAPS.
- IS THAT THE DESIGN INTENT?
- SEE SUBMITTAL COMMENTS

PUE MAY BE REQUIRED FOR WATER METERS AND TAPPER CONNECTION.

UTILITY PLAN NOTES

1. EXISTING UTILITIES ARE INDICATED ON THE DRAWINGS AT APPROXIMATE LOCATIONS AND REFLECT GENERAL OBSERVATION FROM GROUND SURFACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT IN ORDER TO VERIFY THE EXACT LOCATION AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH RELOCATING, CAPPING, AND/OR REMOVING EXISTING UTILITIES AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY OWNERS AND THEIR PROPOSED ROUTINGS TO SERVE BUILDINGS.
4. FOR A LIST OF UTILITY OWNERS THAT HAVE FACILITIES IN THE VICINITY OF THIS PROJECT SEE SHEET C-000 COVER SHEET. THIS IS NOT AN EXHAUSTIVE LIST AND IS MEANT FOR GENERAL INFORMATION AND COORDINATION.
5. PROTECT EXISTING POWER LINES, WATER MAINS, GAS LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE LINES, AND OTHER UTILITIES. IF DAMAGE OCCURS CONTACT UTILITY IMMEDIATELY. IF A GAS LINE HAS BEEN DAMAGED, IMMEDIATELY CALL 1-800-GAS-LINE.
6. PROPOSED WATER METERS SHALL BE INSTALLED FLUSH WITH "AS-BUILT" FINISHED GRADES.
7. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
8. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION AND LOCATION OF UTILITIES ENTERING THE BUILDING WITH THE ARCHITECTURAL PLANS.
9. BEFORE STARTING ANY EXCAVATION LOOK FOR VISUAL SIGNS OF GAS LINES IN THE AREA SUCH AS METER SETS ON THE SIDES OF HOUSES OR BUILDINGS, YELLOW PAINT, FLAGS OR MARKERS WHICH WOULD INDICATE GAS.
10. USE EXTREME CAUTION WHEN DIGGING AROUND GAS FACILITIES.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO VERIFY UTILITY LOCATION MARKINGS.
12. PRIOR TO THE INSTALLATION OF SANITARY SEWER PIPE, THE GENERAL CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY OF ALACHUA INSPECTOR UPON REQUEST. THESE "RECORD DRAWINGS" SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO THE ENGINEER TO PREPARE FINAL DRAWINGS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SLEEVES (I.E., IRRIGATION, POWER, ETC.) UNDER PAVED AREAS AS NEEDED TO ROUTE THESE SERVICES TO LANDSCAPE AREAS, SITE LIGHTING FIXTURES, SIGNS, ETC. OR COORDINATE WITH SUB-CONTRACTORS TO LAY LINES BEFORE PAVING CONSTRUCTION.
15. ALL WATER LINES 6" AND GREATER REQUIRE THRUST RESTRAINTS AT BENDS, TEES, FIRE HYDRANTS, DEAD ENDS, ETC. PROVIDE THRUST RESTRAINTS PER LOCAL JURISDICTION SPECIFICATIONS.
16. ALL SANITARY SEWER CONSTRUCTION TO CONFORM TO APPLICABLE CITY OF ALACHUA SPECIFICATIONS AND ORDINANCES.
17. ALL WATER CONSTRUCTION TO CONFORM TO APPLICABLE CITY OF ALACHUA SPECIFICATIONS AND ORDINANCES.
18. SLOPES AND DISTANCES ARE TO CENTERLINE OF STRUCTURES.

ADD NOTES AS PER SUBMITTAL COMMENTS.

UTILITY MATERIAL NOTES:

1. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE SPECIFIED: PVC; SDR-26 PER ASTM D3034.
2. SANITARY SEWER INVERT AT BUILDING SHOULD BE 6' BELOW FINISHED FLOOR ELEVATION.
3. WATER PIPE SHALL BE AS FOLLOWS: 2" HDPE CTS FOR PRIVATE WATER LINES. CLASS 52 DUCTILE IRON PIPE FOR PUBLIC LINES GREATER THAN 2", AND TYPE K COPPER LINES FOR FOR 2" OR LESS.
4. STEEL CASING FOR JACK AND BORE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35,000 PSI AND SHALL CONFORM TO ASTM A139.

SPECIAL NOTES:

1. PVC ELECTRICAL CONDUIT, COORDINATE WITH MEP FOR EXACT LOCATION AND SIZE
2. 4" PVC & 2" ELECTRICAL CONDUIT TO SERVE PREP CANOPY (CONDUIT ENDING ON THE PASSENGER SIDE OF DRIVE)
3. 3" ELECTRICAL CONDUIT FROM AIR COMPRESSOR
4. WATER RECLAIM SYSTEM
6. SANITARY SEWER MATERIAL SHALL BE 6 INCH PVC, 1% MINIMUM SLOPE
7. WATER LINE MATERIAL SHALL BE 2 INCH HDPE CTS
8. WATER LINES SHALL MAINTAIN 4 FOOT OF COVER MINIMUM
9. CONTRACTOR TO PAY FOR AND INSTALL 1.5 INCH DOMESTIC WATER METER
10. CONTRACTOR TO PAY FOR AND INSTALL A 1.5 INCH DOMESTIC BACKFLOW PREVENTER (RPZ TYPE) IN HOTBOX
11. CONTRACTOR TO PAY FOR AND INSTALL 3/4 INCH IRRIGATION WATER METER
12. CONTRACTOR TO PAY FOR AND INSTALL A 3/4 INCH IRRIGATION BACKFLOW PREVENTER (RPZ TYPE) IN HOTBOX
13. 3- 6" PVC VACUUM LINES (PRESSURE TESTED PER VAC PRODUCER)
14. 2"x12" TAPPING SLEEVE & VALVE

WHICH IS CITY END OF MAINTENANCE

CONFIRM WATER METER SIZES. SEE SUBMITTAL COMMENTS.

UTILITY PLAN

SCALE: 1 = 20

PAULSON MITCHELL INCORPORATED
CA-7970
LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
854 MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7585
FAX 770.650.7584
www.paulsonmitchell.com

PROJECT:

TIDAL WAVE AUTO SPA
TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.
124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

1	12.15.25	CITY COMMENTS

Sunshine State One Call 811

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

UTILITY PLAN

SHEET C-300

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 08, 2026

Submitted electronically to jrussell@civilPMW.com

Josh Russell, Project Manager
Paulson Mitchell Wise, Inc.
85 Mill Street, Suite 200
Roswell, Georgia 30075

Application #: PSP25-0011

RE: 2nd Completeness Review: Tidal Wave Auto Spa-Alachua Site Plan Application

Dear Josh Russell,

On December 22, 2025, the Planning & Community Development Department received your revised site plan application for the Tidal Wave Auto Spa-Alachua project. This project the construction of a ± 3,600 square foot building along with associated site improvements on a ± 1.25-acre subject property (tax parcel 03044-003-002).

Pursuant 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 find that **the application is complete**.

A full review of the application will now be undertaken by the City, with the findings transmitted to you and a Project Assistance Team (PAT) meeting scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson Crockett, AICP, 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

December 04, 2025

Submitted electronically to jrussell@civilPMW.com

Josh Russell, Project Manager
Paulson Mitchell Wise, Inc.
85 Mill Street, Suite 200
Roswell, Georgia 30075

Application #: PSP25-0011

RE: 1st Completeness Review: Tidal Wave Auto Spa-Alachua Site Plan Application

Dear Josh Russell,

On October 29, 2025, the Planning & Community Development Department received your revised site plan application for the Tidal Wave Auto Spa-Alachua project, which proposes the construction of a ± 3,600 square foot building with associated site improvements on a ± 1.25-acre subject property (tax parcel 03044-003-002).

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. Please address the following deficiencies no later than **5:00 PM on February 10, 2026.**

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 of 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 additional completeness 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 application's content will be performed, and the findings will be 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 the code sections are to the City of Alachua Land Development Regulations. *

1. Site Plan Application, Attachment #1.b, Name and Contact Information
   a. The site plan lacks the required name, phone number, and email address for all licensed professionals involved (e.g., engineer, architect, surveyor). Please revise to include this information as per City submittal guidelines.

2. Site Plan Application, Attachment, #1.c, Zoning of the Subject Property
   a. The site plan does not identify the property's zoning classification. A zoning data table or note indicating the current zoning is required. See sample below.

3. SITE DATA TABLE:		
SITE ADDRESS (or PARCEL NO.):		
SITE SIZE:		
FUTURE LAND USE:		
ZONING:		
EXISTING USE:		
PROPOSED USE:		
SETBACKS:	REQUIRED:	PROPOSED:
Front:	25'	35'
Side:	10'	15'
Rear:	15'	20'
BUILDING HEIGHT:	60'	60'
LOT COVERAGE:	50%	32%
*Per Ordinance No. O-03-09, Turkey Creek Planned Unit Development, Exhibit A		

SAMPLE

Please review Article 5 of the LDRs to ensure all details are provided at the time of resubmittal.

3. Site Plan Application, Attachment #1.e, Property Boundary and Topographic Survey
   a. Property Boundary Survey

      A current, sealed boundary survey by a licensed land surveyor is required to confirm legal property lines, easements, other applicable information, ensuring the development remains entirely within the subject property's boundaries and does not encroach onto adjacent properties or public rights-of-way.

   b. Topographic Survey

      A current, sealed topographic survey illustrating existing land elevations, contours, structures, utilities, and other features is required for proper grading, drainage, and infrastructure design.

Please resubmit with the complete survey information.

4. **Site Plan Application, Attachment #1.f, Legal Description of the Subject Property**
   a. Provide an accurate, written legal description of the property on 8.5"x11" paper and an electronic Word file to precisely define property boundaries.

5. **Site Plan Application, Attachment #3, Fire Department Access and Water Supply Plan**
   a. Corrections are needed due to missing information on fire department access and water supply, as required by the Florida Fire Prevention Code and the city code.

6. **Site Plan Application, Attachment #5, Comprehensive Plan Consistency Analysis**
   a. Provide a statement or report demonstrating how the proposed development aligns with the City's comprehensive plan goals, policies, objectives, and future land use designation. Identify relevant plan sections (e.g., Future Land Use, Transportation) and explain compliance. Include a statement showing alignment with design and performance standards in Policy 1.3.d of the Comprehensive Plan.

7. **Site Plan Application, Attachment #6, Mailing Labels for Properties within 400-foot Radius**
   a. Submit pre-addressed mailing labels for all real property within a 400-foot radius of the subject property. The labels were not included.

8. **Site Plan Application, Attachment #9, Proof of Ownership**
   a. Provide acceptable documentation verifying the property owner's legal interest in the subject property.

9. **Site Plan Application, Attachment #10, Proof of Payment of Taxes**
   a. Provide an official tax receipt from the Alachua County Tax Collector confirming all current real property taxes and assessments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

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

TIDAL WAVE AUTO SPA – CITY OF ALACHUA

ALACHUA, FL

PMI Project No. 2025144.70

Application Report

TIDAL WAVE AUTO SPA- CITY OF ALACHUA
US HWY 441 & CR 235A
ALACHUA, FL 32615

Project No. 2025144.70

February 11, 2026

Prepared By:
Paulson Mitchell Wise Incorporated
85-A Mill Street, Suite 200
Roswell, GA 30075
(770) 650-7685

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III. WATER USAGE
IV. CONCURRENCY IMPACT ANALYSIS
V. COMPREHENSIVE PLAN CONSISTENCY ANALYSIS
VI. SHIPPING LABELS
VII. NEIGHBORHOOD MEETING DOCUMENTS
VIII. LEGAL DESCRIPTION
IX. PROPERTY DEED
X. TAX PAYMENT RECEIPT
XI. SRWMD APPROVAL
XII. LETTER OF AUTHORIZATION
XIII. COMMENT RESPONSE LETTER
XIV. TRANSMITTAL

HYDROLOGY REPORT

STORMWATER MANAGEMENT STUDY

TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A,
CITY OF ALACHUA, FLORIDA

Project No. 2025144.70

09.09.25



Digitally signed by Michael Letson Jr
Date: 2025.09.10 07:39:42 -04'00'

Prepared By:
Paulson Mitchell Inc.
CA-7970
85-A Mill Street, Suite 200
Roswell, GA 30075
(770) 650-7685p
(770) 650-7684f

STORMWATER MANAGEMENT STUDY

TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A,
CITY OF ALACHUA, FLORIDA

Project No. 2025144.70

09.09.25

Prepared By:
Paulson Mitchell Inc.
CA-7970
85-A Mill Street, Suite 200
Roswell, GA 30075
(770) 650-7685p
(770) 650-7684f

I. Executive Summary

The project consists of the construction of an automated tunnel carwash, associated parking, and required utilities. The property owner and developer will request an ERP (Environmetal Resource Permit) Modification from the SRWMD. This parcel is part of the overall ERP Application ID 001-243718-1 originally issued on 12/16/2022 last modified under ERP Application ID 001-243718-7 issued 05/07/2025. The proposed site improvements have been accounted for in the previously designed, permitted and constructed master stormwater management system. The constructed master stormwater management system consists of multiple ponds for both attenuation and water quality. The system has adequate capacity and does not require any modifications to account for the Tidal Wave Auto Spa improvements. Below is an outline of the current SRWMD permits and Modifications:

1. Santa Fe Crossings Stormwater Management Report (Standard General ERP)
    a. ERP 001-243718-1 (issued 12/16/2022)
    b. Project Name – Sante Fe Crossings
    c. This permit allowed for the construction of a stormwater management system serving the overall development. The project is located off US Hwy 441, City of Alachua, Florida.

2. Permit Modification 2
    a. ERP 001-243718-8 (Submitted 09/09/2025)
    b. Project Name – Tidal Wave Auto Spa
    c. Permit allowed for the modification

II. PROPOSED CONSTRUCTION

The project consists of the construction of an automated tunnel carwash, associated parking, and required utilities. These improvements will occur on Tract 4. As part of the overall developer's improvements, the pond has accounted for the subject site for attenuation. As part of the overall develop's improvements, the pond has accounted for the subject site to have a maximum impervious coverage of 85% and a maximum curve number of 89. The proposed Tidal Wave Auto Spa will consist of 72.8% of impervious coverage (0.91 acres).

The development of the Tidal Wave Auto Spa will be in compliance with the master development's stormwater calculations.

EXHIBITS

ORIGINAL ERP & DRAINAGE REPORTS

Chick-fil-A Alachua FSU #05989

STORMWATER MANAGEMENT REPORT

16314 US Highway 441
Alachua, FL 32615
Parcel ID: 03044-003-000 & 03042-050-008
Existing Use: Vacant
Proposed Use: Restaurant w/ Drive-through

Date: February 2025

Prepared by:

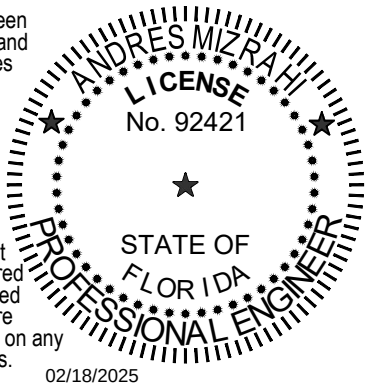
Bowman

900 SE 3rd Avenue, Suite 300
Ft. Lauderdale, FL, 33316

Certificate of Authorization No. 30462

This item has been digitally signed and sealed by Andres Mizrahi, P.E. on the date adjacent to this seal

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



02/18/2025

Andres Mizrahi, P.E.
Florida License No. 92421

Bowman

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Bowman

1.0 INTRODUCTION

The applicant is requesting a Minor Modification to the existing Environmental Resource Permit (ERP) 243718-6, which authorizes future commercial development within Lot #5 with an impervious area of with an allowable imperviousness coverage of 85% per previously permitted and approved in the existing master ERP.

The subject property is ± 1.37-acre undeveloped land that is currently being cleared and rough graded per master developer, with Parcel ID: 03044-003-000 & 03042-050-008 located at 16314 US Highway 441, Alachua, FL 32615. The project scope includes a new construction of +/- 5,413 SF fast food restaurant with drive-thru, associated parking, utilities and drainage infrastructure. The Site is under the jurisdiction of the City of Alachua, Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Department of Transportation (FDOT). See map aerial below (**Figure 1**) for additional details.

Figure 1: Aerial Map



The master development was previously permitted under SRWMD (Suwannee River Water Management District) ERP No. 001-243718-1 for the construction of 1.28 acres of impervious surfaces on a total project area of 11.58 acres, and since has been modified by ERP No. 001-243718-6.

The Master development permits have been approved to construct the necessary utility & development infrastructure to support several future commercial lots, which includes three new dry stormwater basins (Basin 1, 2 and 3). Basin 1 will serve tracts 2,4,5,6,7 and a portion of the right-of-way. Basin 2 will only serve tract 4, and Basin 3 will only serve tract 1 and the remaining right-of-way.

2.0 EXISTING CONDITIONS AND BACKGROUND

The site is situated within Flood Zone X, an area of minimal flood hazard, and does not have an associated Base Flood Elevation (BFE). (flood panel #12001C0120D effective 8/12/2024). See **Appendix A** for additional maps and figures.

The site-specific geotechnical report was executed by Whitestone that explored subsurface conditions of the soil and physical properties. Static groundwater was not encountered during the site investigation to a maximum explored depth of 16.5 feet below ground surface (BGS). Refer to **Appendix C Supporting Documents**.

Previously a Geotechnical report was executed by ECS for the construction of the master development Santa Fe Crossings Water Utility Infrastructure permitted on (ERP-001-243717-6). ECS Florida did not encounter groundwater during the site investigation but estimated seasonal high groundwater based on their interpretation of the site conditions boring logs and soil survey information to range in depth from 6 to 30 feet BGS.

Table 1: Soil Parameters

Basin Name	Vertical Infiltration Rate (ft/day)	Horizontal Infiltration Rate (ft/day)	Elevation of Effective Aquifer (ft)	Avg. Seasonal High Water Elevation (ft bls)	Porosity (%)
Basin 1	6.00	6.00	10.50	10.50	25
Basin 2	3.50	3.50	14.50	14.50	25
Basin 3	4.50	4.50	9.00	9.00	25

2.1 PERMITTED DRIANAGE DESIGN (ERP-001-243718-6)

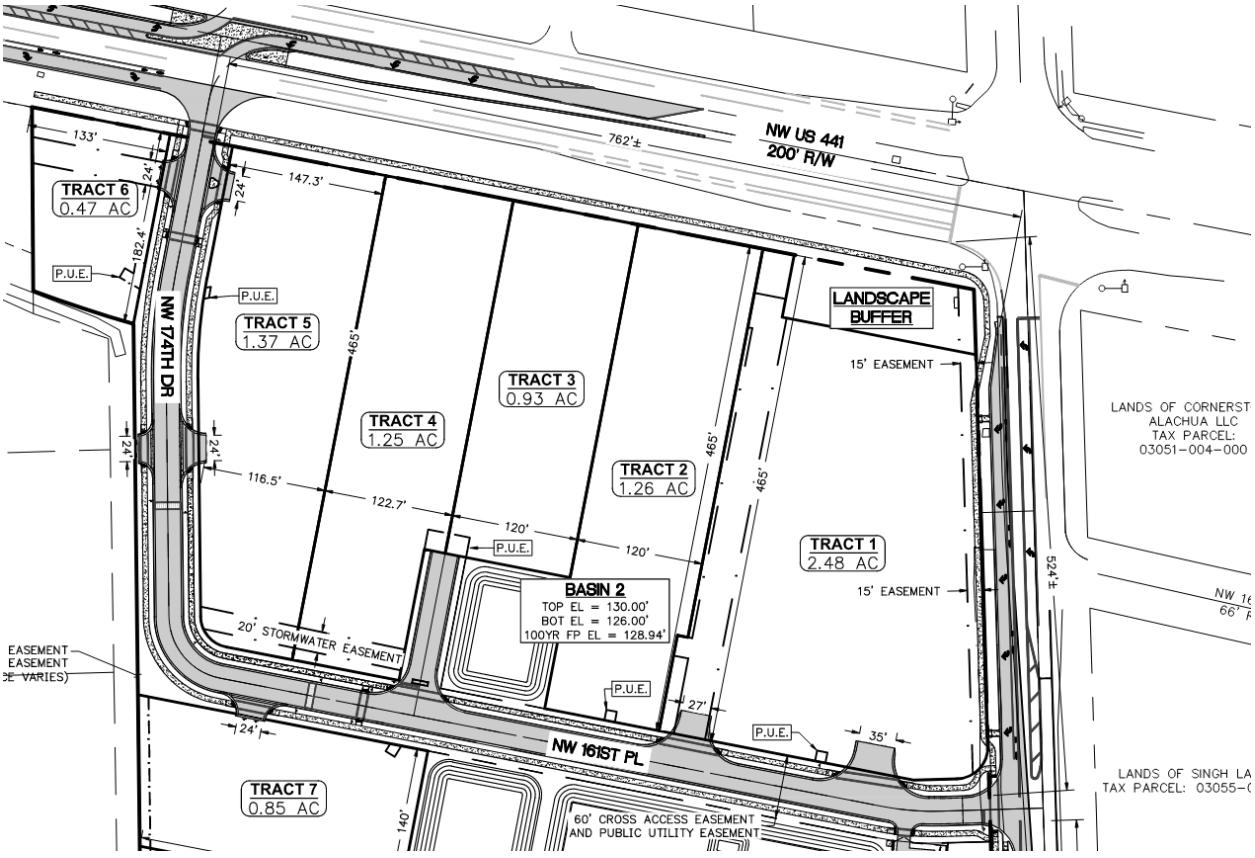
The Applicant proposes to develop in Tract 5 (also referred to as Lot 5) which has been designated to discharge into Basin 1. The Master Development has been designed to support future commercial lots development. See below excerpt for the permitted breakdown of impervious area per lot:

Bowman

Table 5: Allowable Impervious Area

Lot #	Total Area (AC)	Allowable Impervious Area (AC)
1	2.48	2.11
2	1.26	1.07
3	0.93	0.79
4	1.35	1.15
5	1.27	1.08
6	0.47	0.40
7	0.85	0.72

According to the permitted conditions Lot 5 was designed to have an allowable impervious area is 1.08 acres or 85% of the total area (out of 1.27 acre lot). A mistake or revision may have occurred during permitting, according to the infrastructure plans provided, Lot 4 total area is 1.25 acres and Lot 5 total area is 1.37, with these changes made the allowable impervious area for Lot 5 should be equal to 1.165 acres.



The calculations for the proposed stormwater storage for Basin 1 were designed to incorporate 12" of freeboard within the Basin per SRWMD requirements. See below summary of the Permitted stage storage calculations for Basin 1:

Table 6: Basin Stage Storage Calculations

Basin 1:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
125.00	24,451	0.56	0
126.00	28,287	0.65	26,369
127.00	32,223	0.74	56,624
128.00	36,261	0.83	90,866
129.00	40,399	0.93	129,196
129.50	42,505	0.98	149,922

All 3 new stormwater basins were analyzed to establish the max stages for each storm event as the 100-year critical floodplain elevations. A minimum of 12" of freeboard was provided in each basin in accordance with SRWMD requirements. See below table for Permitted Critical Storm Events Max Stages:

Table 8: Critical Storm Events

Drainage Area	100-YR Critical Storm Event	Top of Bank Elevation (FT)	Basin Max Stage (FT)
BASIN 1	100YR – 240HR	130.50	128.49
BASIN 2	100YR – 008HR	130.00	128.94
BASIN 3	100YR – 240HR	127.00	126.00

The Suwannee River Water Management District criteria governs the water quality treatment volume recovery requirements. The criteria requires the WQTV to be runoff from the first 2.0" of rainfall over each drainage area. The SRWMD requires that he required WGTV be recovered within 72 hours following the design storm event. See below table for the Permitted WQTV calculations and recovery time:

Table 7: Water Quality Treatment Volume Storage & Recovery Time

Basin Name	Volume Provided (CF)	Basin Stage (FT)	Recovery Time (Hrs)
BASIN 1	53,186	126.75	20.93
BASIN 2	18,233	128.66	35.93
BASIN 3	27,688	123.49	5.09

3.0 PROPOSED CONDITIONS

The Applicant is proposing to construct a +/- 5,413 SF Chick-Fil-A Restaurant building with drive-thru within Lot #5 with an approximate area of 1.37 acres, with total imperviousness of 1.09 acres (79.56%). Please refer to table 1 for the land use breakdown of the proposed site.

Table 1. Proposed Land Use Breakdown

Area Description	Proposed		
	Square Feet	Acreage	%
Building	5,413	0.12	9.1
Sidewalk / Paving	42,006	0.97	70.4
Grass / Open Area	12,257	0.28	20.5
Total Area	**59,676**	**1.37**	**100**

The proposed development drainage improvements will use a series of interconnected pipes with catch basins, manholes and curb inlets that will connect to the existing drainage system via existing Curb Inlet (EX-1), subsequently a proposed 18" ERCP pipes and catch basins within (20 feet stormwater Easement) to connect to another Existing Curb inlet (EX-2). The existing EX-2 curb inlet is connected to the existing drainage system which directs storm runoff to Basin 1. Basin 1 is interconnected with Basin 2 and Basin 3. Basin 3 is the only basin with an outfall that discharges off-site via type C Inlet Control Structure with a Rim elevation equal to 126' and a 15" Polypropylene Pipe which connects to a type C structure located East off-site the property.

All 3 Basins were previously permitted in ERP-001-243718-6 meeting all the requirements of SRWMD, FDOT, Alachua County, the City of Alachua, and NPDES. Each basin is designed to provide a 12" of freeboard, the ability to recover from each storm event within the required times and the required water quality volume. Refer to **Appendix B ERP Stormwater Report** for additional information.

Minimum finished floor elevations were evaluated based on the maximum stage of the 100-year critical floodplain elevation and the required 12" freeboard. Basin 1 established a 130.50 feet Top of Bank; minimum Finish Floor Elevation for Lot #5 is 136.00 feet.

4.0 CONCLUSION

The applicant is requesting a Minor Modification to the existing Environmental Resource permit ERP-001-243718-6. The proposed on-site improvements for the development area are within Lot #5 with an approximately 1.37 acres. According to the approved ERP permit the allowable Impervious Area is 85% of the total lot area equal to 1.16 acres, based on the proposed land use breakdown the proposed impervious area is 79.5% equal to 1.09 acres, providing 20.5% Pervious area. Therefore, proposed conditions are within the allowable permitted conditions.

Bowman

APPENDIX A: MAPS & FIGURES

Aerial Map

CFA - US Highway 441 & NW 173rd

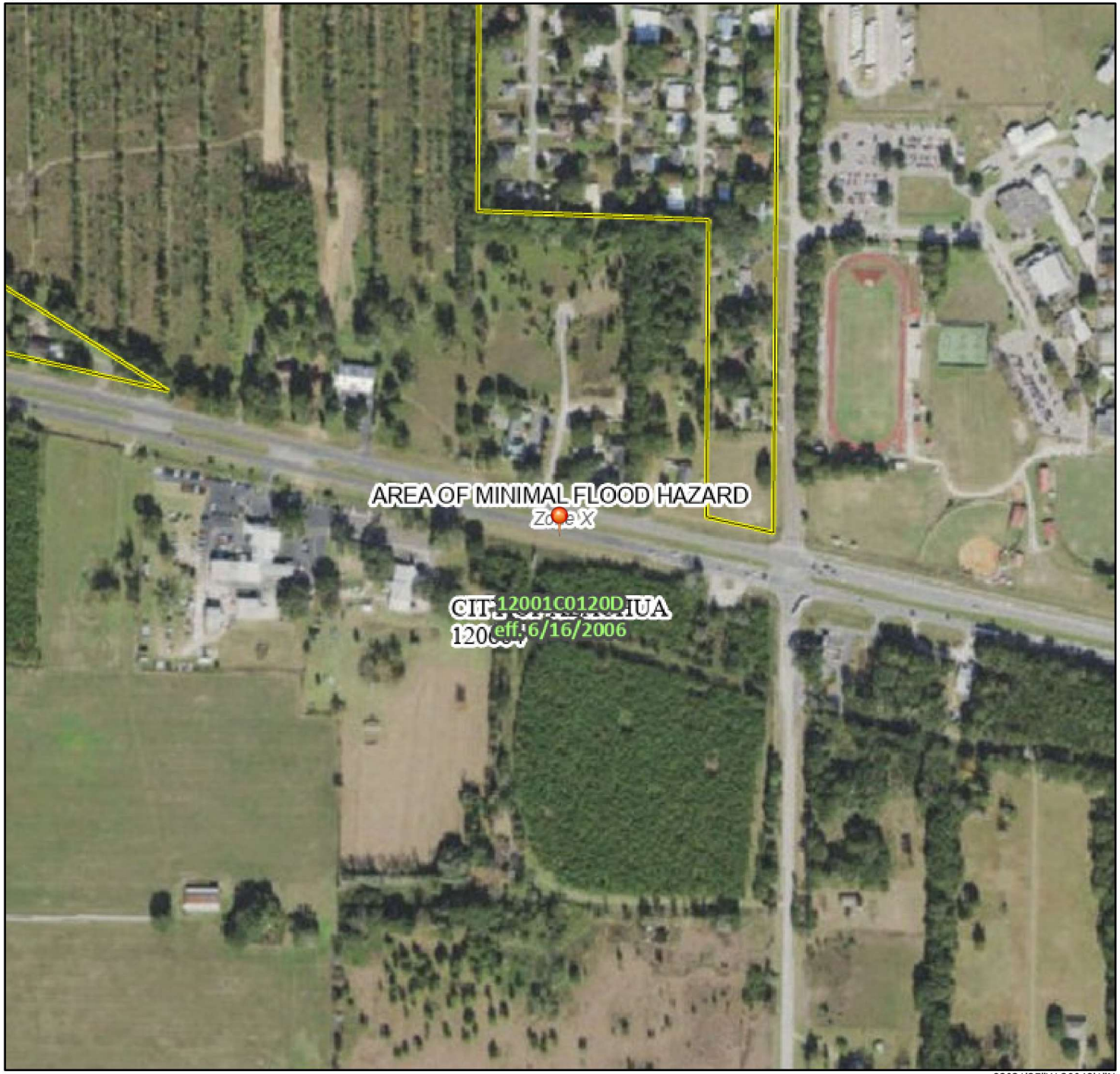
Legend



National Flood Hazard Layer FIRMette

FEMA

82°32'2"W 29°48'32"N



82°31'25"W 29°48'1"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2024 at 9:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Bowman

APPENDIX B: EXCEPRTS FOR THE MASTER ERP STORMWATER REPORT & PLANS

Santa Fe Crossings (Modification)

Stormwater Management Report

December 2023



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY J. BOEHLEIN, PE ON DECEMBER 21, 2023 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Timothy J. Boehlein, PE
FL Registration No. 96416

3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

I. Introduction

Santa Fe Crossings is a proposed development located on US-441 in the City of Alachua at Tax Parcel 03044-003-000 & 03042-050-008 as indicated in **Attachment A: Project Location Map**. This development proposes to construct the necessary utility and stormwater infrastructure improvements in order to support several future commercial lots. This report will address the proposed stormwater management systems associated with the proposed improvements. The development will construct Three (3) new dry stormwater basins. The stormwater management system will discharge to the CR-235A right of way in the southwest corner of the site in a manner similar to pre-development conditions. The property is within an area of minimal flood hazard as shown by the FEMA national flood hazard layer FilRMette provided in **Attachment B.**

II. Drainage Design Criteria

A. City of Alachua

Stormwater Quantity: All developments shall be constructed and maintained so that post-development runoff rates and pollutant loads do no exceed pre-development conditions. While development activity is underway and after it is completed, the characteristics of stormwater runoff shall approximate the rate, volume, quality, and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first one-half inch of stormwater runoff shall be treated in an off-line retention system or according to other best management practices as described in the water management district's Surface Water Management Permitting Manual, as amended.

Stormwater Quality: Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with F.A.C. 62-25.025(9), in effect upon adoption of the Comprehensive Plan, in order to meet the receiving water quality standards of F.A.C. Chapter 62-302, in effect upon adoption of the Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in F.A.C. Chapter 62-302, in effect upon adoption of the Comprehensive Plan.

B. Alachua County

Stormwater management facilities must be designed in accordance with the following from Article 9 of the Unified Land Development Code:

Stormwater Treatment Performance Standards: Per Alachua County Stormwater Treatment Code Section 77.27, the Alachua County Stormwater Treatment Standard is based on minimum levels of stormwater treatment and BMP design criteria that are presumed to achieve the

desired level of pollutant load reduction. Projects using retention BMPs within the Karst Sensitive Areas must meet (a), (b), or (c) below, and treat the first inch of runoff from the project area with one or more LID techniques separate from the dry retention basin.

Discharging directly or indirectly to surface waters – Reduce annual average total nitrogen and phosphorus load by 70% and 80%, respectively.

Discharging directly to an Outstanding Florida Waterbody – Reduce both annual average total nitrogen and phosphorus load by 95%.

Discharging within watersheds of Verified Impaired Water Bodies or Water Bodies within Adopted Nutrient Total Maximum Daily Loads (TMDLs) – Choose the greater nutrient reduction option of the following: meet requirements of (a), (b) or reduce the nitrogen and phosphorus loadings of predevelopment by 10%.

C. Suwannee River Water Management District (SRWMD)

Stormwater management facilities must be designed in accordance with the Suwannee River Water Management District Applicant's Handbook Volume II as follows:

Stormwater Quantity: Dry retention, online stormwater ponds must be designed such that the storm events are attenuated with post-development peak discharge rates not exceeding the pre-development peak discharge rates for the 100-yr 1-hr, 2-hr, 4-hr, 8-hr, 24-hr, 72-hr, 168-hr & 240-hr storm events, while providing 1 ft of freeboard. In addition, half of the entire stored volume must be recovered within 7 days following the end of the critical storm event, and the entire stored volume must be recovered within 30 days following the end of the critical storm event.

Stormwater Quality: Dry retention, online stormwater ponds must be designed such that the treatment volume shall be the runoff from the first 2.0" of rainfall following a critical duration storm event. Additionally, that volume of runoff must be treated within 72 hours following the end of the critical storm event.

D. National Pollutant Discharge Elimination System (NPDES)

Chapter 62-621.300(4) FAC requires that a Stormwater Pollution Prevention Plan (SWPPP) must be developed for issuance of a Generic Permit for Stormwater Discharge from Large and Small Construction Activities in order to be in conformance with the Florida Department of Environmental Protection (FDEP) regulation of point source discharges of stormwater from construction sites, as defined by the NPDES.

As outlined under the above mentioned rule, FDEP requires construction Activities spanning one (1) acre or more to comply with the regulations that limit point source discharge of stormwater runoff from the construction site. A Notice of Intent (NOI) must be submitted to FDEP prior to construction. The SWPPP must be included within the plan set to demonstrate the means by which the guidelines of the NPDES will be met. The project drawing set includes an SWPPP for the project, and the contractor will file for the NOI prior to beginning construction activities.

III. Design Methodology

Determination of the stormwater runoff conditions for both pre and post-development conditions utilizes the NRCS curve number method. This method calculates runoff curve numbers based on the soil characteristics and the land use cover conditions for the contributing drainage area. Rainfall hydrographs are generated based on accepted rainfall volumes for the local area, rainfall volume over time, and storm event distributions accepted by the local regulatory agencies.

JBPro utilizes the stormwater modeling program ICPR (version 3) to perform the stormwater basin flood routings. The program uses the runoff conditions and the basin design parameters to route the required storm events. The program is used to determine the peak flood stages and compare pre- and post-development conditions to determine the critical storm event. The critical storm event is the controlling storm event which dictates the final basin design. In addition, the PercPak feature of ICPR is used to analyze groundwater mounding and soil infiltration effects for each of the design storms in order to determine the drawdown times for both water quantity and quality calculations. ICPR is an accepted analysis program by the regulatory agencies having jurisdiction.
Nutrient removal efficiencies were estimated using BMP Trains V8.7, which is a downloadable software model based off the Best Management Practice (BMP) studies conducted in recent years within the state of Florida. First, the desired removal efficiency is specified for both Nitrogen and Phosphorus comparing pre and post development conditions. Next, details of the provided design are input into the model spreadsheet. These details vary from project to project but can include items such as LID treatment volume, retention treatment volume, LID and retention watershed characteristics, predevelopment site characteristics, and the configuration of each watershed's BMP. Once all the necessary information is entered into BMPTRAINS a performance summary can be viewed to see if treatment goals are obtained.

IV. Geotechnical Investigation

ECS Florida, LLC. conducted a geotechnical engineering investigation for the proposed stormwater management system on 03/20/2022. A copy of this report is provided in **Attachment C**. Soil borings were taken in each stormwater basin. A summary of these soil parameters is shown in Table 1 below. In order to provide a factor of safety for the designed stormwater management systems, the vertical and horizontal infiltration rates were divided by 2 in the stormwater model.

Table 1: Soil Parameters

Basin Name	Vertical Infiltration Rate (ft/day)	Horizontal Infiltration Rate (ft/day)	Elevation of Effective Aquifer (ft)	Avg. Seasonal High Water Elevation (ft bls)	Porosity (%)
Basin 1	6.00	6.00	10.50	10.50	25
Basin 2	3.50	3.50	14.50	14.50	25
Basin 3	4.50	4.50	9.00	9.00	25

V. Pre-Development Drainage Design

A. Stormwater Management Design

As indicated in **Attachment D: Pre-Development Drainage Map,** the existing site consists of one drainage area. The entirety of the site drains to the SE corner of the site, where it then discharges to the County Road 235A right of way. An NRCS curve number analysis was done on the pre-development conditions, and the curve number was determined to be **49.5.** This calculation is shown in **Attachment E: Drainage Design Calculations.**

B. Flood Routing

The system was analyzed under pre-development conditions using the stormwater modeling program ICPR 3.2 to perform the stormwater flood routings to establish the pre-development flood stages. Total flow and max flow rate were also calculated to establish the max discharge values for use in the post-development condition. The program uses the runoff conditions and the basin design parameters to route the required design storm events. In addition, PercPak within ICPR utilizes the existing geotechnical parameters for the stormwater analysis as part of the mounding modeling analysis to analyze recovery of the system. ICPR with PercPak is an accepted analysis program by the regulatory agencies having jurisdiction. ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

VI. Post-Development Drainage Design

A. Stormwater Management Design

The post-development stormwater system is shown in **Attachment D: Post Development Drainage Map.** The system was designed in a manner to mimic pre-development drainage conditions as closely as possible. The basins will be connected, and only Basin 3 will discharge off of the site. Basin 1 will serve tracts 2, 4, 5, 6, 7 and a portion of the right of way. Basin 2 will only serve tract 4. Basin 3 will only serve tract 1, and the remaining right of way.

B. Drainage Area Curve Numbers

Table 4 provides the Post-Development Drainage Area Curve Numbers for each drainage area. Full calculations for each of the curve numbers below can be seen in **Attachment E: Drainage Design Calculations.** The drainage areas were broken down into several categories, including Right-of-Way, Lot Area, Open Space, and Retention Areas. Curve numbers were assigned to each category based on the data presented in TR-55. A right-of-way curve numbers was established to be 78 as calculated with the proposed typical sections. A lot curve number was established to be 89 based on the total allowable impervious area for future developers on each lot. A breakdown of impervious area per lot is provided in Table 5 below.

Table 4: Post-Development Design Data

Drainage Area	Total Drainage Area (Acres)	Weighted Curve Number (CN)
DA-1	7.53	87.25
DA-2	1.22	89.25
DA-3	4.89	88.50

Table 5: Allowable Impervious Area

Lot #	Total Area (AC)	Allowable Impervious Area (AC)
1	2.48	2.11
2	1.26	1.07
3	0.93	0.79
4	1.35	1.15
5	1.27	1.08
6	0.47	0.40
7	0.85	0.72

C. Basin Stage – Storage Relationship

The calculations for the proposed stormwater storage basins are provided in **Attachment E: Drainage Design Calculations.** The onsite basins were designed to incorporate 12" of freeboard within the basin per SRWMD requirements. A summary of the stage storage calculations for each basin is provided in Table 6 below.

Table 6: Basin Stage Storage Calculations

Basin 1:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
125.00	24,451	0.56	0
126.00	28,287	0.65	26,369
127.00	32,223	0.74	56,624
128.00	36,261	0.83	90,866
129.00	40,399	0.93	129,196
129.50	42,505	0.98	149,922

Basin 2:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
126.00	4,811	0.11	0
127.00	5,983	0.14	5,397
128.00	7,255	0.17	12,016
129.00	8,627	0.20	19,957
130.00	10,485	0.24	29,513

Basin 3:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
122.75	34,374	0.79	0
123.00	35,352	0.81	8,716
124.00	39,328	0.90	46,056
125.00	43,405	1.00	87,422
126.00	47,582	1.09	132,916
127.00	51,860	1.19	182,637

D. Water Quality Treatment Volume

The Suwannee River Water Management District criteria governs the water quality treatment volume recovery requirements. This criteria requires the WQTV to be the runoff from the first 2.0" of rainfall over each drainage area. The site has a total drainage area of 502.491 SF, which corresponds to a required 83,749 CF of water quality volume required. The SRWMD requires that the required Water Quality Treatment Volume (WQTV) be recovered within 72 hours following the design storm event. In accordance with SRWMD recommendations, the water quality treatment volume was routed using ICPR as a slug load to determine the WQTV recovery time. Table 7 shows the routing recovery time after the slug load was applied. The full calculations for WQTV recovery are provided in **Attachment E: Drainage Design Calculations** and the ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

Table 7: Water Quality Treatment Volume Storage & Recovery Time

Basin Name	Volume Provided (CF)	Basin Stage (FT)	Recovery Time (Hrs)
BASIN 1	53,186	126.75	20.93
BASIN 2	18,233	128.66	35.93
BASIN 3	27,688	123.49	5.09

E. Flood Routing – Max Stage

The system was analyzed using the stormwater modeling program ICPR 3.2 to perform the stormwater basin flood routings to assure the retention basins are sized correctly to handle the stormwater discharge from all of the design storm events. The program uses the runoff

conditions and the basin design parameters to route the required design storm events. The program is used to determine the peak flood stages to determine the critical storm event, which is the controlling storm event that dictates the final basin design. In addition, PercPak within ICPR utilizes the existing geotechnical parameters for the stormwater basins as part of the mounding modeling analysis to analyze recovery of the system. ICPR with PercPak is an accepted analysis program by the regulatory agencies having jurisdiction. ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

Each of the (3) stormwater basins were analyzed to establish the max stages for each storm event as well as the 100-year critical floodplain elevations. A minimum of 12" of freeboard was provided in each basin in accordance with SRWMD requirements. A full summary of the max stage for each basin under all the required storm events can be seen in **Attachment E: Drainage Design Calculations**. A summary of the 100-year critical floodplain elevations can be seen in Table 8 below.

Table 8: Critical Storm Events

Drainage Area	100-YR Critical Storm Event	Top of Bank Elevation (FT)	Basin Max Stage (FT)
BASIN 1	100YR – 240HR	130.50	128.49
BASIN 2	100YR – 008HR	130.00	128.94
BASIN 3	100YR – 240HR	127.00	126.00

F. Flood Routing – Volume Discharge

The discharge from Basin 3 to the CR235A Right of way was analyzed to ensure the discharge volumes and rates do not exceed Pre-Development conditions. A summary of the total discharge volumes and max discharge rates from ICPR can be seen in **Attachment G: ICPR Inputs and Results** and are summarized in Table 9 below.

Table 9: Pre / Post Volume/Rate Discharge Comparison

Storm	100YR-001HR	100YR-002HR	100YR-004HR	100YR-008HR	100YR-024HR	100YR-072HR	100YR-168HR	100YR-240HR
Pre-Development Discharge Volume (CF)	0.48	0.94	1.69	2.51	4.80	7.17	9.18	11.08
Post-Development Discharge Volume (CF)	0.06	0.37	1.07	1.98	4.39	6.51	7.81	9.48
Decrease in Total Discharge Volume (CF)	0.42	0.57	0.61	0.53	0.41	0.66	1.37	1.60
Pre-Development Discharge Rate (CFS)	14.09	12.48	14.52	17.92	6.99	6.82	5.24	6.79
Post-Development Discharge Rate (CFS)	0.47	1.36	2.39	3.05	3.78	4.75	4.45	5.77
Decrease in Total Discharge Rate (CFS)	13.62	11.13	12.13	14.88	3.22	2.07	0.78	1.02

G. Flood Routing – Volume Recovery

As required by SRWMD, 7-Day and 30-Day Recovery Results for each storm event can be seen in **Attachment E**. All (3) basins recover half of the maximum stored volume within 7 days and fully recover all of the stored volume within 30 days following each storm event. A summary of the recoveries is provided in Tables 10 and 11 below.

Table 10: Full Volume Recovery Time

Storm/Basin	Basin 1	Basin 2	Basin 3
100YR-001HR	22.26	30.26	14.51
100YR-002HR	38.26	42.26	64.26
100YR-004HR	62.26	54.26	192.26
100YR-008HR	94.26	66.26	290.26
100YR-024HR	206.26	114.26	398.26
100YR-072HR	344.26	274.26	532.26
100YR-168HR	542.27	444.27	758.27
100YR-240HR	662.26	562.26	888.26

Table 11: Percentage of Volume Recovered at 7 Days

Storm/Basin	Basin 1	Basin 2	Basin 3
100YR-001HR	100.00%	100.00%	100.00%
100YR-002HR	100.00%	100.00%	100.00%
100YR-004HR	100.00%	100.00%	97.73%
100YR-008HR	100.00%	100.00%	90.40%
100YR-024HR	97.63%	100.00%	86.04%
100YR-072HR	86.66%	91.35%	84.25%
100YR-168HR	77.13%	75.63%	80.25%
100YR-240HR	78.14%	68.67%	82.08%

VII. Conclusions

The Santa Fe Crossings stormwater system conforms to all of the requirements of SRWMD, FDOT, Alachua County, the City of Alachua, and NPDES. As shown within this report, each basin is designed to provide the minimum 12” of freeboard. Additionally, each basin demonstrates the ability to recover from each storm event within the required times. Based on the data provided in this report, this project complies with the required stormwater management design and permitting requirements for all applicable agencies.

Attachment C:

GEOTECHNICAL ENGINEERING RESULTS

(Exhibit on Next Page)





ECS Florida, LLC

Geotechnical Engineering Report

Santa Fe Crossings – Roadway and Ponds

16300 NW US HWY 441
Alachua, Alachua County, Florida

ECS Project Number 35:32630

March 20, 2022

EXECUTIVE SUMMARY

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Information gleaned from the executive summary should not be utilized in lieu of reading the entire geotechnical report.

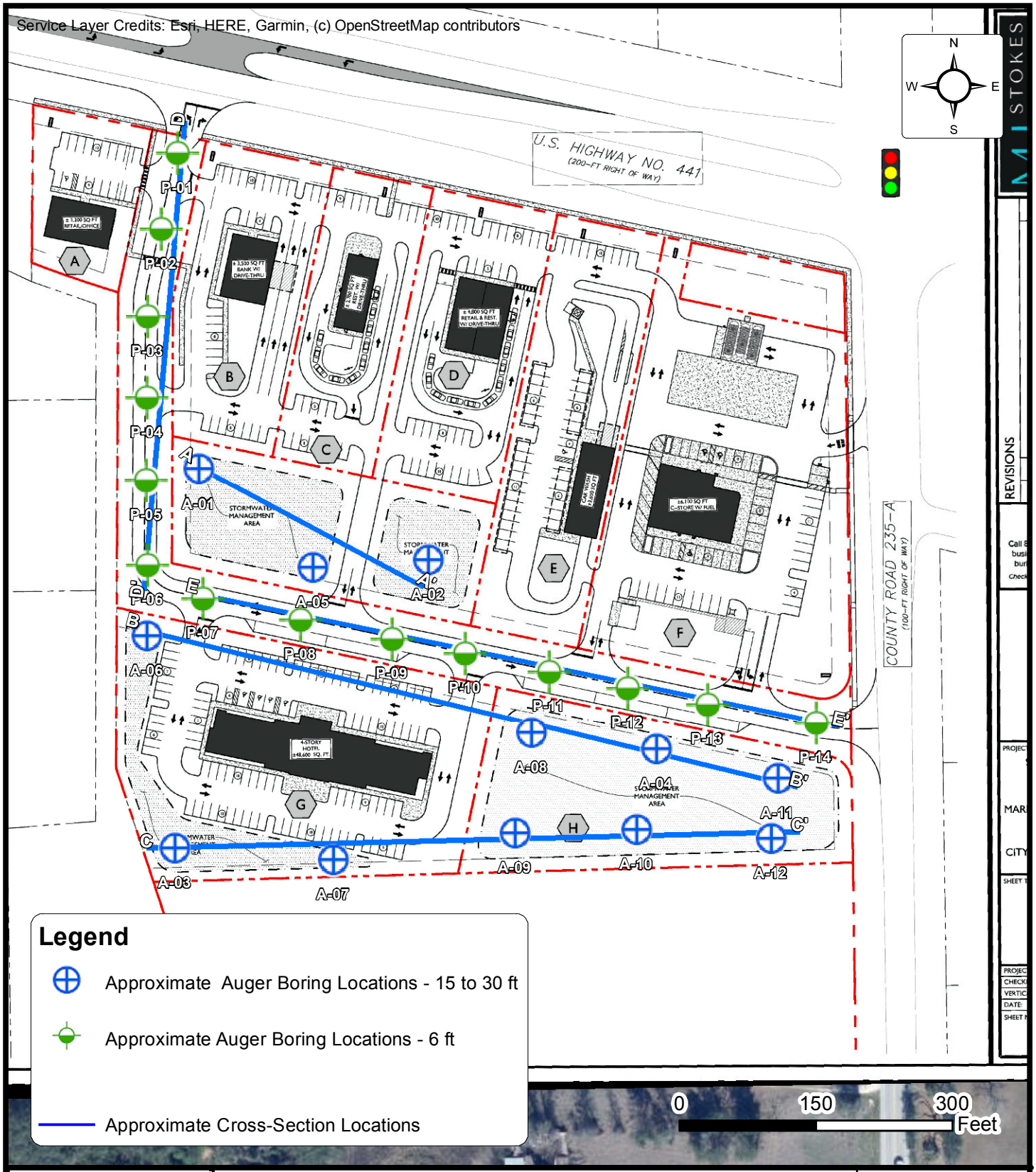
The geotechnical exploration performed for the planned stormwater management basins and main roadway included four (4) soil test borings drilled to depths of thirty (30) feet, eight (8) soil test borings drilled to the depths of fifteen (15) feet, and fourteen (14) soil test borings drilled to the depths of six (6) feet. Bulk samples for laboratory permeability and Limerock Bearing Ratio (LBR) testing were obtained.

The soil borings performed in the proposed stormwater management basins encountered variable surface conditions. Generally, the subsurface profile initially consists of sandy materials followed by intrabedded strata of clayey soils.

The soils borings performed in the proposed main roadway area encountered sandy soil from near ground surface to the explored depths of six (6) feet.

In general, soils appear satisfactory for stormwater management and pavement support. Our recommended soil paramateres for stormwater management and pavement designs are included within the body of this report. Depending on the final basin geometry design and pavement grading, some undercutting and replacement of clayey sands could be required.

During construction, ECS should be retained by the contractor to visually inspect the basin bottoms after excavations to assist where (if anywhere) undercutting is required and perform material testing for the proposed pavement.



Legend

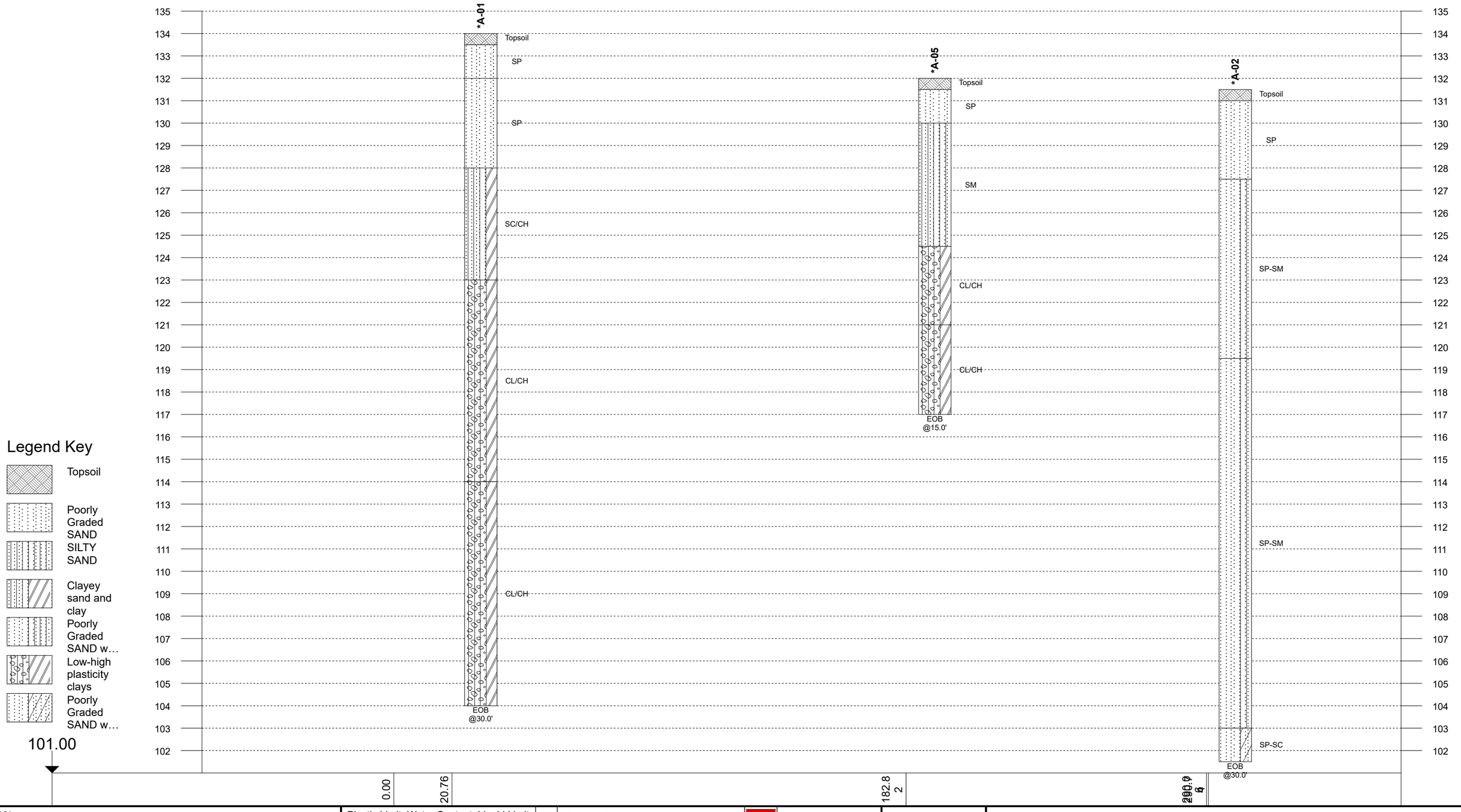
- Approximate Auger Boring Locations - 15 to 30 ft
- Approximate Auger Boring Locations - 6 ft
- Approximate Cross-Section Locations

BORING LOCATION DIAGRAM
SANTA FE CROSSINGS - ALACHUA

16300 NW US HWY 441, ALACHUA, FLORIDA

V3 CAPITAL GROUP, LLC

ENGINEER	CAD4
SCALE	AS NOTED
PROJECT NO.	35:32630
SHEET	1 OF 1
DATE	3/3/2022



Legend Key

- Topsoil
- Poorly Graded SAND
- SILTY SAND
- Clayey sand and clay
- Poorly Graded SAND w…
- Low-high plasticity clays
- Poorly Graded SAND w…

101.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit
X———●———△

[FINES CONTENT%]

BOTTOM OF CASING

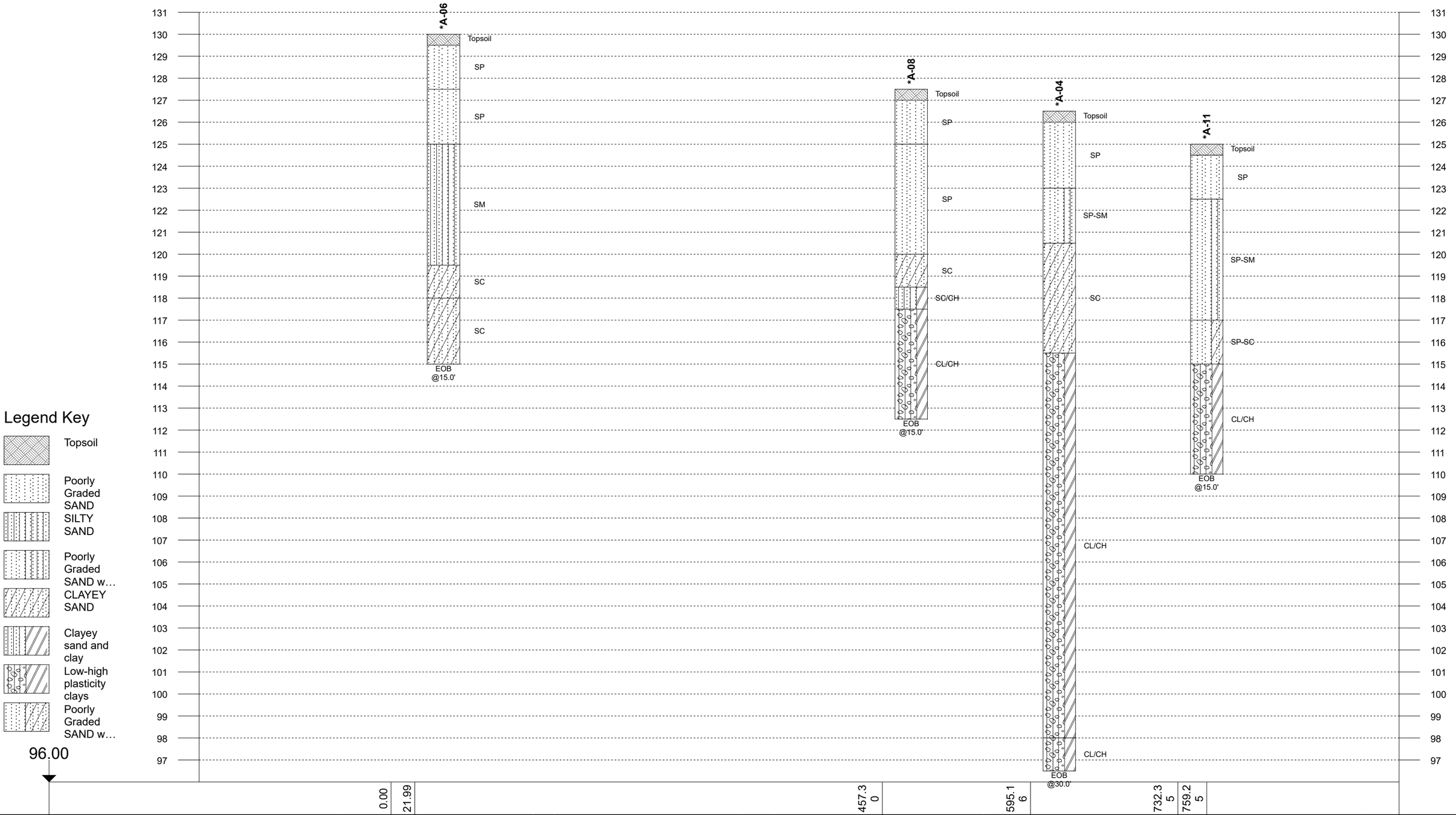
LOSS OF CIRCULATION

WL (First Encountered)		Fill	
WL (Completion)		Possible Fill	
WL (Seasonal High Water)		Probable Fill	
WL (Stabilized)		Rock	

GENERALIZED SUBSURFACE SOIL PROFILE A-A'

Santa Fe Crossings - Alachua
V3 Capital Group, LLC
16300 NW US HWY 441, Alachua, Florida 32615

Project No: 35:32630 Date: 03/18/2022



Notes:

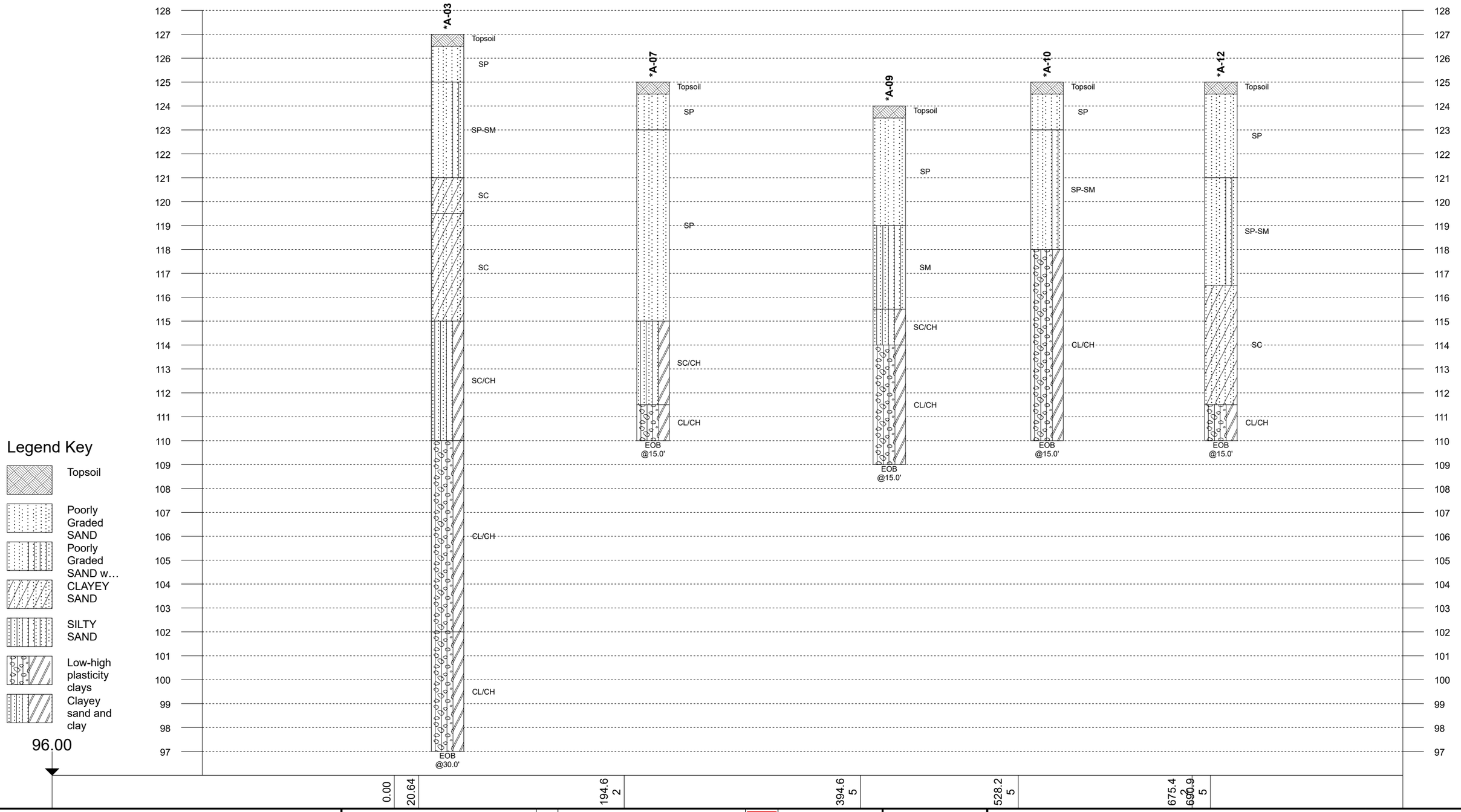
1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit X——●——△	WL (First Encountered)	Fill
[FINES CONTENT%]	WL (Completion)	Possible Fill
BOTTOM OF CASING	WL (Seasonal High Water)	Probable Fill
100% LOSS OF CIRCULATION	WL (Stabilized)	Rock

GENERALIZED SUBSURFACE SOIL PROFILE B-B'

Santa Fe Crossings - Alachua
V3 Capital Group, LLC
16300 NW US HWY 441, Alachua, Florida 32615

Project No: 35:32630 Date: 03/18/2022



Legend Key

- Topsoil
- Poorly Graded SAND
- Poorly Graded SAND w… CLAYEY SAND
- SILTY SAND
- Low-high plasticity clays
- Clayey sand and clay

96.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit
X———●———△

[FINES CONTENT%]

BOTTOM OF CASING

LOSS OF CIRCULATION

WL (First Encountered)

WL (Completion)

WL (Seasonal High Water)

WL (Stabilized)

Fill

Possible Fill

Probable Fill

Rock

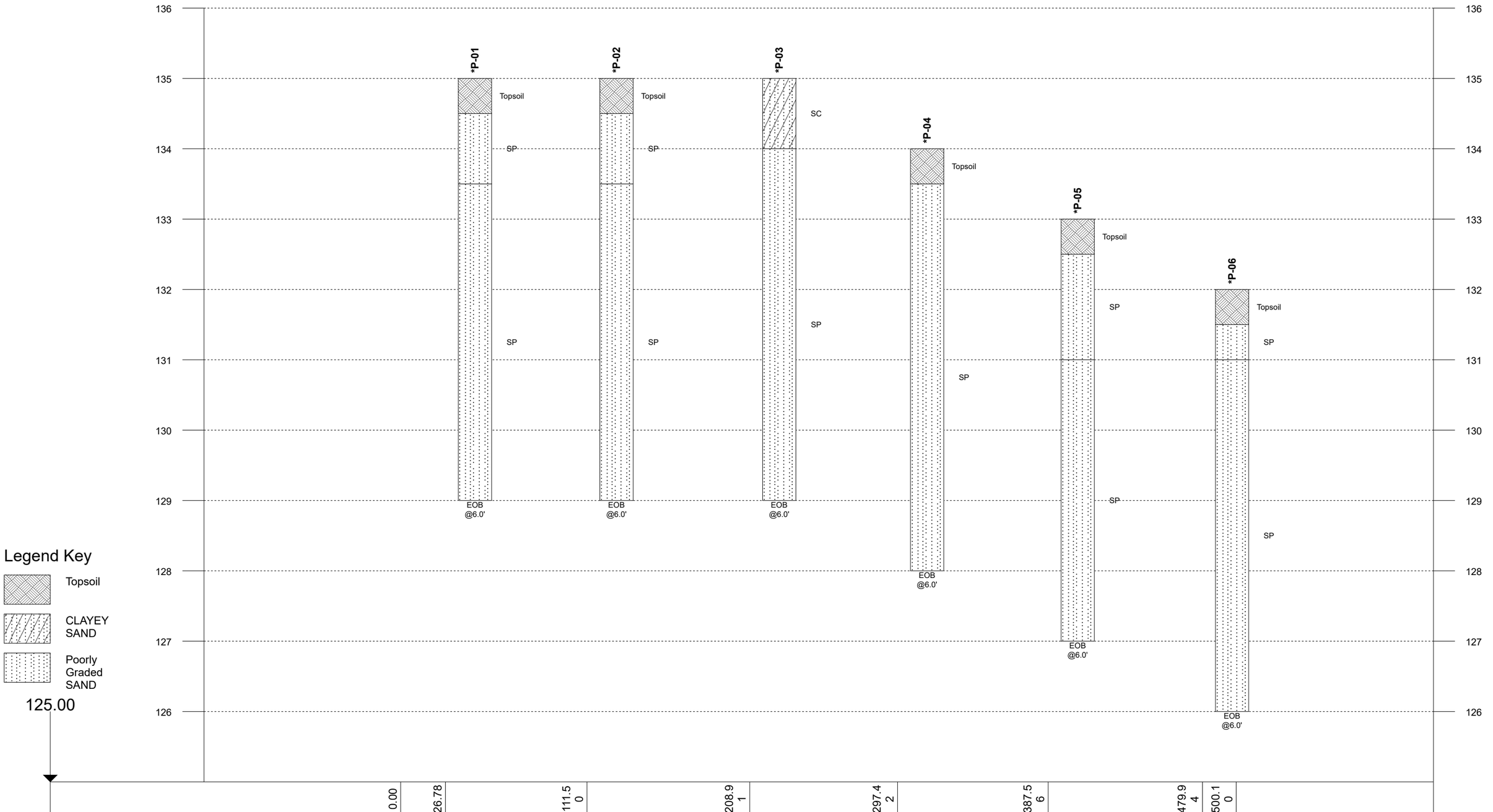
GENERALIZED SUBSURFACE SOIL PROFILE C-C'

Santa Fe Crossings - Alachua

V3 Capital Group, LLC

16300 NW US HWY 441, Alachua, Florida 32615

Project No: 35:32630 Date: 03/18/2022



Legend Key

- Topsoil
- CLAYEY SAND
- Poorly Graded SAND

125.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

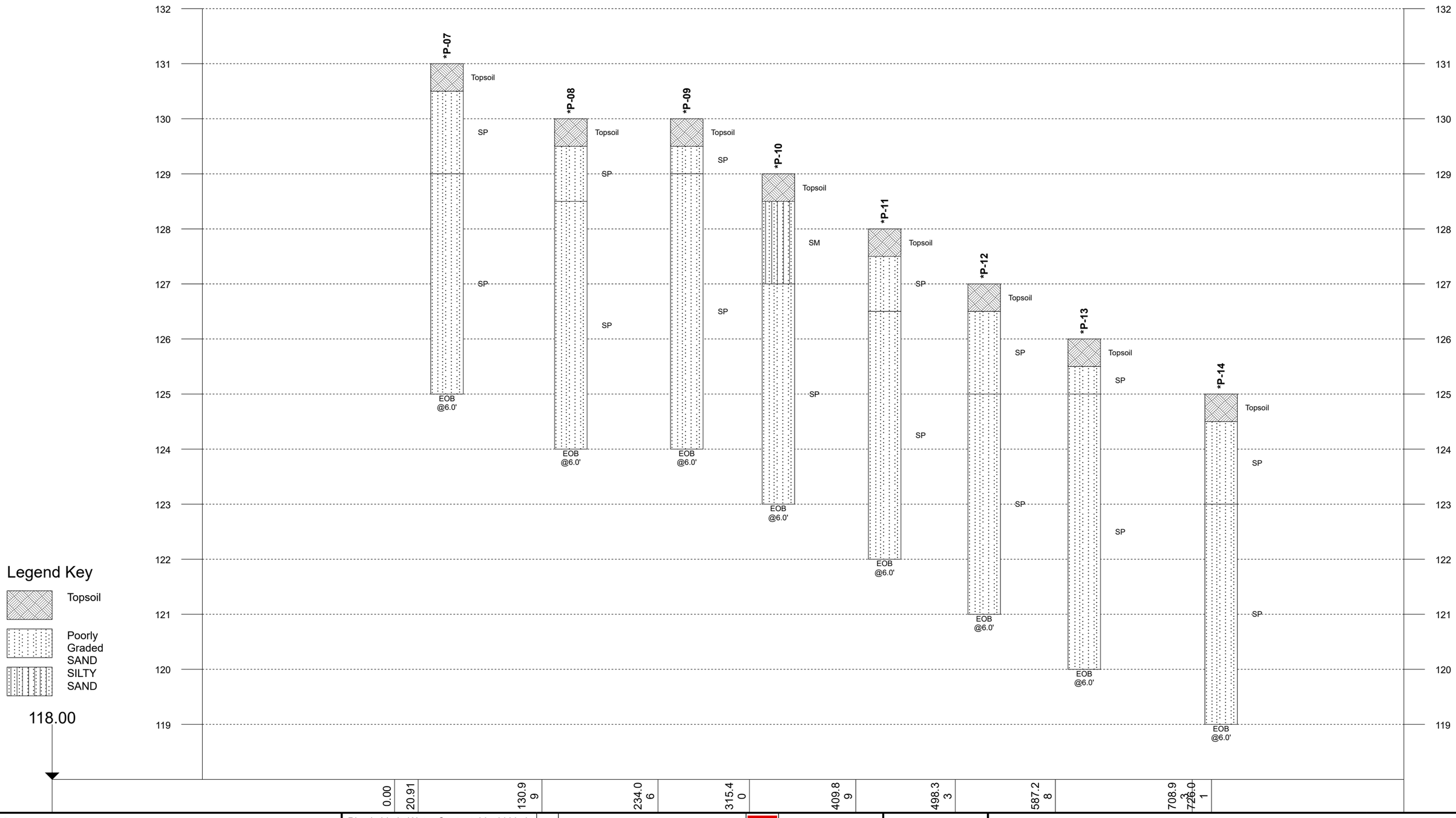
Plastic Limit Water Content Liquid Limit
X———●———△
[FINES CONTENT%]
BOTTOM OF CASING
100% LOSS OF CIRCULATION

WL (First Encountered)	Fill
WL (Completion)	Possible Fill
WL (Seasonal High Water)	Probable Fill
WL (Stabilized)	Rock

GENERALIZED SUBSURFACE SOIL PROFILE D-D'

Santa Fe Crossings - Alachua
V3 Capital Group, LLC
16300 NW US HWY 441, Alachua, Florida 32615

Project No: 35:32630 Date: 03/18/2022



Legend Key

- Topsoil
- Poorly Graded SAND
- SILTY SAND

118.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit
X———●———△

[FINES CONTENT%]

BOTTOM OF CASING

LOSS OF CIRCULATION (100)

WL (First Encountered)

WL (Completion)

WL (Seasonal High Water)

WL (Stabilized)

Fill

Possible Fill

Probable Fill

Rock

GENERALIZED SUBSURFACE SOIL PROFILE E-E'

Santa Fe Crossings - Alachua

V3 Capital Group, LLC

16300 NW US HWY 441, Alachua, Florida 32615

Project No: 35:32630 Date: 03/18/2022

Laboratory Testing Summary

Sample Source	Sample Number	Start Depth (feet)	End Depth (feet)	Sample Distance (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Maximum Dry Density (pcf)	Limerock Bearing Ratio	Constant Head Permeability (ft/day)[5]
							LL	PL	PI				
A-2		7.0	8.0	1.0	8	SP-SM				11			3
A-5		5.0	6.0	1.0	7	SM				16			4
A-6		5.0	8.0	3.0	5	SM				12			6
A-9		5.0	7.0	2.0	6	SM				13			3
A-1	S-3	7.0	7.5	0.5	24	SC/CH				43			
A-3	S-3	6.5	7.0	0.5	11	SC				21			
A-4	S-3	7.0	7.5	0.5	21	SC				32			
A-8	S-4	9.5	10.0	0.5	24	SC/CH				48			
P-3	S-1	1.0	1.5	0.5	20	SC				25			
P-10	S-1	0.5	1.0	0.5	10	SM				16			
LBR-1		0.0	2.0	2.0		SP					115.2	57	

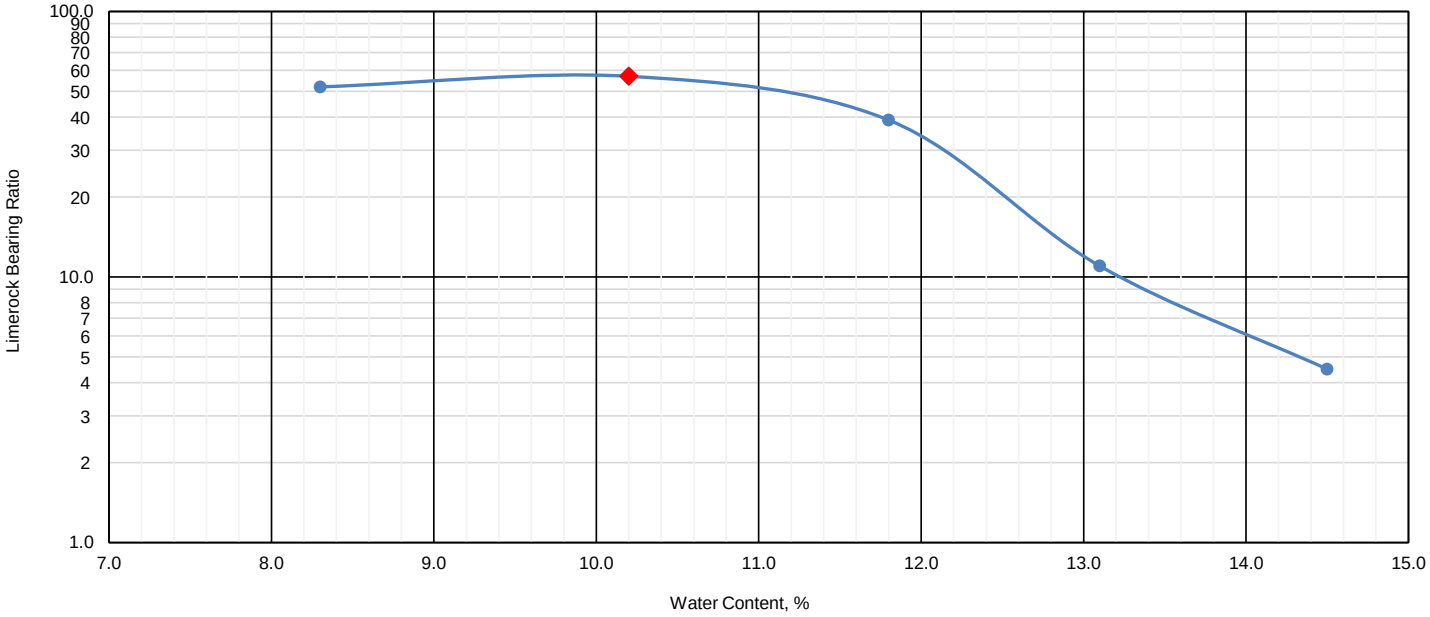
Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. ASTM D 2434

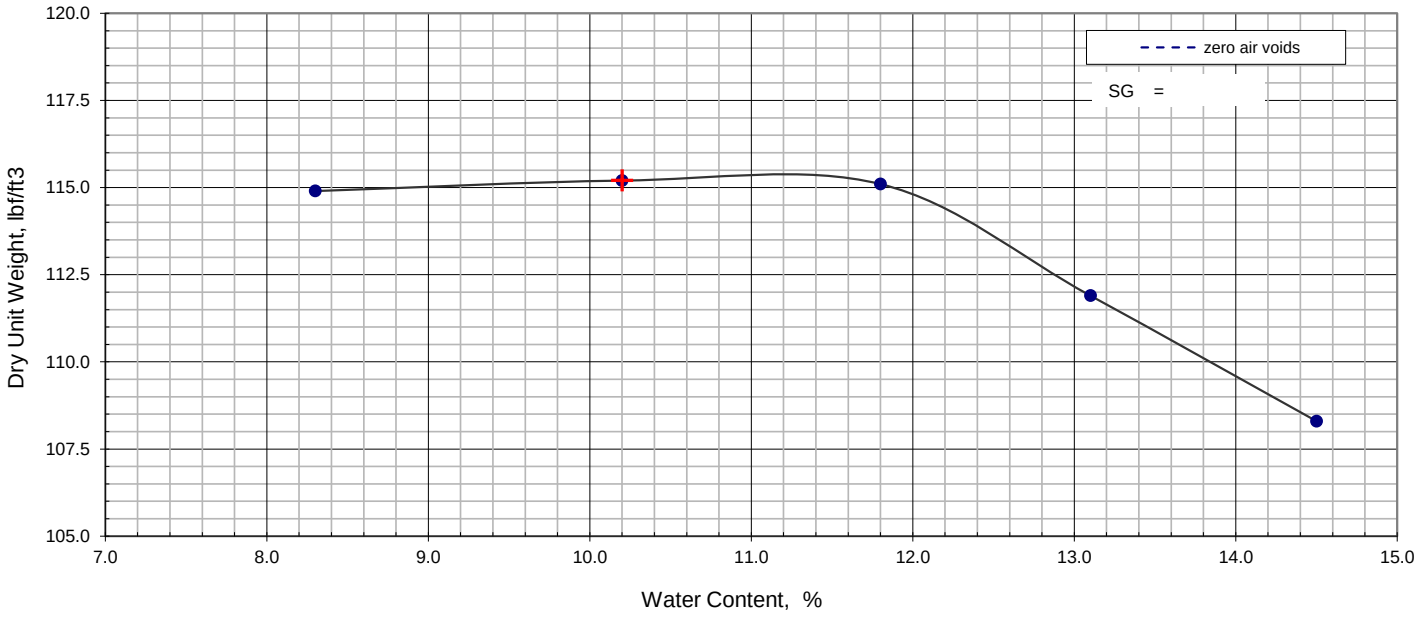
Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index

Project No. **35:32630**
Project Name: **Santa Fe Crossings - Alachua**
PM: **C. Dunlap**
PE: **D. Spangler**
Printed On: **March 9, 2022**

ECS Florida, LLC
6342 NW 18th Drive, Unit 10
Gainesville, Florida 32653
(352) 221-9221

Limerock Bearing Ratio (LBR)





TEST RESULTS (FM 5-515)

Max. Dry Density (pcf)	Optimum Moisture Content (%)	Max. LBR	Fines Content (%)
115.2	10.2	57	
Material Description		USCS	AASHTO
P-14, Dark Gray Fine Sand		SP	A-3

Project: Santa Fe Crossings - Alachua
Client: V3 Capital Group, LLC
Sample / Source: LBR-01

Project No.: 35:32630
Depth (ft): 0 - 2
Sample No.: D3S-96
Date Reported: 3/18/2022

Office / Lab	Address	Office Number / Fax
ECS Florida LLC - Gainsville	6342 NW 18th Drive, Unit 10 Gainesville, Florida 32653	352-221-9221

Tested by	Checked by	Approved by	Date Received
LabManager	SKola1	SKola1	3/14/2022

Attachment E:

DRAINAGE DESIGN CALCULATIONS

(Exhibit on Next Page)

Pre-Development Curve Number Calculations:

Pre DA-1	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	5,682	0.13	98	A
Open Area	588,958	13.52	49	A
	594,640	13.65	49.47	**(use 49.5)**

Post-Development Curve Number & Basin Stage-Storage Calculations:

DA-1	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	227,666	5.23	89	A
R/W Area	48,665	1.12	78	A
Retention Area	42,018	0.96	100	A
Open Area	9,709	0.22	39	A
	328,058	7.53	87.30	**(use 87.25)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
125.00	24,451	0.56	0
126.00	28,287	0.65	26,369
127.00	32,223	0.74	56,624
128.00	36,261	0.83	90,866
129.00	40,399	0.93	129,196
129.50	42,505	0.98	149,922

Avg. Ground (ft)		126.00
Base Elevation (bls)	10.50	115.50
Water Table (bls)	10.50	115.50
Layer Thickness		9.50
Vert Infiltration	6.00	3.00
Horz Infiltration	6.00	3.00
Porosity	25.00	0.25

DA-2	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	40,680	0.93	89	A
R/W Area	0	0.00	78	A
Retention Area	10,485	0.24	100	A
Open Area	2,115	0.05	39	A
	53,280	1.22	89.18	**(use 89.25)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
126.00	4,811	0.11	0
127.00	5,983	0.14	5,397
128.00	7,255	0.17	12,016
129.00	8,627	0.20	19,957
130.00	10,485	0.24	29,513

Avg. Ground (ft)		126.00
Base Elevation (bls)	14.50	111.50
Water Table (bls)	14.50	111.50
Layer Thickness		14.50
Vert Infiltration	3.50	1.75
Horz Infiltration	3.50	1.75
Porosity	25.00	0.25

DA-3	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	118,848	2.73	89	A
R/W Area	36,816	0.85	78	A
Retention Area	51,853	1.19	100	A
Open Area	5,605	0.13	39	A
	213,122	4.89	88.46	**(use 88.5)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
122.75	34,374	0.79	0
123.00	35,352	0.81	8,716
124.00	39,328	0.90	46,056
125.00	43,405	1.00	87,422
126.00	47,582	1.09	132,916
127.00	51,860	1.19	182,637

Avg. Ground (ft)		125.00
Base Elevation (bls)	9.00	116.00
Water Table (bls)	9.00	116.00
Layer Thickness		6.75
Vert Infiltration	4.50	2.25
Horz Infiltration	4.50	2.25
Porosity	25.00	0.25

Lot Area	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	85	0.00	98	A
Open Area	15	0.00	39	A
	100	0.00	89.15	**(use 89)**

Lot Area	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	40	0.00	98	A
Open Area	20	0.00	39	A
	60	0.00	78.33	**(use 78)**

Lot #	Total Area (ac)	Allowable Impervious (ac)
1	2.48	2.11
2	1.26	1.07
3	0.93	0.79
4	1.35	1.15
5	1.27	1.08
6	0.47	0.40
7	0.85	0.72

Required Water Quality Treatment Volume (WQTV):

SRWMD Criteria 2" over project Site

Drainage Area (SF) =	594,640
Total WQTV Required (CF) =	**99,107**

	Volume (CF)	**Basin Stage (FT)**
Basin 1 WQTV Provided =	53,186	126.75
Basin 2 WQTV Provided =	18,233	128.66
Basin 3 WQTV Provided =	27,688	123.49
Total WQTV Provided	**99,107**	

Runoff Volume Calculations using Percent DCIA Method

Alachua County Pre-treatment Criteria

	SF	AC
Site Area	381,338	8.75
Soils (To Be Excluded)	0	0.00
Basins (To Be Exculded)	58,108	1.33
Natural Area (To Be Excluded)	0	0.00
Project Area to Treat	323,230	7.42
Voume Required	26,936	CF
Volume provided	**99,107**	**CF**

Results

Discharge Volume			
Storm/Basin	**Pre-Offsite**	**Post-Offsite**	**Difference**
100YR-001HR	0.48	0.06	0.42
100YR-002HR	0.94	0.37	0.57
100YR-004HR	1.69	1.07	0.61
100YR-008HR	2.51	1.98	0.53
100YR-024HR	4.80	4.39	0.41
100YR-072HR	7.17	6.51	0.66
100YR-168HR	9.18	7.81	1.37
100YR-240HR	11.08	9.48	1.60

Discharge Rate			
Storm/Basin	**Pre-Offsite**	**Post-Offsite**	**Difference**
100YR-001HR	14.09	0.47	13.62
100YR-002HR	12.48	1.36	11.13
100YR-004HR	14.52	2.39	12.13
100YR-008HR	17.92	3.05	14.88
100YR-024HR	6.99	3.78	3.22
100YR-072HR	6.82	4.75	2.07
100YR-168HR	5.24	4.45	0.78
100YR-240HR	6.79	5.77	1.02

Maximum Stage			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	127.46	128.10	124.06
100YR-002HR	127.79	128.52	124.41
100YR-004HR	128.35	128.89	124.91
100YR-008HR	128.48	**128.94**	125.23
100YR-024HR	128.07	128.86	125.47
100YR-072HR	128.23	128.88	125.74
100YR-168HR	128.10	128.84	125.66
100YR-240HR	**128.49**	128.88	**126.00**

Full Volume Recovery Time			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	22.26	30.26	14.51
100YR-002HR	38.26	42.26	64.26
100YR-004HR	62.26	54.26	192.26
100YR-008HR	94.26	66.26	290.26
100YR-024HR	206.26	114.26	398.26
100YR-072HR	344.26	274.26	532.26
100YR-168HR	542.27	444.27	758.27
100YR-240HR	662.26	562.26	888.26

Basin Recovery @ 7 Days (%)			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	100.00%	100.00%	100.00%
100YR-002HR	100.00%	100.00%	100.00%
100YR-004HR	100.00%	100.00%	97.73%
100YR-008HR	100.00%	100.00%	90.40%
100YR-024HR	97.63%	100.00%	86.04%
100YR-072HR	86.66%	91.35%	84.25%
100YR-168HR	77.13%	75.63%	80.25%
100YR-240HR	78.14%	68.67%	82.08%

Bowman

APPENDIX C:

OTHER SUPPORTING DOCUMENTS

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FL 33634
813.851.0690
whitestoneassoc.com

REPORT OF GEOTECHNICAL INVESTIGATION

PROPOSED CHICK-FIL-A RESTAURANT
16314 U.S. HIGHWAY 441
PORTIONS OF PARCEL ID NOS.: 03044-003-000 & 03042-050-008
ALACHUA, ALACHUA COUNTY, FLORIDA



Prepared for:

ALACHUA CFA LLC
c/o LISCIOTTI DEVELOPMENT
535 Boylston Street
Eighth Floor
Boston, Massachusetts 02116

Prepared by:

WHITESTONE ASSOCIATES, INC.
8405 Benjamin Road
Suite J
Tampa, Florida 33634

Anthony J. Barbone
Geotechnical Specialist

Kevin A. Feath, PE
Principal

Whitestone Project No.: GF2422245.000
September 4, 2024

SECTION 1.0
Summary of Findings and Recommendations

Whitestone has conducted an exploration and evaluation of the subsurface conditions at the site of the proposed Chick-fil-A restaurant to be located at 16314 U.S. Highway 441 in Alachua, Alachua County, Florida. Based on the December 13, 2023 *Conceptual Site Plan* prepared by Bowman Consulting Group, Ltd. (Bowman), the proposed development includes construction of an approximately 4,987-square feet single-story Chick-fil-A restaurant with drive-thru services, outdoor patio area, trash enclosure, and associated pavements, utilities, and landscaping. Whitestone anticipates the Chick-fil-A building will be constructed at or near the existing site grades. No stormwater management (SWM) areas and/or retaining walls are planned as part of the Chick-fil-A development area.

The geotechnical investigation included conducting a reconnaissance of the project site, advancing eight borings and five test pits, and collecting soil samples for laboratory testing and physical characterization. Site subsurface conditions consisted of surficial topsoil, underlain by natural coastal plain deposited sandy soils underlain by deeper fat clay and elastic silt soils generally encountered at the shallowest depth of six feet below the existing ground surface. The encountered subsurface conditions are not indicative of karst formations to the depth of boring and test pit termination depths. However, karst conditions originate in the underlying limestone, which is deeper than the boring and test pit terminations. Static groundwater was not encountered during the site investigation to a maximum explored depth of 16.5 feet below ground surface (fbgs).

The results of the investigation indicate that the proposed structures may be supported by conventional ground supported shallow foundations and floor slabs following in-place compaction improvement and approval of the upper natural loose sands encountered within the proposed building and canopy footprints. Areas of overexcavation and replacement/recompaction of the upper sandy soils should be anticipated throughout the site due to the very loose to loose upper zones of natural sandy soils encountered. Although not anticipated based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts require overexcavation and replacement with granular soils if encountered within 18 inches of foundation and floor slab subgrade bearing elevations. Monitoring and testing should be conducted to verify that the ground improvement within the building pad and canopy areas recommended herein is conducted and suitable materials used for controlled fill/backfill are properly placed and compacted over suitable subgrade soils. Whitestone recommends that the suitability of the bearing soils along the footing bottoms be verified by a geotechnical engineer prior to placing concrete for the footings. Although not anticipated based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts will also require overexcavation and replacement with granular soils if encountered within 12 inches of pavement subgrade elevations. Additionally, the site conditions support the use of typical pavement sections using standard Florida Department of Transportation (FDOT) specified materials.

The above summary is intended to provide an overview of the geotechnical findings and recommendations and is not fully developed. Greater detail is presented in the following sections. The entire report must be read for a comprehensive understanding of the information contained herein.

SECTION 2.0
Introduction

2.1 AUTHORIZATION

Mr. Chad Brubaker, Vice President - Development of Alachua CFA LLC c/o Lisciotti Development, issued authorization to Whitestone to conduct a geotechnical investigation on this site relevant to the construction of a proposed Chick-fil-A restaurant at 16314 U.S. Highway 441 in Alachua, Alachua County, Florida. The geotechnical investigation was conducted in general accordance with Whitestone's February 15, 2023 proposal to Alachua CFA LLC c/o Lisciotti Development.

2.2 PURPOSE

The purpose of this subsurface exploration and analysis was to:

- ascertain the various soil profile components at test locations;
- estimate the engineering characteristics of the proposed foundation, floor slab, and pavement bearing and subgrade materials;
- provide geotechnical criteria for use by the design engineers in preparing the foundation, floor slab, and pavement design;
- provide recommendations for required earthwork and subgrade preparation;
- record groundwater and bedrock levels (where encountered) at the time of the investigation and discuss the potential impact on the proposed construction; and
- recommend additional investigation and/or analysis (if warranted).

2.3 SCOPE

The scope of the exploration and analysis included the subsurface exploration, field testing and sampling, laboratory testing, and a geotechnical engineering analysis and evaluation of the subsurface materials. This *Report of Geotechnical Investigation* is limited to addressing the site conditions related to the physical support of the proposed construction. Whitestone also completed a *Phase I Environmental Site Assessment* for this site, which was reported under separate cover.

2.3.1 Field Exploration

Field exploration of the project site was conducted by means of eight borings, identified as B-1 through B-8, advanced with a custom track-mounted drill rig. The borings were advanced to termination depths that ranged from 10 fbgs to 16.5 fbgs. Field exploration also consisted of excavating five test pits, identified as TP-1 through TP-5, with a mini track-mounted excavator to the depth of eight fbgs. The borings and test pits subsequently were backfilled to the surface with excavated soils from the investigation. Test locations are shown on the *Test Location Plan* included as Figure 1.

Test locations were based on project information provided to Whitestone at the time of the investigation, including the *Conceptual Site Plan* prepared by Bowman. The subsurface tests were conducted in the presence of a Whitestone representative, who conducted field tests, recorded visual classifications, and collected samples of the various strata encountered. Test locations were established in the field using normal taping procedures and estimated right angles. These locations are presumed to be approximate.

Borings and Standard Penetration Tests (SPTs) were conducted in general accordance with ASTM International (ASTM) designation D 1586. The SPT resistance value (N) can be used as an indicator of the consistency of fine-grained soils and the relative density of coarse-grained soils. The N-value for various soil types can be correlated with the engineering behavior of earthworks and foundations. The split spoon sampling was conducted using an automatic hammer.

Groundwater level observations, although not encountered, were recorded during the field drilling operations and prior to backfilling the bore holes. Groundwater elevations derived from sources other than seasonally observed groundwater monitor wells may not be representative of true groundwater levels.

2.3.2 Laboratory Program

In addition to the field investigation, laboratory testing was conducted to determine additional, pertinent engineering characteristics of representative samples of on-site soils. The laboratory testing was conducted in general accordance with applicable ASTM standard test methods and included physical testing of the natural soil stratum.

Physical/Textural Analyses: Representative samples of selected strata encountered were subjected to a laboratory program that included Atterberg Limits determinations (ASTM D-4318), moisture content determinations (ASTM D-2216), and particle size analysis through the No. 200 sieve (ASTM D-1140) in order to conduct supplementary engineering soil classifications in general accordance with ASTM D-2487. The soil strata tested were classified by the Unified Soil Classification System (USCS) and results of the laboratory testing are summarized in the following table. Quantitative test results are provided in Appendix B.

PHYSICAL/TEXTURAL ANALYSES SUMMARY							
Boring No.	**Sample**	**Depth (fbgs)**	**% Passing No. 200 Sieve**	**Moisture Content (%)**	**Liquid Limit**	**Plastic Index**	**USCS Classification**
B-2	S-2	2.0 to 4.0	40.2	25.6	47	24	SC
B-3	S-4	6.0 to 8.0	54.7	27.2	59	33	CH
B-4	S-4	6.0 to 8.0	11.5	13.7	Non-Plastic		SP-SM
B-5	S-4	6.0 to 8.0	90.3	66.8	111	31	MH

The engineering classifications are useful when considered in conjunction with the additional site data to estimate properties of the soil types encountered and to predict the soil's behavior under construction and service loads.

SECTION 3.0
Site Description

3.1 LOCATION AND DESCRIPTION

The subject site is located at 16314 U.S. Highway 441 in Alachua, Alachua County, Florida. At the time of Whitestone's investigation, the site consisted of a vacant, grass and soil covered parcel. The site is bound to the north by U.S Highway 441 followed by residential dwellings, to the east by a construction site for new adjacent proposed retail development, to the south by vacant grass and brush covered land, and to the west by a car dealership. The location of the site is shown on the *Test Location Plan* included as Figure 1.

3.2 EXISTING CONDITIONS

Surface Cover/Development: At the time of the investigation, the subject site consisted of a vacant, grass and soil covered parcel. The site formerly consisted of a wooded area. Based on available historical aerials, the site consisted of vacant land from at least 1955 to the year 2005. In 2005, the site appears to be a parking lot. The site appears to be vacant form 2007 to 2017 when the trees become apparent.

Topography: Topographic information was not available at the time of this report. Based on visual observations during the site investigation, the site appears to be flatlying with an estimated maximum grade change of approximately one foot.

Utilities: At the time of Whitestone's subsurface field investigation, below ground and above ground electrical lines, communication, water, and sewer lines were observed along the right-of-way of U.S. Highway 441 and along the recently constructed entrance roadway that borders the western and southern portions of the site. Other utilities were not observed at the subject site by Whitestone but may be present. The utility information contained in this report is presented for general discussion only and is not intended for construction purposes.

Site Drainage: Surface run-off generally follows existing topography draining vertically through the existing exposed grass and soil surface throughout the site.

3.3 SITE GEOLOGY

The site is located within the Florida Coastal Plain Physiographic Province of the United States and the Alachua Karst Hills Geomorphology Province of Florida. According to the Florida Geological Survey Geologic Map of the State of Florida 1:100,000 Scale, the immediate underlying geologic formation is

mapped as the Hawthorn Group, Undifferentiated. The undifferentiated Hawthorn Group sediments are generally light olive gray and blue gray in unweathered sections to reddish brown in deeply weathered sections, poorly to moderately consolidated, clayey sands to silty clays and relatively pure clays. The underlying bedrock also consists of the Eocene-age Ocala Limestone Formation, underlain by the Avon Park Formation. The Ocala Limestone and Avon Park Formations generally consist of cream to light-brown to tan and white to orangish gray, sandy, variably fossiliferous limestone occasionally interbedded with fossiliferous dolostone. The overburden materials at the site include beach and near shore deposits of sand, silt, and smectitic-clay decomposition residuum.

The site is mapped by United States Geological Survey as being within a humid climate karst area. Karst conditions, including solution cavities, are known to exist in areas where carbonate limestone bedrock is present. The limestone bedrock, which is water soluble and susceptible to solution cavities and void formation, can result in surficial depressions or sinkholes. The site is located within the Ocala Karst District in which the Ocala Limestone exhibits extensive karstification. These karst features often have tens of feet of relief, dramatically influencing the topography of the Ocala Karst District. Based on a review of the Florida Department of Environmental Protection (FDEP) *Subsidence and Swallet Incident Reports*, the closest reported subsidence or swallet incident is approximately 1.25 miles from the subject site. There are an additional 15 previous subsidence and swallet incidents reported within an approximate five-mile radius of the site. The site is mapped within Florida Sinkhole Area Type III, that consists mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size, and develop abruptly. Cover collapse sinkholes dominate. Cover generally ranges from 30 feet to 200 feet above carbonate rock.

3.4 PROPOSED CONSTRUCTION

Based on the above referenced *Conceptual Site Plan* prepared by Bowman, the proposed site development includes construction of an approximately 4,987-square feet single-story Chick-fil-A restaurant with drive-thru services, outdoor patio area, trash enclosure, and associated pavements, utilities, and landscaping. No SWM areas and/or earth retaining walls areas are planned as part of the Chick-fil-A development area. Whitestone assumes the subject site will be redeveloped at or near existing grades with maximum cuts/fills on the order of approximately one foot to two feet.

Detailed structural loading has not yet been developed. Based on past experience with similar facilities, Whitestone expects that the proposed structure will consist of a combination of masonry and metal framing with ground-supported concrete foundations and floor slab. The maximum design loads are less expected to be than the following:

- interior column loads - 60.0 kips;
- load bearing walls - 2.0 kips per linear foot;
- floor slab loads - 125 pounds per square foot; and
- pavement load - 25,000 (18) kip equivalent single axel loads.

The scope of Whitestone's investigation and the professional advice contained in this report were generated based on the project details and loading noted herein. Any revisions or additions to the design details enumerated in this report should be brought to the attention of Whitestone for additional evaluation as warranted.

SECTION 4.0
Subsurface Conditions

Details of the subsurface materials encountered are presented on the *Records of Subsurface Exploration* presented in Appendix A of this report. The subsurface soil conditions encountered in the borings and test pits conducted consisted of the following generalized strata in order of increasing depth.

4.1 SUBSURFACE SOIL CONDITIONS (WHITESTONE)

Surface Cover: The subsurface tests were conducted within grass-covered and/or exposed soil surface covered areas. Borings conducted within grass covered areas encountered approximately one inch of sandy topsoil at the surface consisting of poorly graded sand with silt and a trace amount of roots.

Coastal Plain Deposits: Underlying surface cover, the subsurface tests encountered natural coastal plain deposits that primarily consisted of poorly graded sand (USCS: SP, SP-SM) with variable amounts of silt and gravel, clayey sand (USCS: SC), sandy fat clay (USCS: CH), and/or elastic silt (USCS: MH). The fat clay and elastic silt soils were encountered at the shallowest depth of six fbgs. The subsurface tests were terminated in this stratum at depths that ranged from approximately eight fbgs to 16.5 fbgs. SPT N-values recorded within coarse grained portions of this stratum ranged from two blows per foot (bpf) to 21 bpf, indicating very loose to medium dense relative densities and averaging approximately seven bpf. SPT N-values recorded within fine grained portions of this stratum ranged from 10 bpf to 22 bpf and averaged approximately 14 bpf.

4.2 GROUNDWATER

Static groundwater was not encountered within the subsurface tests conducted with the maximum explored depth of approximately 16.5 fbgs. However, perched/trapped water conditions may be present following periods of precipitation, particularly above finer-grained soils. In the fine-grained site soils at the site, groundwater levels may not stabilize in the bore holes and test pits for several days and actual groundwater levels could vary from those encountered during this investigation. Groundwater levels are expected to fluctuate seasonally and following periods of precipitation.

SECTION 5.0
Conclusions and Recommendations

5.1 GENERAL

The results of the subsurface investigation and analysis indicate that the proposed structures may be supported by conventional ground supported shallow foundations and floor slabs following in-place compaction improvement and approval of the very loose to loose upper natural sandy soils encountered within the proposed building footprint and canopy foundation areas, as recommended herein. The existing sandy soils are anticipated to be suitable for supporting pavements contingent upon compaction improvement and construction phase evaluation. Areas of overexcavation and replacement/recompaction of upper very loose to loose site soils should be anticipated within the proposed building pad, canopy foundations, and pavement areas prior to structural support. Although not anticipated based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts will require complete overexcavation and replacement with granular soils if encountered within 18 inches of final foundation and floor slab subgrade elevations, and 12 inches of the pavement subgrade elevations due to their expansion potential. The fat clay and elastic silt soils will not be suitable for reuse as structural backfill materials due to their high moisture sensitivity and expansion potential. A majority of the remaining site soils, including the poorly graded sand and clayey sand natural soils, are anticipated to be suitable for reuse as structural backfill materials following stringent moisture control and segregation of any organics, if encountered.

The site is underlain by carbonate bedrock including limestone. Karst conditions including solution cavities are known to exist where carbonate bedrock is present. However, the results of Whitestone's subsurface investigation did not identify conditions typically indicative of an elevated global risk for sinkhole development, e.g., subsurface voids, and/or solution channels.

5.2 SITE PREPARATION AND EARTHWORK

Surface Cover Stripping: Prior to stripping operations, all utilities should be identified and secured. Surficial vegetation and topsoil should be stripped at least five feet beyond the limits of the proposed construction areas. Although not anticipated, any remnant structures encountered during site grading or excavations including foundation walls, footings, slabs, and utilities, should be removed entirely from below proposed foundations and slabs including their zones of influence (as determined by the owners Geotechnical Engineer) and excavated to at least two feet below proposed construction subgrade levels elsewhere. The earthwork contractor should be required to conduct earthwork in accordance with the recommendations in this report, including backfilling any excavation, etc. with structural fill. Any fill or backfill placed within the proposed development areas during stripping operations should be placed as structural fill in accordance with Section 5.2 and 5.3 of this report.

Surface Preparation/Proofrolling: Prior to placing any fill, backfill or subbase materials to raise or restore grades to the proposed building and/or pavement subgrade elevations, the exposed soils should be compacted to a firm and unyielding surface with a minimum of four passes in two perpendicular directions of a minimum 20-ton, vibratory smooth drum roller. The surface should be proofrolled with a loaded tandem axle truck in the presence of the geotechnical engineer to help identify soft or loose pockets that may require removal and replacement or further investigation. Any fill or backfill should be placed and compacted in accordance with Section 5.3.

Weather Performance Criteria: The site soils may soften when exposed to water; every effort must be made to maintain drainage of surface water runoff away from construction areas by grading and limiting the exposure of excavations and prepared subgrades to rainfall. Accordingly, excavation and fill placement procedures should be conducted during favorable weather conditions. Overexcavation of saturated soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

On-Site Soil Protection and Maintenance: The site soils will degrade when exposed to inclement weather or repeated construction traffic. However, if properly protected and maintained as recommended herein, the site soils will provide adequate support for the proposed construction. The site contractors should employ appropriate means and methods to protect the subgrade including, but not limited to the following:

- sealing exposed subgrade soils on a daily basis with a vibratory smooth drum roller;
- regrading the site as needed to maintain positive drainage away from open earthwork construction areas and to prevent standing water;
- removing wet surficial soils and ruts immediately; and
- limiting exposure to construction traffic and precipitation especially following inclement weather.

Pavement Subgrade Stabilization and Inspection: Pavement subgrade soils which are exposed to inclement weather and heavy construction traffic will degrade and require either extensive drying time or overexcavation and replacement in order to provide a suitable subgrade for pavements. Overexcavation of unstable soils within pavement areas typically should be limited to approximately 1.5 feet below planned subgrade unless directed otherwise by the owner's geotechnical engineer, provided that a reinforcing geogrid approved by the owner's geotechnical engineer is used. Alternatively, unstable materials may be completely overexcavated and either aerated and recompacted or replaced with imported structural fill per Section 5.3. However, this option is likely least economical.

Geogrids typically are economical when proposed undercut depths exceed approximately 18 inches. The geogrid (Tensar TriAx TX130S, or similar) should be placed directly on the exposed subgrade and backfill should consist of a well-graded gravel and sand blend. The services of the geotechnical engineer should be

retained to inspect soil conditions during construction and to provide specific recommendations for stabilizing subgrades. Additionally, a geotechnical engineer should be retained to verify the suitability of prepared pavement subgrades for support of design loads.

Carbonic Rock Area Considerations: Carbonate rock formations are soluble in mildly acidic water and characteristically contain subsurface voids and solution cavities of varying sizes. Sinkholes occur when soil overlying the void washes into underlying voids in sufficient quantities to cause a surficial collapse. Naturally formed sinkholes typically require thousands to tens of thousands of years to form, however, sinkhole development can be greatly accelerated by acts of man. For this reason, care should be exercised when constructing structures within a sinkhole prone area. Many triggering mechanisms have their origin in rapidly fluctuating, or artificially fluctuating groundwater levels. These conditions may be caused by situations beyond the owner's control, including saturating rains, droughts, drawdown from neighborhood wells, or changes to drainage patterns. Sinkholes can form undetected, even if prudent design and construction practices are implemented.

Site Planning Considerations: At a minimum, the recommended measures to reduce sinkhole occurrence include relatively minor site planning considerations and construction measures to minimize risks inherent to the region. Such measures should include proper grading to avoid concentrations of surface runoff. Additionally, excavations for footing and utilities should not be exposed to rain and surface runoff due to potential increased risk of sinkhole formation and degradation of subgrade materials. Any excavation that must remain open for more than one day is recommended to be sealed at the base with a lean concrete mud mat.

Regional development also should be monitored during the life of the facility to identify conditions that might affect groundwater levels or drainage patterns. If prudent design measures and construction phase considerations are properly implemented, the long-term risk of potential sinkhole activity may be reduced. Sinkholes can form undetected even if prudent design and construction practices are implemented.

Sinkhole Remediation: Although no open sinkholes or surface depressions were identified during the investigation, sinkholes can develop during relatively short time periods and risk of sinkhole occurrence generally increases during construction because of exposed soil conditions and temporary drainage issues. Early formation of sinkholes often can be detected by depressions at the ground surface or within excavations. If suspicious depression areas develop during construction, the locations should be probed or excavated in the presence of the geotechnical engineer to determine if additional investigation is required. In the event that new sinkholes occur during construction, Whitestone preliminarily recommends excavating the sinkhole to expose the throat (cavity) and backfilling the area with grout or lean concrete. If a depression is observed during construction, Whitestone should be notified immediately for remediation recommendations.

5.3 STRUCTURAL FILL AND BACKFILL

Imported Fill Material: Any imported material placed as structural fill or backfill to raise elevations or restore design grades should consist of clean, relatively well-graded sand or gravel with a maximum particle size of two inches and five percent to 15 percent of material finer than a #200 sieve. Silts, clays, and silty or clayey sands and gravels with higher percentage of fines and with a liquid limit less than 40 and a plasticity index less than 20 may be considered subject to the owner's approval, provided that the required moisture content and compaction controls are met during favorable weather conditions. The material should be free of clay lumps, organics, and deleterious material. Imported structural fill material should be approved by a qualified geotechnical engineer prior to delivery to the site.

On-Site Materials: Whitestone anticipates that a majority of the upper natural sandy soils will be structurally suitable for selective reuse as fill/backfill material, provided that soil moisture contents are controlled within two percent of optimum moisture level, any particles larger than three inches in diameter are removed, and objectionable portions, such as any organics or debris, if encountered, are segregated. Although not anticipated within proposed construction excavation depths, if encountered, the underlying fat clay and elastic silt natural soils (USCS: CH and MH) are not suitable for reuse as structural backfill materials due to their plasticity/elasticity and expansion potential. Reuse of the site soils will be contingent on careful review in the field by visual observation by the owner's geotechnical engineer during construction as recommended herein. Immediate reuse of the site clayey sand soils (USCS: SC) should not be anticipated due to the moisture sensitivity. The surficial topsoil encountered at the site is not suitable for reuse as structural backfill and should be placed in landscaped areas, where possible.

Compaction and Placement Requirements: On-site soils used as fill or backfill should be placed in maximum nine-inch loose lifts and compacted using a 20-ton smooth drum vibratory drum roller during mass grading activities or a small walk-behind roller or hand-held vibratory compactor within excavations. All structural fill and backfill, including 10 feet outside exterior building walls, should be compacted to at least 95 percent of the maximum dry density within two percent of the optimum moisture content as determined by ASTM D 1557 (Modified Proctor).

Structural Fill Testing: A sample of the imported fill material or any on-site material proposed for reuse as structural fill or backfill should be submitted to the geotechnical engineer for analysis and approval at least one week prior to its use. The placement of all fill and backfill should be monitored by a qualified engineering technician to ensure that the specified material and lift thicknesses are properly installed. A sufficient number of in-place density tests should be conducted to ensure that the specified compaction is achieved throughout the height of the fill or backfill.

5.4 GROUNDWATER CONTROL

Static groundwater was not enconstructicountered during this investigation with the maximum depth explored of approximately 16.5 fbgs. However, perched/trapped water may be encountered above finer-grained site soils. As such, construction phase dewatering may consist of removing surface water runoff, infiltrating water, or trapped water at this site. Whitestone anticipates that construction phase dewatering, if required, would include installing temporary sump pits and filtered pumps within trenches and excavations. Brief ponding of stormwater may occur across the site after heavy rains.

Proper grading and drainage should be incorporated into the site design and construction phase grading to discourage ponding of surface runoff. Every effort should be made to maintain drainage of surface run-off away from construction areas by grading. The contractor should limit exposure of excavations and prepare subgrades to rainfall. Overexcavation of wet soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

5.5 FOUNDATIONS

Shallow Foundation Design Criteria: Following in-place compaction improvement and approval of the upper very loose to loose natural sandy soils encountered within the building footprint and canopy foundation areas, Whitestone recommends supporting the proposed structures on conventional shallow spread and continuous footings designed to bear within the improved and approved natural soils and/or structural fill/backfill materials, provided these materials are properly evaluated, placed and compacted in accordance with Sections 5.2, 5.3, and 5.11 of this report. Areas of overexcavation and replacement/recompaction of the upper very loose to loose natural sandy soils may be required throughout the building footprint and canopy foundation areas due to the upper very loose to loose upper zones encountered. Although not anticipated within 18 inches of final foundation bearing subgrade elevations based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts will require complete overexcavation and replacement with granular soils if encountered within 18 inches of final foundation subgrade elevations due to their expansion potential. Provided the footing subgrades are also thoroughly surface compacted with a vibratory drum roller or heavy plate compactor, foundations bearing within these materials may be designed to impart a maximum net allowable bearing pressure of 2,000 pounds per square foot.

Foundation subgrades in soil should be compacted in the presence of the geotechnical engineer to densify any disturbed soils. Regardless of loading conditions, new foundations should be sized no less than minimum dimensions of 18 inches for continuous wall footings and 24 inches for isolated column footings.

Footings should be designed such that the maximum toe pressure due to the combined effect of vertical loads (including soil weight) and overturning moment does not exceed the recommended maximum allowable bearing pressure. In addition, positive contact pressure should be maintained throughout the base of the footings such that no uplift or tension exists between the base of the footings and the supporting soil. Uplift loads should be resisted by the weight of the concrete footing. Side friction should be neglected when proportioning the footings, and lateral resistance should be provided by friction resistance at the base of the footings. A coefficient of friction (ultimate) against sliding of 0.4 is recommended for use in the design of the foundations bearing within the site soils or imported structural fill.

Foundation Inspection: Whitestone recommends that the suitability of the bearing soils along the footing bottoms be verified by a geotechnical engineer prior to placing concrete for the footings. Special attention should be given to areas underlain by very loose and loose sandy soils which are anticipated throughout the proposed building footprint and canopy foundation areas. In the event that isolated areas of unsuitable materials are encountered in footing excavations, overexcavation and replacement of the materials or deeper foundation embedment may be necessary to provide a suitable footing subgrade. Any overexcavation to be restored with structural fill will need to extend at least one foot laterally beyond footing edges for each vertical foot of overexcavation. Lateral overexcavation may be eliminated if grade is restored with lean concrete. The bottom of overexcavated foundation trench areas should be compacted with vibratory smooth drum rollers, walk-behind compactors, vibrating plates or plate tampers ("jumping jacks") to compact locally disturbed materials and densify any underlying loose zones. Any standing water within the footing excavation should be removed with a mechanical pump prior to concrete placement.

Settlement: Whitestone estimates post construction settlements of new foundations will be on the order of less than one inch if the recommendations outlined in this report are properly implemented. Differential settlement between individual footings should be less than one-half inch.

Foundation Embedment: Exterior turndown footings should be placed at least 18 inches below adjacent exterior grades, or the minimum depth required by local building codes, to maintain adequate confinement and provide undermining protection from potential future adjacent excavations and/or erosion.

5.6 FLOOR SLAB

Following in-place ground improvement via compaction of the upper very loose to loose natural sandy soils encountered within the building footprint, proofroll inspections and approval, Whitestone anticipates that the improved and approved site natural sandy soils will provide suitable support for the floor slab, contingent upon construction phase evaluation and ground improvement efforts. Areas of overexcavation and replacement/recompaction may be required throughout the building footprint due to the very loose to loose upper zones of natural sandy soils encountered. Although not anticipated within 18 inches of the final

floor slab subgrade elevation based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts will require complete overexcavation and replacement with granular soils if encountered within 18 inches of the final floor slab subgrade elevation due to their expansion potential. The exposed subgrade should be compacted and inspected via proofrolling in accordance with Sections 5.2, 5.3 and 5.11 of this report. Any areas that become softened or disturbed as a result of wetting and/or repeated exposure to construction traffic should be removed and replaced with compacted structural fill. The properly improved and prepared site soils and structural fill/backfill materials are expected to yield a minimum subgrade modulus (k) of 150 psi/in.

A minimum four inch layer of three-quarter inch maximum size FDOT Crushed Limerock or similar sized site soils with less than five percent passing the number 200 sieve and a minimum LBR of 40 (if encountered) should be installed below the floor slab to provide a uniform subgrade and capillary break. A moisture vapor barrier should be placed beneath the floor slab in accordance with local building code requirements and/or where recommended by the flooring manufacturer.

5.7 PAVEMENT DESIGN CRITERIA

General: The majority of the improved and approved site natural sandy soils and/or compacted structural fill/backfill placed to raise or restore design elevations are anticipated to be suitable for support of the proposed pavements provided these materials are properly evaluated, compacted, and proofrolled in accordance with Sections 5.2, 5.3, and 5.11 of this report during favorable weather conditions. Areas of overexcavation and replacement/recompaction should be anticipated due to the upper very loose to loose zones encountered throughout the site. Subgrade stabilization with a triaxial geogrid, approved by the owner's geotechnical engineer, may be used to minimize depths of overexcavation (if necessary) as discussed further in Section 5.2. Although not anticipated at or within 12 inches of final pavement subgrade elevations based on the results of Whitestone's subsurface investigations, the fat clays and elastic silts will require complete overexcavation and replacement with granular soils if encountered within 12 inches of final pavement subgrade elevations due to their expansion potential and poor drainage characteristics.

Design Criteria: A preliminary LBR value of 40 has been assigned to the properly prepared subgrade soils for pavement design purposes. This value was correlated with pertinent soil support values and assumed traffic loads to prepare flexible and rigid pavement designs per the AASHTO *Guide for the Design of Pavement Structures*.

Design traffic loads were assumed based on typical volumes for similar facilities and correlated with 18-kip equivalent single axle loads (ESAL) for a 20-year life. An estimated maximum pavement load of 25,000 ESALs was used for the pavement design. This value assumes the pavement primarily will accommodate both automobile and limited heavier truck traffic. Actual loading experienced is anticipated to be less than this value.

Pavement Sections: Pavement components should meet material specifications from FDOT *Standard Specifications* specified below. The recommended flexible pavement section is tabulated below:

FLEXIBLE PAVEMENT SECTION		
Layer	**Material**	**Thickness (inches)**
Asphalt Top Course	FDOT Section 334 Type SP-12.5 (Superpave Asphalt Concrete); PG 67-22	1.5
Asphalt Binder Course	FDOT Section 334 Type SP-19.0 (Superpave Asphalt Concrete); PG 67-22	2.5
Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40 compacted to 98% modified Proctor maximum dry density	12.0

A rigid concrete pavement should be used to provide suitable support at areas of high traffic or severe turns, such as at the drive-thru, trash enclosure, and ingress/egress locations. The recommended rigid pavement section is tabulated below:

RIGID PAVEMENT SECTION		
Layer	**Material**	**Thickness (inches)**
Surface	4,000 psi air-entrained concrete	6.0 [1]
Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40 compacted to 98% modified Proctor maximum dry density	12.0

Note [1]: The outer edges of concrete pavements are susceptible to damage as trucks move from rigid pavement to adjacent flexible pavement. Therefore, the thickness at the outer two feet of the rigid concrete pavement should be 12 inches. The concrete should be reinforced with at least one layer of six-inch by six-inch W5.4/W5.4 welded wire fabric (ASTM A185).

Additional Design Considerations: The pavement section thickness designs presented in this report are based on the design parameters detailed herein and are contingent on proper construction, inspection, and maintenance. Additional pavement thickness may be required by local code. The designs are contingent on achieving the minimum soil support value in the field. To accomplish this requirement, all subgrade soil and supporting fill or backfill must be properly evaluated, placed, and prepared as detailed in Sections 5.2, 5.3, and 5.11 of this report. Proper drainage must be provided for the pavement structure including appropriate grading and surface water control, as well as measures to drain water from the subgrade.

The performance of the pavement also will depend on the quality of materials and workmanship. Whitestone recommends that FDOT standards for materials, workmanship, and maintenance be applied to this site. Project specifications should include verifying that the installed asphaltic concrete material

composition is within tolerance for the specified materials and that the percentage of air voids of the installed pavement is within specified ranges for the respective materials. Rigid concrete pavements should be suitably air-entrained, jointed, and reinforced in general accordance with ACI 330R-08 *Guide for the Design and Construction of Concrete Parking Lots*.

5.8 RETAINING WALL/LATERIAL EARTH PRESSURES

Proposed site retaining walls were not indicated at this time. Whitestone should be notified if retaining walls or structures resisting lateral earth pressures are planned. The following recommendations are provided for preliminary planning.

Lateral Earth Pressures: Retaining/below-grade walls should be capable of withstanding active and at-rest earth pressures. Backfill soils adjacent to these structures should consist of freely draining granular fill composed primarily of coarse to fine sand. Silty soils should not be used as retaining wall backfill. With an active earth pressure coefficient (K_a) of 0.33, level backfill, and an assumed maximum backfill soil unit weight of 130 pounds per cubic foot (pcf), an equivalent fluid pressure of 43 psf per foot of wall height should be used in design of retaining/below-grade walls which are free to rotate.

Retaining/below-grade walls and wall corners typically are restrained from lateral movement and should be designed using at-rest earth pressures. A coefficient of at-rest earth pressure (K_o) of 0.5, for a level backfill, is recommended for retaining/below-grade walls designed to resist at-rest earth pressures, which assume no lateral movement. With an assumed maximum total unit weight of backfill of approximately 130 pcf, an equivalent fluid pressure of 65 pounds per square foot per foot of wall height should be used in design of restrained retaining/below-grade wall and wall corners. A coefficient of friction of 0.4 against sliding can be used for concrete on the existing site soils. Additional lateral earth pressures from a sloped backfill or any temporary or long-term surcharge loads also should be included in the design. Retaining wall design should include a global stability analysis.

Backfill Criteria: Whitestone recommends that granular soils be used to backfill behind retaining walls. The granular backfill materials should consist of clean, relatively well-graded sand or gravel with a maximum particle size of three inches and up to 12 percent of material finer than a #200 U.S. Standard sieve. A majority of the upper site soils (USCS: SP-SM) are anticipated to be suitable for retaining wall backfill, if required.

Whitestone recommends that backfill directly behind any walls be compacted with light, hand-held compactors. Heavy compactors and grading equipment should not be allowed to operate within a zone of influence measured at a 45-degree angle from the base of the walls during backfilling to avoid developing excessive temporary or long-term lateral soil pressures.

Wall Drainage: Positive drainage should be provided at the base of the retaining/below-grade walls. Where wall drainage is not provided, the wall should be designed to withstand full hydrostatic pressure.

Whitestone should be notified if any other retaining structures or design considerations requiring lateral earth pressure estimations are proposed. Specific recommendations for temporary retaining structures are beyond Whitestone's scope of work.

5.9 SEISMIC AND LIQUEFACTION CONSIDERATIONS

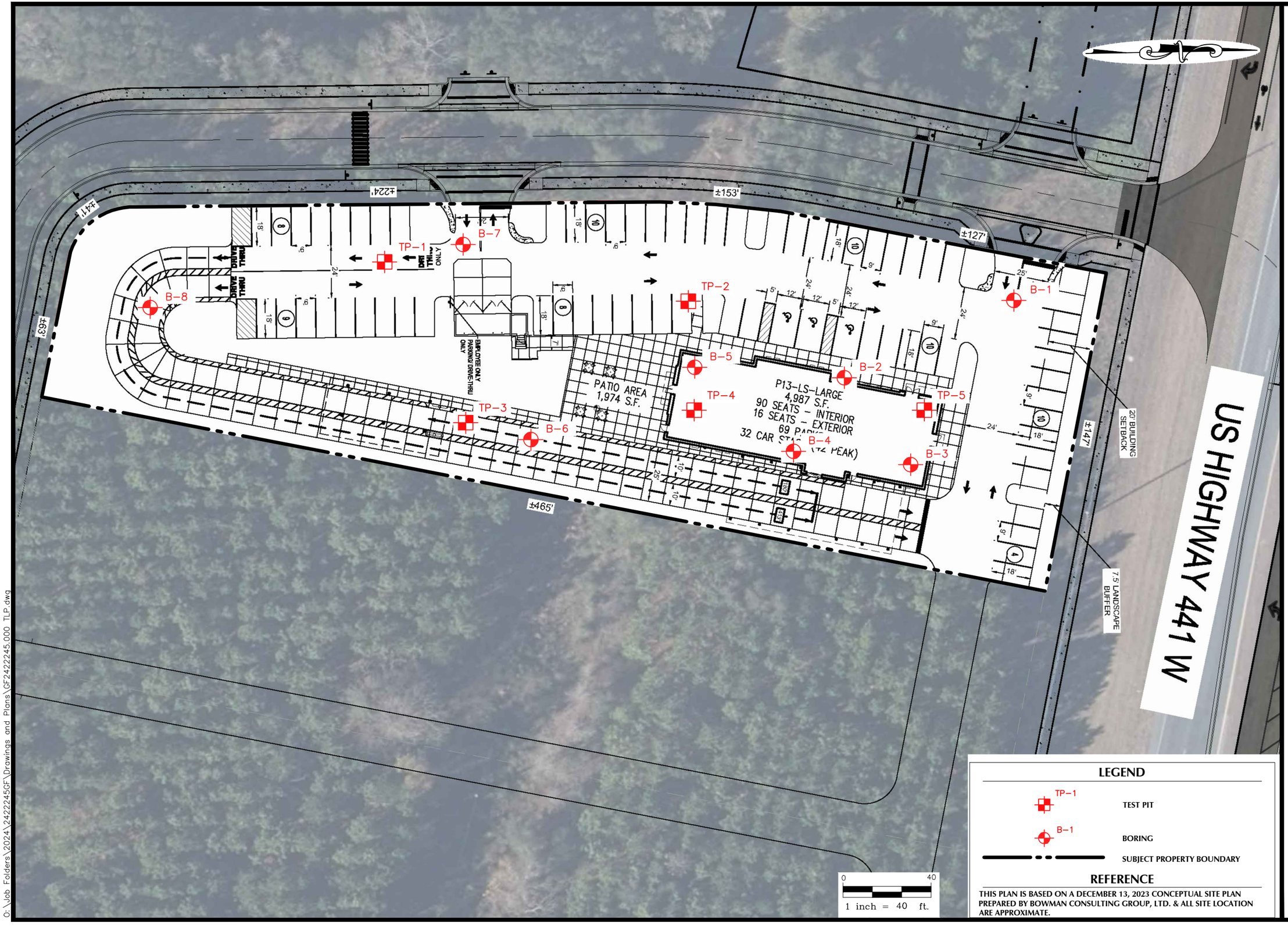
The subsurface conditions are most consistent with a Site Class D as defined by the *2023 Florida Building Code*. Based on the seismic zone and soil profile, liquefaction considerations are not expected to have a substantial impact on design.

5.10 EXCAVATIONS

The natural soils encountered during this investigation are consistent with, at least, Type C Soil Conditions as defined by 29 CFR Part 1926 (OSHA) which require a maximum unbraced excavation angle of 1.5:1 (horizontal:vertical). Actual conditions encountered during construction should be evaluated by a competent person (as defined by OSHA) to ensure that safe excavation methods and/or shoring and bracing requirements are implemented.

5.11 SUPPLEMENTAL POST INVESTIGATION SERVICES

Construction Inspection and Monitoring: The owner's geotechnical engineer should conduct inspection, testing, and consultation during construction as described in previous sections of this report. Monitoring and testing should also be conducted to verify that the ground improvement within the building pad, canopy foundation and pavement areas recommended herein is conducted and approved, and suitable materials used for controlled fill/backfill are properly placed and compacted over suitable subgrade soils. The overexcavation and replacement/recompaction of any very loose upper natural sandy soils encountered within the proposed building footprint, canopy foundation, and pavement areas that are unsuitable for structural design support in their current condition should be witnessed and documented by the owner's geotechnical engineer. The overexcavation of unsuitable fine-grained soils with expansion potential and proper placement of structural fill/backfill within the building pad, canopy, and pavement areas should also be documented by the owner's geotechnical engineer.



LEGEND

- TP-1 — TEST PIT
- B-1 — BORING
- SUBJECT PROPERTY BOUNDARY

REFERENCE

THIS PLAN IS BASED ON A DECEMBER 13, 2023 CONCEPTUAL SITE PLAN PREPARED BY BOWMAN CONSULTING GROUP, LTD. & ALL SITE LOCATION ARE APPROXIMATE.

WHITESTONE
An Employee-Owned Company
8405 BENJAMIN ROAD, SUITE J, TAMPA, FL 33634
813.851.0690 WHITESTONEASSOC.COM

DRAWING TITLE: **TEST LOCATION PLAN**

CLIENT: **ALACHUA CFA LLC c/o LISCIOTTI DEVELOPMENT**

PROJECT: PROPOSED CHICK-FIL-A RESTAURANT
16314 U.S. HIGHWAY 441
PORTIONS OF PARCEL ID NOS.: 03044-003-000 & 03042-050-008
ALACHUA, ALACHUA COUNTY, FL

PROJECT #: GF2422245.000	
DESIGNED BY: GR	PROJ. MGR.: KAF
DATE: 8/30/24	FIGURE: 2
SCALE: 1" = 40'	

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WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/2024	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Pavement	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0			
							TOPSOIL	1" Topsoil	
0 - 2	S-1		15 - 10 - 7 - 9	24	17	2.0	COASTAL PLAIN DEPOSITS	Dark Brown Poorly Graded Sand with Silt, Moist, Medium Dense (SP-SM)	
2 - 4	S-2		8 - 5 - 4 - 4	18	9			As Above, Brown, Loose (SP-SM)	
4 - 6	S-3		3 - 1 - 1 - 2	14	2	5.0 6.0		As Above, Very Loose (SP-SM)	
6 - 8	S-4		3 - 2 - 4 - 4	18	6	8.0		Tan Clayey Sand, Moist, Loose (SC)	
8 - 10	S-5		5 - 6 - 8 - 8	20	14	10.0		Orange and Gray Sandy Fat Clay, Moist, Stiff (CH)	
								Boring Log B-1 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-2

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/2024	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	16.5 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Building	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0			
							TOPSOIL	1" Topsoil	
0 - 2	S-1	X	4 - 4 - 3 - 2	24	7	2.0	COASTAL PLAIN DEPOSITS	Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
2 - 4	S-2	X	2 - 3 - 2 - 4	20	5			Tan Clayey Sand, Moist, Loose (SC)	LL = 47 PI = 24 Trace Gravel
4 - 6	S-3	X	5 - 4 - 4 - 5	20	8	5.0		As Above, Gray (SC)	
6 - 8	S-4	X	5 - 5 - 6 - 6	22	11	8.0		As Above, Medium Dense (SC)	
8 - 10	S-5	X	7 - 6 - 7 - 7	22	13	10.0		As Above (SC)	
13.5 - 15	S-6	X	3 - 4 - 4	22	8	15.0		As Above (SC)	
15 - 16.5	S-7	X	5 - 6 - 7	18	13	16.5		As Above (SC)	
								Boring Log B-2 Terminated at a Depth of 16.5 Feet Below Ground Surface	
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-3

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/2024	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	16.5 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Building	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0			
							TOPSOIL	1" Topsoil	
0 - 2	S-1	X	4 - 4 - 3 - 2	20	7	2.0	COASTAL PLAIN DEPOSITS	Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
2 - 4	S-2	X	3 - 3 - 2 - 2	20	5			Tan Clayey Sand, Moist, Loose (SC)	
4 - 6	S-3	X	3 - 4 - 4 - 3	22	8	5.0		As Above (SC)	
						6.0			
6 - 8	S-4	X	6 - 5 - 5 - 7	24	10	8.0		Gray Sandy Fat Clay, Moist, Stiff (CH)	LL = 59 PI = 33
8 - 10	S-5	X	8 - 7 - 7 - 4	24	14	10.0		As Above (CH)	
13.5 - 15	S-6	X	3 - 4 - 6	18	10	15.0		As Above (CH)	
15 - 16.5	S-7	X	7 - 8 - 9	18	17	16.5		As Above (CH)	
								Boring Log B-3 Terminated at a Depth of 16.5 Feet Below Ground Surface	
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-4

Page 1 of 1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

				Water Depth | Elevation (feet bgs) | (feet)	Cave-In Depth | Elevation (feet bgs) | (feet)
Surface Elevation:	± NS feet	**Date Started:**	8/22/2024		
Termination Depth:	16.5 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Stone Building	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
							TOPSOIL		1" Topsoil	
0 - 2	S-1		4 - 3 - 3 - 3	18	6		COASTAL PLAIN DEPOSITS		Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
						2.0				
2 - 4	S-2		3 - 2 - 2 - 2	20	4				As Above(SP-SM)	
4 - 6	S-3		2 - 1 - 2 - 1	18	3	5.0			As Above, Very Loose (SP-SM)	
6 - 8	S-4		2 - 1 - 2 - 3	14	3				As Above, with Gravel (SP-SM)	
						8.0				
8 - 10	S-5		3 - 3 - 4 - 5	18	7				Tan As Above, Loose (SP-SM)	
						10.0				
13.5 - 15	S-6		3 - 5 - 8	18	13				Gray Sandy Fat Clay, Moist, Stiff (CH)	
						15.0				
15 - 16.5	S-7		8 - 11 - 11	18	22				As Above, Very Stiff (CH)	
						16.5				
									Boring Log B-4 Terminated at a Depth of 16.5 Feet Below Ground Surface	
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-5

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/2024	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	16.5 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Building	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0			
0 - 2	S-1		4 - 4 - 2 - 2	18	6	2.0	COASTAL PLAIN DEPOSITS	Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
2 - 4	S-2		3 - 3 - 3 - 4	22	6			Tan Clayey Sand, Moist, Loose (SC)	
4 - 6	S-3		4 - 4 - 4 - 6	24	8	5.0		As Above (SC)	
6 - 8	S-4		5 - 5 - 7 - 9	20	12	8.0		Gray Elastic Silt, Moist, Stiff (MH)	LL = 111 PI = 31
8 - 10	S-5		7 - 7 - 7 - 8	22	14	10.0		As Above (MH)	
13.5 - 15	S-6		3 - 3 - 4	18	7	15.0		As Above (MH)	
15 - 16.5	S-7		6 - 7 - 10	18	17	16.5		As Above (MH)	
								Boring Log B-5 Terminated at a Depth of 16.5 Feet Below Ground Surface	
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-6

Page 1 of 1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

				Water Depth | Elevation (feet bgs) | (feet)	Cave-In Depth | Elevation (feet bgs) | (feet)
Surface Elevation:	± NS feet	**Date Started:**	8/22/2024		
Termination Depth:	10.0 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Pavement	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
							TOPSOIL		1" Topsoil	
0 - 2	S-1		3 - 3 - 3 - 3	18	6		COASTAL PLAIN DEPOSITS		Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
						2.0				
2 - 4	S-2		3 - 1 - 1 - 2	18	2				As Above, Very Loose (SP-SM)	
4 - 6	S-3		1 - 2 - 3 - 5	14	6	5.0			Tan Clayey Sand, Moist, Loose (SC)	Trace Gravel
6 - 8	S-4		3 - 5 - 7 - 9	20	12				As Above, Medium Dense (SC)	
						8.0				
8 - 10	S-5		9 - 10 - 11 - 11	18	21				As Above, Orange (SC)	
						10.0				
									Boring Log B-6 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-7

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/2024	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Pavement	**Logged By:**	JH	**During:** NE | NE	
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD	**At Completion:** NE | NE	**At Completion:** NE | NE
		Equipment:	ATV Rig	**24 Hours:** NE | NE	**24 Hours:** NE | NE

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0			
							TOPSOIL	1" Topsoil	
0 - 2	S-1		5 - 4 - 4 - 3	18	8		COASTAL PLAIN DEPOSITS	Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
						2.0			
2 - 4	S-2		2 - 2 - 2 - 2	14	4			As Above (SP-SM)	
4 - 6	S-3		2 - 2 - 1 - 2	4	3	5.0		Orange Clayey Sand, Moist, Very Loose (SC)	
6 - 8	S-4		2 - 3 - 3 - 3	18	6			Gray Clayey Sand, Moist, Loose (SC)	
						8.0			
8 - 10	S-5		4 - 5 - 5 - 6	22	10			As Above, Medium Dense (SC)	
						10.0			
								Boring Log B-7 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-8

Page 1 of 1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development
Surface Elevation:	± NS feet	**Date Started:**	8/22/2024
Termination Depth:	10.0 feet bgs	**Date Completed:**	8/22/2024
Proposed Location:	Pavement	**Logged By:**	JH
Drill / Test Method:	MUD ROTARY / SPT	**Contractor:**	SCD
		Equipment:	ATV Rig

Water Depth | Elevation (feet bgs) | (feet)		Cave-In Depth | Elevation (feet bgs) | (feet)	
During:	NE | NE		
At Completion:	NE | NE	**At Completion:**	NE | NE
24 Hours:	NE | NE	**24 Hours:**	NE | NE

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
							TOPSOIL		1" Topsoil	
0 - 2	S-1		4 - 4 - 2 - 3	10	6		COASTAL PLAIN DEPOSITS		Dark Brown Poorly Graded Sand with Silt, Moist, Loose (SP-SM)	
						2.0				
2 - 4	S-2		3 - 2 - 2 - 3	12	4				As Above (SP-SM)	
4 - 6	S-3		2 - 2 - 3 - 3	18	5	5.0			As Above, Brown (SP-SM)	
6 - 8	S-4		2 - 2 - 2 - 2	20	4				As Above (SP-SM)	
						8.0				
8 - 10	S-5		2 - 2 - 2 - 2	20	4				As Above (SP-SM)	
						10.0			Boring Log B-8 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/204	**Water Depth (feet bgs)**	**Elevation (feet)**	**Cave-In Depth (feet bgs)**	**Elevation (feet)**
Termination Depth:	8.0 feet bgs	**Date Completed:**	8/22/2024				
Proposed Location:	Parking Lot	**Logged By:**	JH	**During:**	NE | NE		
Excavating Method:	Test Pit Excavation	**Contractor:**	Broxton	**At Completion:**	NE | NE	**At Completion:**	NE | NE
Test Method:	Visual Observation	**Rig Type:**	Mini Excavator	**24 Hours:**	NE | NE		

SAMPLE INFORMATION Depth (ft.)	Number	Type	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
			0.0			
0.5 - 3.0	S-1		3.0	COASTAL PLAIN DEPOSITS	Dark Brown Poorly Graded Sand with Silt, Moist (SP-SM)	
3.0 - 6.0	S-2		6.0		Dark Brown Clayey Sand, Moist (SC)	
6.0 - 8.0	S-3		8.0		Tan Clayey Sand, Moist (SC)	
			10.0		Test Pit Log TP-1 Terminated at a Depth of 8.0 Feet Below Ground Surface	
			15.0			

NOTES: bgs = below ground surface, DNC = Did Not Cave, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-2

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/204	**Water Depth (feet bgs) | Elevation (feet)**	**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	8.0 feet bgs	**Date Completed:**	8/22/2024		
Proposed Location:	Store Pad	**Logged By:**	JH	**During:** NE | NE	
Excavating Method:	Test Pit Excavation	**Contractor:**	Broxton	**At Completion:** NE | NE	**At Completion:** NE | NE
Test Method:	Visual Observation	**Rig Type:**	Mini Excavator	**24 Hours:** NE | NE	

SAMPLE INFORMATION Depth (ft.)	Number	Type	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
			0.0			
0 - 6.0	S-1		5.0	COASTAL PLAIN DEPOSITS	Brown Clayey Sand, Moist (SC) Dark Brown Poorly Graded Sand with Silt, Moist (SP-SM)	Some Roots
6.0 - 8.0	S-2		8.0		Gray Sandy Fat Clay, Moist (CL)	
			10.0 15.0		Test Pit Log TP-2 Terminated at a Depth of 8.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, DNC = Did Not Cave, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-3

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/204	**Water Depth (feet bgs)**	**Elevation (feet)**	**Cave-In Depth (feet bgs)**	**Elevation (feet)**
Termination Depth:	8.0 feet bgs	**Date Completed:**	8/22/2024				
Proposed Location:	Store Pad	**Logged By:**	JH	**During:**	NE | NE		
Excavating Method:	Test Pit Excavation	**Contractor:**	Broxton	**At Completion:**	NE | NE	**At Completion:**	NE | NE
Test Method:	Visual Observation	**Rig Type:**	Mini Excavator	**24 Hours:**	NE | NE		

SAMPLE INFORMATION Depth (ft.)	Number	Type	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
			0.0			
0.5 - 2.0	S-1		2.0	COASTAL PLAIN DEPOSITS	Dark Brown Poorly Graded Sand with Silt, Moist (SP-SM)	Some Roots
2.0 - 7.0	S-2		7.0		Tan Clayey Sand, Moist (SC)	
7.0 - 8.0	S-3		8.0		Orange and Tan Clayey Sand, Moist (SC)	
			10.0		Test Pit Log TP-3 Terminated at a Depth of 8.0 Feet Below Ground Surface	
			15.0			

NOTES: bgs = below ground surface, DNC = Did Not Cave, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-4

Page 1 of 1

Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/204	**Water Depth (feet bgs) | Elevation (feet)**		**Cave-In Depth (feet bgs) | Elevation (feet)**	
Termination Depth:	8.0 feet bgs	**Date Completed:**	8/22/2024				
Proposed Location:	Roadway	**Logged By:**	JH	**During:**	NE | NE		
Excavating Method:	Test Pit Excavation	**Contractor:**	Broxton	**At Completion:**	NE | NE	**At Completion:**	NE | NE
Test Method:	Visual Observation	**Rig Type:**	Mini Excavator	**24 Hours:**	NE | NE		

SAMPLE INFORMATION			DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (ft.)	Number	Type	(feet)				
			0.0				
0 - 2.0	S-1		2.0	COASTAL PLAIN DEPOSITS		Brown Poorly Graded Sand with Silt, Moist (SP-SM)	Some Roots
2.0 - 5.0	S-2		8.0			Orange and Tan Clayey Sand, Moist (SC)	
			10.0			Test Pit Log TP-4 Terminated at a Depth of 8.0 Feet Below Ground Surface	
			15.0				

NOTES: bgs = below ground surface, DNC = Did Not Cave, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-5

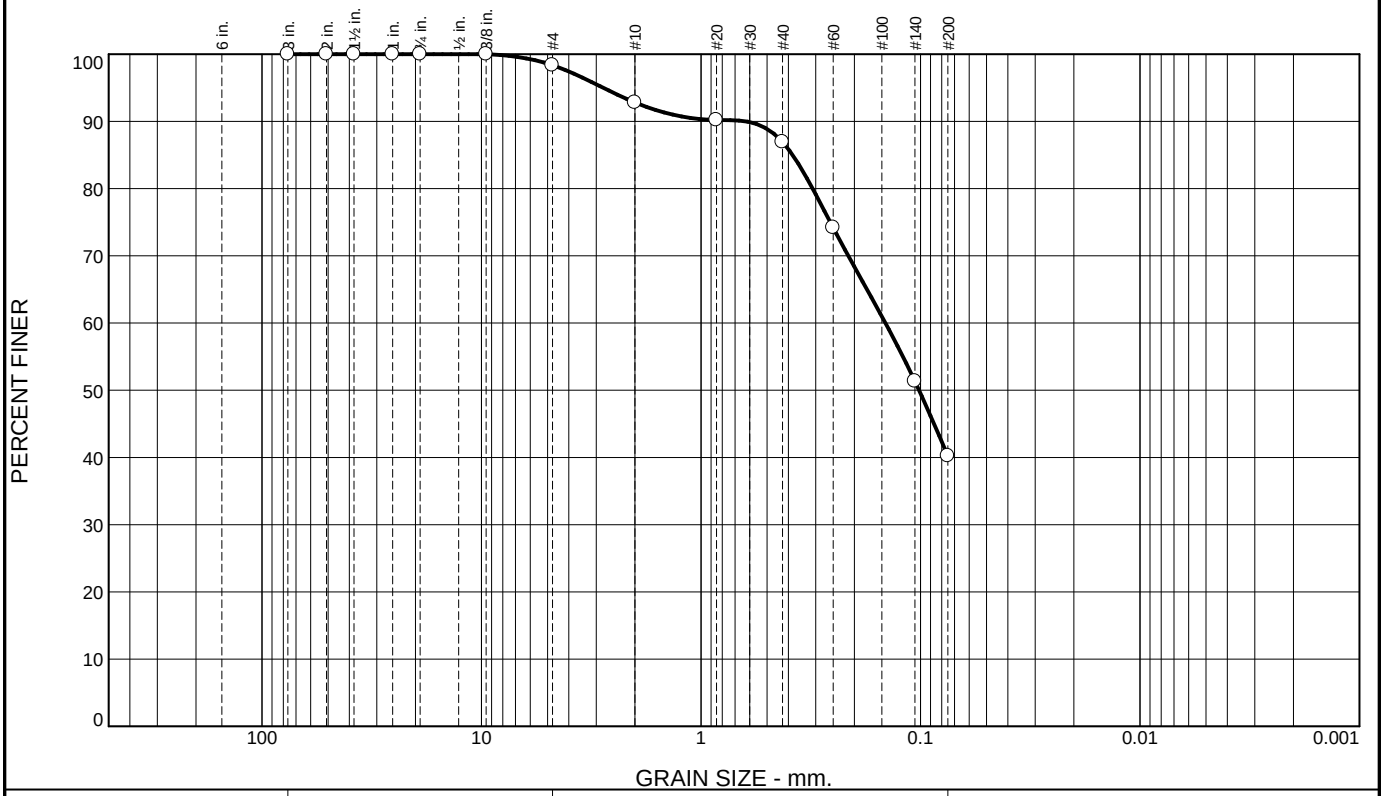
Project:	Proposed Chick-fil-A Restaurant	**WAI Project No.:**	GF2422245.000
Location:	16314 U.S. Highway 441, Alachua, Alachua County Florida	**Client:**	Alachua CFA LLC c/o Lisciotti Development

Surface Elevation:	± NS feet	**Date Started:**	8/22/204	**Water Depth (feet bgs)**	**Elevation (feet)**	**Cave-In Depth (feet bgs)**	**Elevation (feet)**
Termination Depth:	8.0 feet bgs	**Date Completed:**	8/22/2024				
Proposed Location:	Parking Lot	**Logged By:**	JH	**During:**	NE | NE		
Excavating Method:	Test Pit Excavation	**Contractor:**	Broxton	**At Completion:**	NE | NE	**At Completion:**	NE | NE
Test Method:	Visual Observation	**Rig Type:**	Mini Excavator	**24 Hours:**	NE | NE		

SAMPLE INFORMATION Depth (ft.)	Number	Type	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
			0.0			
0 - 2.0	S-1		2.0	COASTAL PLAIN DEPOSITS	Brown Poorly Graded Sand with Silt, Moist (SP-SM)	Some Roots
2.0 - 6.0	S-2		6.0		Tan Clayey Sand, Most (SC)	
6.0 - 8.0	S-3		8.0		Orange and Gray Clayey Sand, Moist (SC)	
			10.0		Test Pit Log TP-5 Terminated at a Depth of 8.0 Feet Below Ground Surface	
			15.0			

NOTES: bgs = below ground surface, DNC = Did Not Cave, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	1.6	5.6	5.9	46.7	40.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	98.4		
#10	92.8		
#20	90.2		
#40	86.9		
#60	74.2		
#140	51.3		
#200	40.2		

* (no specification provided)

Material Description

clayey sand

Atterberg Limits

PL= 23 LL= 47 PI= 24

Coefficients

D_{90}= 0.6219 D_{85}= 0.3824 D_{60}= 0.1445
D_{50}= 0.1015 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SC AASHTO= A-7-6(5)

Remarks

W_n = 25.6%

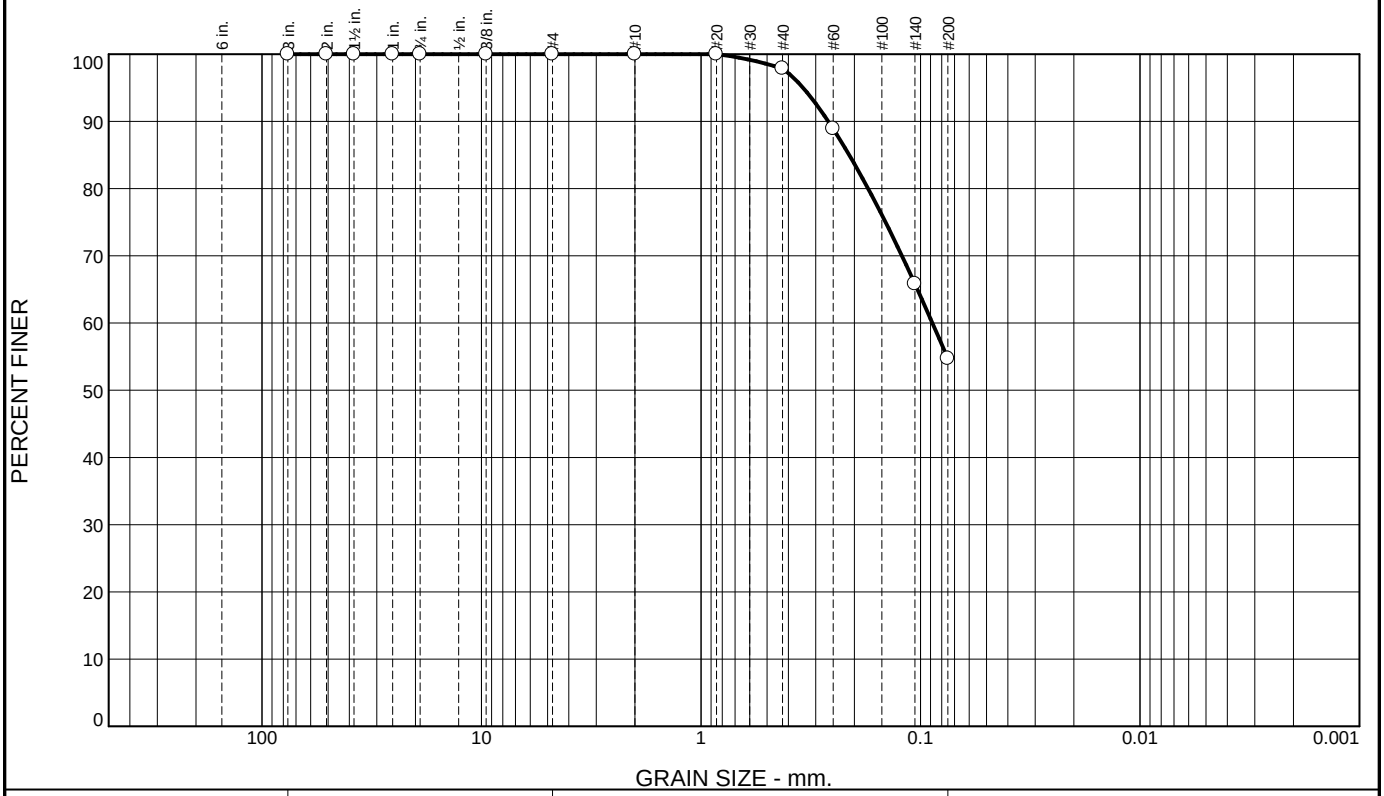
Source of Sample: B-2 **Depth:** 2.0' - 4.0'
Sample Number: S-2 **Date:** 9/3/2024

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Alachua CFA LLC c/o Lisciotti Development
Project: Proposed Chick-Fil-A Restaurant
16314 U.S. Highway 441, Alachua, Alachua County, Florida
Project No: GF2422245.000 **Figure**

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	2.1	43.2	54.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	97.9		
#60	88.9		
#140	65.8		
#200	54.7		

* (no specification provided)

Material Description

sandy fat clay

Atterberg Limits

PL= 26 LL= 59 PI= 33

Coefficients

D_{90}= 0.2631 D_{85}= 0.2111 D_{60}= 0.0882
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= CH AASHTO= A-7-6(15)

Remarks

W_n = 27.2%

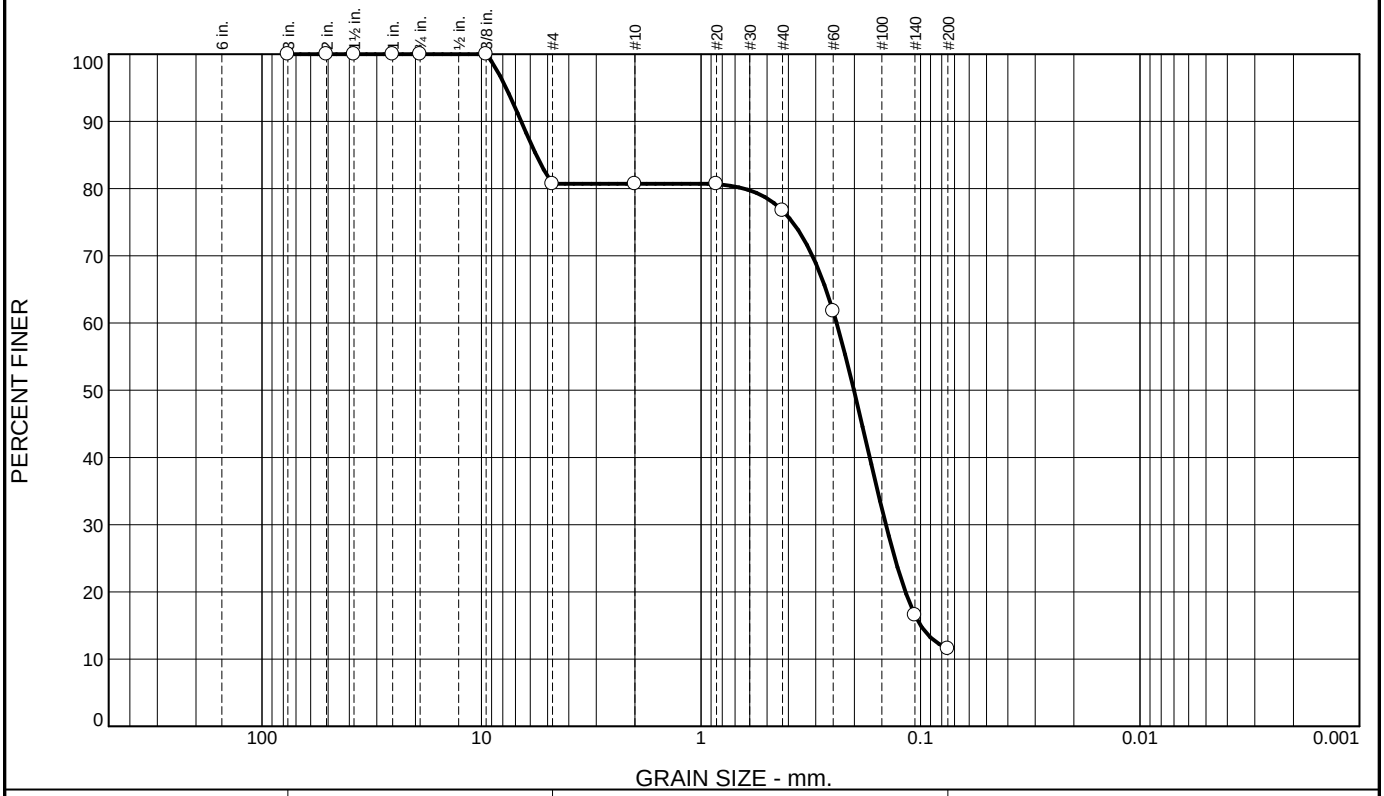
Source of Sample: B-3 **Depth:** 6.0' - 8.0'
Sample Number: S-4 **Date:** 9/3/2024

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Alachua CFA LLC c/o Lisciotti Development
Project: Proposed Chick-Fil-A Restaurant
16314 U.S. Highway 441, Alachua, Alachua County, Florida
Project No: GF2422245.000 **Figure**

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	19.3	0.0	4.0	65.2	11.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	80.7		
#10	80.7		
#20	80.7		
#40	76.7		
#60	61.8		
#140	16.5		
#200	11.5		

* (no specification provided)

Material Description

poorly graded sand with silt and gravel

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D_{90}= 6.5975 D_{85}= 5.6312 D_{60}= 0.2410
D_{50}= 0.2009 D_{30}= 0.1437 D_{15}= 0.0998
D_{10}= C_u= C_c=

Classification

USCS= SP-SM AASHTO= A-2-4(0)

Remarks

W_n = 13.7%

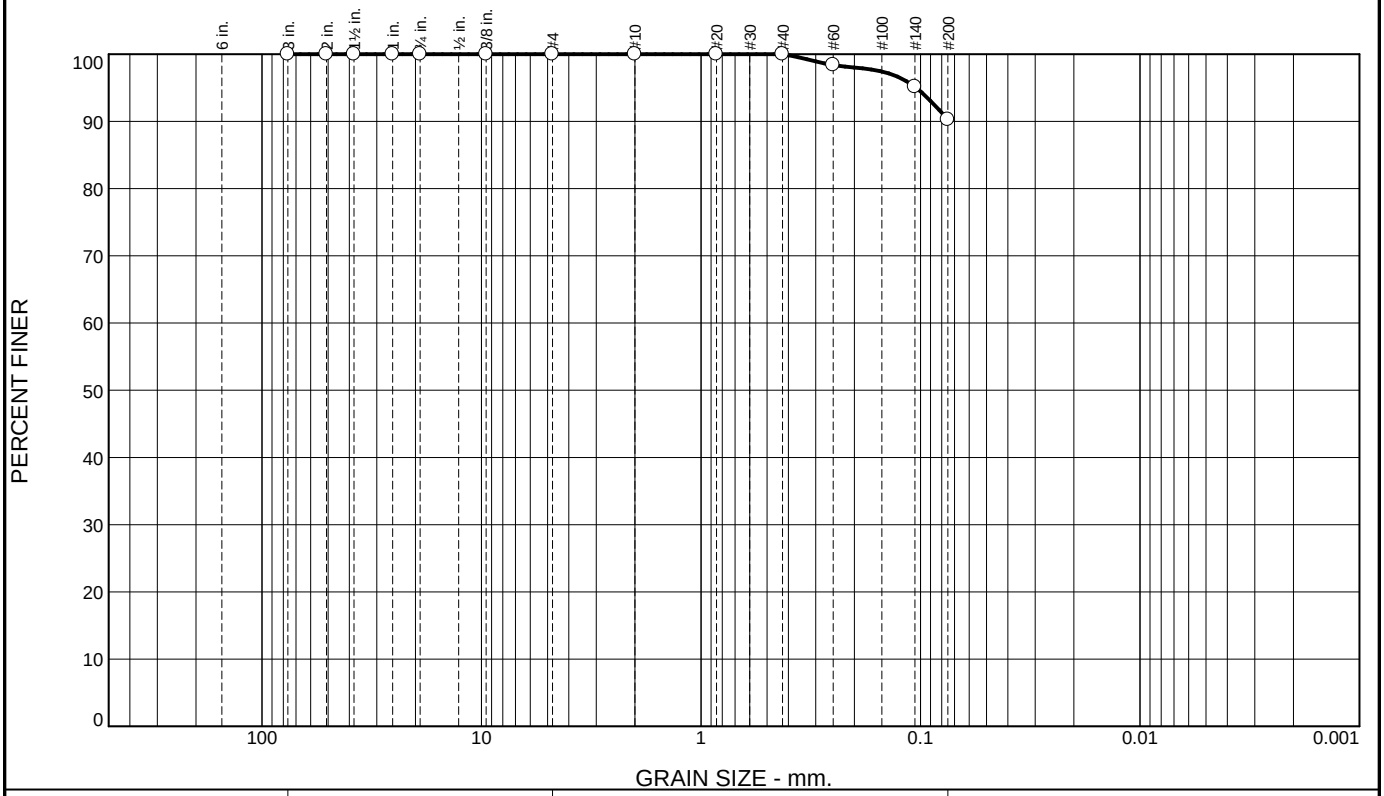
Source of Sample: B-4 **Depth:** 6.0' - 8.0'
Sample Number: S-4 **Date:** 9/3/2024

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Alachua CFA LLC c/o Lisciotti Development
Project: Proposed Chick-Fil-A Restaurant
16314 U.S. Highway 441, Alachua, Alachua County, Florida
Project No: GF2422245.000 **Figure**

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.0	9.7	90.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	100.0		
#60	98.4		
#140	95.1		
#200	90.3		

* (no specification provided)

Material Description

elastic silt

Atterberg Limits

PL= 80 LL= 111 PI= 31

Coefficients

D_{90}= D_{85}= D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= MH AASHTO= A-7-5(46)

Remarks

W_n= 66.8%

Source of Sample: B-5 **Depth:** 6.0' - 8.0'
Sample Number: S-4 **Date:** 9/3/2024

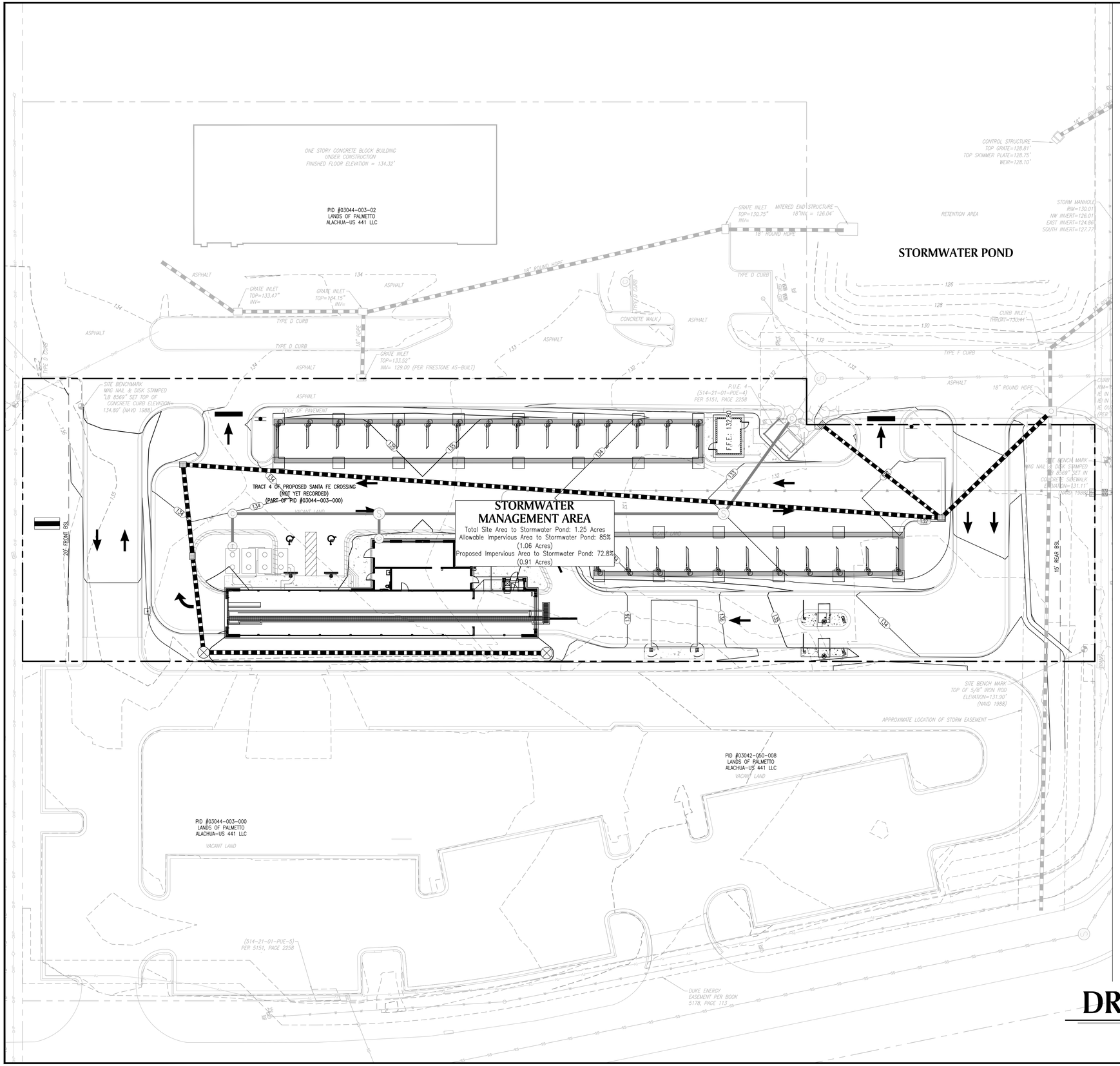
WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Alachua CFA LLC c/o Lisciotti Development
Project: Proposed Chick-Fil-A Restaurant
16314 U.S. Highway 441, Alachua, Alachua County, Florida
Project No: GF2422245.000 **Figure**

Tested By: AB

POST DEVELOPED DRAINAGE BASIN MAP

I:\2025\2025144\D Civil\2025144h.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCHEME PALETTE, DWG TO PDF.PC3, JAMES ALBRITTON, September 9, 2025 4:31:05 PM



POST DEVELOPED DRAINAGE BASIN MAP

0 10 20 40 80

SCALE: 1 = 20

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State 811 One Call of Florida, Inc

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144h.dwg 09.09.25

POST DEVELOPED DRAINAGE BASIN MAP

SHEET H-2

SITE APPLICATION

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Tidal Wave Auto Spa - Alachua
2. Pre-Application Conference Date: 04/01/2025
3. Neighborhood Meeting Date: 07/31/2025
4. Address of Subject Property: NW US 441 & NW 173rd Street
5. Parcel ID Number(s): 03044-003-000 & 03042-050-008
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: CI
9. Acreage: 1.25
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: +/-3,600
13. Total New Impervious Area Proposed (not including building area): 36,040

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Josh Russell Title: Project Manager
   Company (if applicable): Paulson Mitchell Wise
   Mailing address: 85A Mill Street, Suite 200
   City: Roswell State: GA ZIP: 30075
   Telephone: 251-623-2218 FAX: e-mail: jrussell@civilPMW.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua 441/235 LLC (John C Vick III)
   Mailing Address: 496 S Hunt Club Blvd
   City: Apopka State: FL ZIP: 32703

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

C. ADDITIONAL INFORMATION

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

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

D. ATTACHMENTS

X 1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;

(d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).

aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.

bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
   i. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   ii. Calculation of the area of all façades subject to glazing.
   iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
   iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
   i. Color plans depicting the color of all materials used in the façade.
   ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
   iii. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   iv. Calculation of the area of all façades subject to glazing.
   v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
   vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.

ee. For development consisting multi-family residential uses and/or a mobile home park:
   i. Gross acreage.
   ii. Number of dwelling units proposed.
   iii. Density.
   iv. Location and percentage of total open space and recreation areas.
   v. Floor area of each dwelling unit.
   vi. Number of proposed parking spaces.
   vii. Street layout, if applicable.
   viii. Layout of mobile home stands (for mobile home parks only).
   ix. City of Alachua Public School Student Generation Form.

X 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.

X 3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
   a. Plans prepared by a professional engineer licensed in the State of Florida.
   b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
   c. Documentation from the water purveyor stating the available flow to the subject property.

X 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools (if applicable) in accordance with Section 2.4.14 of the LDRs.

X 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

X **For commercial/corporate park/industrial projects:** In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
12. Complementary residential uses (corporate park only).

X 6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

X 7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's LDRs;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or a list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

X 8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

X 9. Proof of ownership (i.e., copy of deed.)

X 10. Proof of payment of taxes.

X 11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

X 12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

X 13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

X 14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

X 15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

X 16. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

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

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

Signature of Applicant

Joshua Alex Russell
Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF AL
COUNTY OF Mobile

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 5th day of November, 2025 by Joshua A. Russell, who is/are personally known to me, or ___ who has/have produced AL Driver License as identification.

Cherish H Franklin
Signature of Notary Public 07-31-29

NOTARY PUBLIC STATE OF ALABAMA
CHERISH H FRANKLIN
My Commission Expires
July 31, 2029
(Seal)

WATER USAGE

PAULSON · MITCHELL · WISE

CIVIL ENGINEERS & PLANNERS

Tom Ridgik

Public Services Engineering Supervisor

City of Alachua

Tom,

The attached Estimated Water Usage Analysis provides data from over 300 Tidal Wave Auto Spa carwashes. As shown in this document, the Fresh water used per vehicle is 23.33 gallons with an application period of 20 seconds. This interpolates to a maximum continuous flow rate of 70 Gallons Per Minute therefore a 2" domestic water meter will be used based on the City of Alachua Water meter sizing criteria.

The attached irrigation plan indicates that a minimum 10 gallons per minute is required therefore a ¾" irrigation water meter will be used based on the City of Alachua Water meter sizing criteria.

Water Meter			
Size (inches)	Type	Maximum Continuous Flow Rate (gpm)	Equivalent Residential Connection (ERC)
⅝ × ¾	Positive Displacement	10	1.0
1	Positive Displacement	25	2.5
1 ½	Positive Displacement	50	5.0
2	Positive Displacement	80	8.0

Thanks,

Michael Letson, PE

Project Manager

ESTIMATED WATER USAGE ANALYSIS

Prepared For: City of Alachua

Location:

Prepared By: Paulson Mitchell Wise, Inc.

Date: 2/10/2026

APPLICATION NUMBER	FUNCTION	WATER TYPE	JET SIZE	JET QUANTITY	JET GPM/JET	USE FACTOR	FLOW RATE PER MIN	RECLAIM WATER/MIN	FRESH WATER/MIN	WELL WATER/MIN	R.O. REJECT
1	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5		**4.5**		
2	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5		**4.5**		
3	FOAMY CTA #1	fresh	SH	1	3	100.00%	3		**3**		
4	FOAMY CTA #2	fresh	SH	1	3	100.00%	3		**3**		
5	SF 63	any	4010	4	1	100.00%	4	**4**			
6	WRAP FOAMER #1	fresh	SH	1	3	100.00%	3		**3**		
7	WRAP AROUND WATER #1	any	4020	6	2	100.00%	12	**12**			
8	TOP BRUSH #1	fresh	FT	6	1	100.00%	6		**6**		
9	WRAP FOAMER #2	fresh	SH	1	3	100.00%	3		**3**		
10	WRAP AROUND WATER #2	any	4020	6	2	100.00%	12	**12**			
11	SFB21	any	4010	4	1	100.00%	4	**4**			
12	TRIPLE POLISH	fresh	SH	3	3	30.00%	9		**3**		
13	UNDERCARRIAGE	any	F.T.	12	0.2	100.00%	2.4	**2.4**			
14	OMNI TOP	any	02	20	1	100.00%	20	**20**			
15	OMNI WHEELS	any	02	20	1	100.00%	20	**20**			
16	OMNI SIDES	any	02	20	1	100.00%	20	**20**			
17	HP MIRROR RINSE	any	RAINBAR	1	8	100.00%	8	**8**			
18	CTA #3	fresh	4010	4	1	100.00%	4		**4**		
19	807 MITTER	any	4010	4	1	100.00%	4	**4**			
20	PENDULUM	any	02	24	1	100.00%	24	**24**			
21	HOT WAX	fresh	SH	3	4	30.00%	12		**4**		
22	TOP BRUSH #2	fresh	FT	6	1	100.00%	6		**6**		
23	TBP ARCH	fresh	FT	10	0.8	30.00%	8		**3**		
24	LP MIRROR RINSE	fresh	RAINBAR	1	4	100.00%	4		**4**		
25	CTA #4	fresh	4010	4	1	30.00%	4		**2**		
26	DRYING AGENT	fresh	RAINBAR	1	4	100.00%	4		**4**		
27	SEALER WAX	fresh	RAINBAR	1	2	30.00%	2		**2**		
28	FINAL RINSE	fresh	RAINBAR	1	8	100.00%	8		**8**		
29	TIRE SEAL	fresh	SS	2	4	30.00%	8		**3**		
30	TUNNEL PREP	any	08	2	4	100.00%	8	**8**			
31	HAND WASH	any	08	2	4	100.00%	8	**8**			
	TOTAL							**146.4**	**70**	**0**	**0**

AVERAGE APPLICATION TIME IN SECONDS:	20	FACTOR:	**33.33%**	**33.33%**	**33.33%**	**33.33%**
(BASED ON 120 CPH CHAIN SPEED)						
AVERAGE GALLONS USED PER CAR:			**48.80**	**23.33**	**0.00**	**0.00**
AVERAGE CARS PER MONTH:	13035		**13035**	**13035**	**13035**	**13035**
ESTIMATED GALLONS PER MONTH:			**636108**	**304150**	**0**	**0**
AVERAGE EVAPORATION AND CARRY OUT PER CAR	6					

TOTAL WATER USES		TOTAL WATER	RECLAIMED	FRESH WATER	H2O LOSS/EVAP	DISCHARGE TO SEWER
Gallons Per Car (GPC)	**GPC**	**72.13**	**48.80**	**23.33**	**6**	**17.33**
ESTIMATED AVERAGE RECLAIMED PORTION: **67.65%**	MNTHLY TOT	**940,258.00**	**636,108.00**	**304,150.00**	**78,210.00**	**225,940.00**
	DAILY TOT (GPD)	**30,912.59**	**20,913.14**	**9,999.45**	**2,571.29**	**7,428.16**

CONCURRENCY IMPACT ANALYSIS

Concurrency Impact Analysis

To: Carson J Crockett, Principal Planner, City of Alachua

From: Tia Lubbers, PE; Kimley-Horn and Associates

Date: September 3, 2025

RE: ***Alachua Tidal Wave Auto Spa***
Kimley-Horn Project Number 242449000

This Concurrency Analysis is submitted for Alachua Tidal Wave Auto Spa. The proposed use is a 1 lane, ±3,600-square-foot automated carwash. The project is part of the overall Santa Fe Crossing Development. The project area includes parts of Alachua County Tax Parcel(s) 03044-003-000 and 03042-050-008. The development area is located in the southwest quadrant of the intersection of US-441 and County Road 235A. The Zoning District classification is Commercial Intensive (CI). The site's Future Land Use (FLU) category is Commercial. A conceptual site plan is provided as an **Attachment.**

The following analysis estimates potential impacts on City of Alachua transportation facilities that may result from the proposed development.

Trip Generation

Table 1 summarizes the trip generation potential of the proposed development based on the Institute of Transportation Engineer's (ITE) land use code (LUC) 948 (Carwash). It should be noted that the ITE *Trip Generation Manual*, 11th Edition only provides a trip generation rate for the PM peak hour of adjacent street trips for LUC 948. Therefore, it was assumed that the trips generated during the PM peak hour consisted of 10% of the daily number of trips generated by the site. It was also assumed the number of trips generated during the AM peak hour was equivalent to the number of trips generated during the PM peak hour. The site is currently vacant. The proposed carwash was evaluated at buildout with 1 car wash tunnel. Buildout is anticipated to generate a net increase of approximately 775 daily trips, 78 AM peak hour trips (39 in, 39 out), and 78 PM peak hour trips (39 in, 39 out).

Table 1: Trip Generation Summary

ITE Code[1]	Land Use	Intensity	Daily Trips[2]	AM Peak Hour of Adjacent Street[3]			PM Peak Hour of Adjacent Street		
				Total	In	Out	Total	In	Out
Proposed Development									
948	Carwash	1.0 tunnel(s)	775	78	39	39	78	39	39

1. Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

2. Trip Generation for PM Peak Hour of Adjacent Street was assumed to be 10% of daily trip generation.

3. Trip generation for AM Peak Hour of Adjacent Street was assumed to be the same as PM Peak Hour of Adjacent Street.

Automated Car Wash [ITE 948]

Daily	T = 775.00 (X); (X is number of tunnels)
AM Peak Hour of Adjacent Street	T = 77.50 (X); (X is number of tunnels); (50% in / 50% out)
PM Peak Hour of Adjacent Street	T = 77.50 (X); (X is number of tunnels); (50% in / 50% out)

Distribution

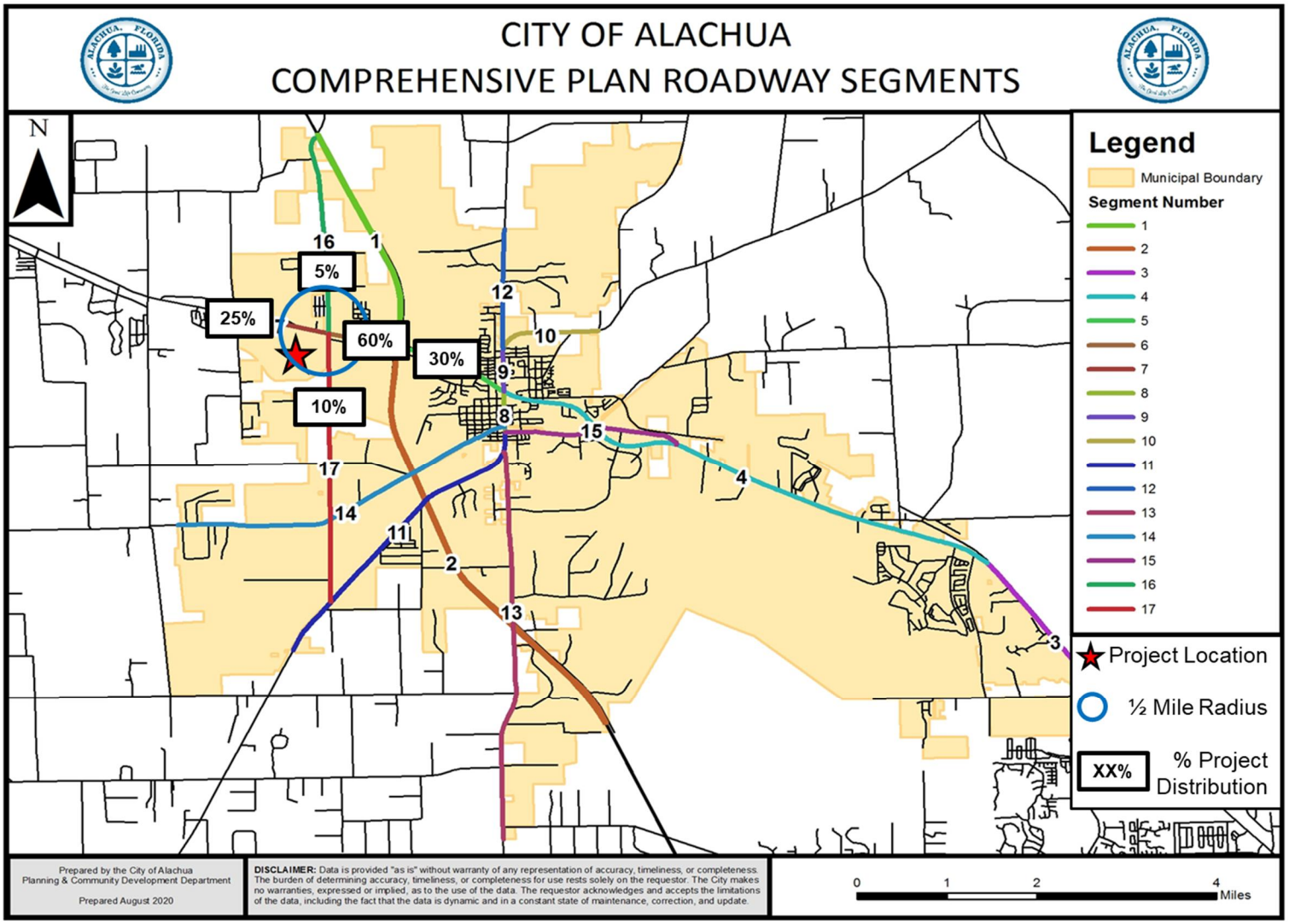
The distribution of project trips was consistent with the distribution utilized for the overall Santa Fe Crossing development. Excerpts from the previously prepared Santa Fe Crossing traffic impact study are provided as an **Attachment. Figure 1** illustrates the project trip distribution.

Determining the affected roadway segments was based on the City of Alachua Land Development Regulations Section 2.4.14(H)(2)(a):

> *(i) For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.*

Segment 6 (US 441, from I-75 to CR 235A), Segment 7 (US 441, from CR 235A to NW 188th St), Segment 16 (CR 235A, from US 441 to North City Limit), and Segment 17 (CR 235A, from CR 235 to US 441) are all within one-half mile of the development's access connection and considered to be affected segments. **Figure 1** illustrates the affected segments.

Figure 1: Traffic Segment Map



Transportation Concurrency Analysis

Table 2 summarizes the concurrency capacity evaluation on affected segments.

Table 2: Concurrency Capacity Evaluation

Roadway Segment (#)	From	To	Daily/Peak Hour	MSV	Existing Traffic	Reserved Trips	Available Capacity	% Assign	Project Traffic	Available Capacity after Project Traffic
US 441 (6)	I-75	CR 235A	Daily	39,000	34,000	5,513	(513)	45%	349	(862)
			Peak Hour	3,510	2,819	508	183	60%	47	136
US 441 (7)	CR 235A	NW 188th St	Daily	43,000	25,000	4,548	13,452	35%	271	13,181
			Peak hour	3,870	2,241	441	1,188	25%	20	1,168
CR 235A (16)	US 441	North City Limit	Daily	15,120	2,080	2,840	10,200	10%	78	10,122
			Peak Hour	1,359	185	288	886	5%	4	882
CR 235A (17)	CR 235	US 441	Daily	15,120	6,048	4,373	4,699	10%	78	4,621
			Peak hour	1,359	536	447	376	10%	8	368

Notes:
1. Obtained from Table 2a of the City of Alachua Development Monitoring Report.
2. Project Traffic assignment is the maximum across the segment.
3. Per the City of Alachua LDR Section 2.4.14(H)(2)(a) roadway segments are considered affected if they are within one-half mile radius of the development's ingress/egress or to the nearest major intersection.

As shown in the table above, all segments are anticipated to have remaining capacity with the addition of reserved and project trips with the exception of Segment 6 which is anticipated to exceed its daily capacity with the addition of reserved trips. However, Segment 6 is anticipated to have remaining capacity with the addition of reserved trips and anticipated project traffic during the peak hour. Therefore, the proposed development is not anticipated to cause any new deficiencies on the affected roadway segments.

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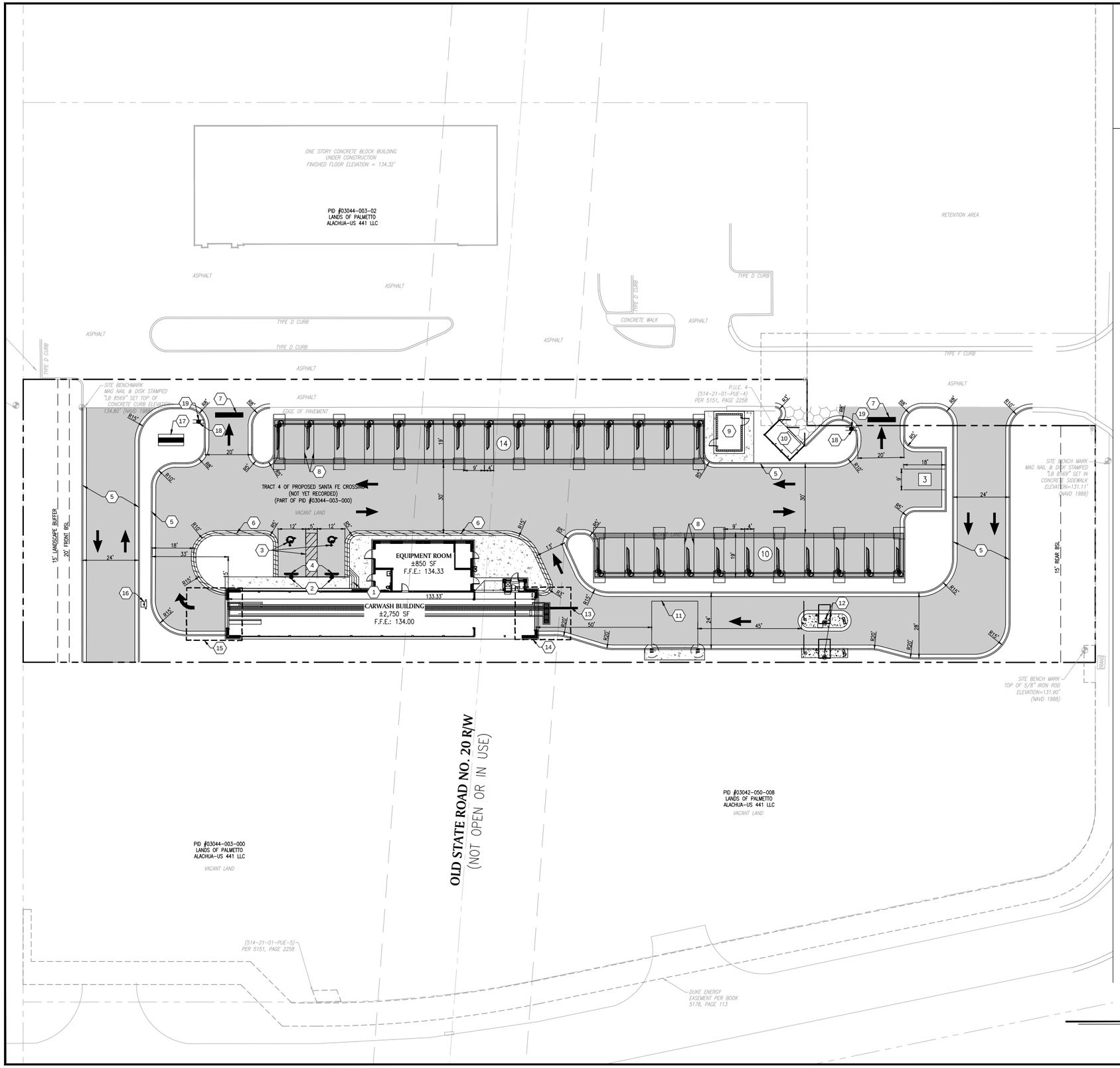
C:\Users\jvonwell\OCS\Client\Paulson Mitchell, Inc-\2025144 - TWOS - Walton, FL\Project Files\5 Civil\2025144c.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCHEME PALETTE, DWG TO PDF.PC3, JOSH RUSSELL, June 3, 2025 12:45:3 PM



HATCH LEGEND:

- STANDARD DUTY CONCRETE PAVEMENT
- EXISTING ASPHALT
- HEAVY DUTY CONCRETE PAVEMENT
- 3" HIGH ROLL CURB
- STANDARD DUTY ASPHALT PAVEMENT

SPECIAL NOTES:

1. ADA RAMP. (CONSTRUCT AT 12:1 MAXIMUM SLOPE) (SEE DETAIL SHEET)
2. ADA SIGN AND VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD
3. ADA STALL STRIPING (BLUE)
4. WHEEL STOP
5. 6" STANDARD CURB & GUTTER
6. 3" ROLLED CURB & GUTTER
7. 24" WIDE STOP BAR STRIPING (WHITE)
8. 4" WIDE PARKING STALL STRIPING (WHITE) (TYP.)
   (PRO-PARK WATERBORNE TRAFFIC MARKING PAINT) (PRODUCT CODE B97WD2434)
9. 11'4" X 16'4" VACUUM SCREENING (SEE ARCHITECTURAL PLANS)
10. 9'4" X 16' DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
11. 20' X 20' PREP CANOPY
12. PAY KIOSK (SEE DETAIL SHEET)
13. 12' LONG, 10" WIDE YELLOW STRIP IN-LINE WITH WHEEL TRACK
14. ENTRANCE DETAIL (SEE DETAIL SHEET)
15. EXIT DETAIL (SEE DETAIL SHEET)
16. STOP/GO LIGHT (SEE DETAIL SHEET)
17. 3' x 11' PYLON SIGN (PERMIT BY OTHERS)
    (SIGN LOCATION TO BE VERIFIED WITH APPROVED SIGNAGE PACKAGE)
18. STOP SIGN - 36" X 36" (R1-1)
19. DO NOT ENTER SIGN 36" X 36" (R5-1)

SITE ANALYSIS

TWAS PARCEL AREA	±1.25 AC
CARWASH TUNNEL	±2,750 SF
EQUIPMENT ROOM	±850 SF
TOTAL BUILDING	±3,600 SF
VACUUM SPACES PROVIDED	24 SPACES
EMPLOYEE SPACES PROVIDED	3 SPACES
ADA SPACES PROVIDED	2 SPACES

SITE PLAN

0 10 20 40 80
SCALE: 1 = 20

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.890.7695
FAX 770.890.7694
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT LLC.
124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg MM.DD.YY

SITE PLAN

SHEET C-100

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2023

5.1 BUILDOUT TRAFFIC

Buildout (2023) AM peak hour and PM peak hour traffic volumes were developed by summing background (2023) traffic and anticipated project trips. Intersection turning movement volume development worksheets for all intersections are provided in **Appendix E**.

5.2 BUILDOUT ROADWAY ANALYSIS

Roadway segment analyses were performed for buildout (2023) daily and PM peak hour conditions. Roadway segment attributes, existing segment volumes, reserved trips, and project trip distributions were assumed consistent with the MPH Study (March 2022).

As summarized in **Table 4,** all roadway segments are anticipated to operate within their maximum service volumes (MSV) under buildout (2023) daily and PM peak hour conditions.

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Kimley»Horn

Table 4: Buildout (2023) Roadway Conditions

Roadway		ROADWAY ATTRIBUTES [1]							DAILY BUILDOUT CONDITIONS							PK. HR. BUILDOUT CONDITIONS		
From	To	City of Alachua Segment No.	Daily Service Volume	Pk. Hr. 2-Way. Service Volume	Existing Daily Traffic [1]	Daily Reserved Trips[1]	Daily Percent Project Traffic Assignment [1]	Daily Project Trips	Daily Traffic	V/C	LOS	Existing Pk. Hr. 2-Way Volume [2]	Pk. Hr. 2-Way Reserved Trips[2]	Pk. Hr. Percent Project Traffic Assignment [1]	Pk. Hr. Project Trips [3]	Pk. Hr. Traffic	V/C	LOS
US 441																		
SR 235	I-75	5	39,800	3,510	24,204	3,716	22.5%	764	28,684	0.72	C	2,615	270	30.0%	87	2,972	0.85	C
I-75	CR 235A	6	39,800	3,510	30,111	3,483	45.0%	1,528	35,122	0.88	C	2,942	276	60.0%	175	3,393	0.97	C
CR 235A	NW 188th St	7	43,000	3,870	22,250	2,112	35.0%	1,189	25,551	0.59	C	2,234	106	25.0%	73	2,413	0.62	C
CR 235A																		
North City Limit	US 441	16	14,580	1,314	5,000	2,162	10.0%	340	7,502	0.51	C	304	232	5.0%	15	551	0.42	C
US 441	CR 235	17	14,580	1,314	5,000	1,814	10.0%	340	7,154	0.49	C	529	201	10.0%	29	759	0.58	C

K:\GVL_TPTO\149973007 - Santa Fe Crossings Responses\calcs\[2022-10 - SFC Traffic Calcs_111022.xlsx]SegmentLOS

Notes:

1. As shown in the MPH Study (March 2022).
2. Derived from PM peak hour approach and departure volumes at study area intersections.
3. PM peak hour project trips based on net new external trips.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

PAULSON · MITCHELL · WISE
CIVIL ENGINEERS & PLANNERS

April 1, 2026

RE: Tidal Wave Auto Spa – City of Alachua

Comprehensive Plan Consistency Analysis

PMI Project #: 2025144

The project located near the intersection of US HWY 441 and County Road 235A for a Tidal Wave Auto Spa has been designed to align with the City's comprehensive plan goals, policies, objectives, and future land use designation.

The following design aspects align with the City's comprehensive plan:

Policy 1.3.b – Commercial

Evaluation:
The subject property is designated Commercial, which is intended to accommodate a range of commercial activities, including auto-oriented uses. The proposed Tidal Wave Auto Spa car wash is consistent with this designation as an auto-oriented use.

Specifically, the project aligns with Item 8 – Auto-oriented uses, as it is designed to serve motorists through a drive-through format that provides convenient and efficient vehicle cleaning services. The site layout, including dedicated access points, internal circulation, and stacking lanes, is oriented toward vehicular use and supports safe and efficient operation.

The proposed use is compatible with the intent of the Commercial land use category, as it serves the needs of the traveling public and is appropriately located within an area designated for vehicle-oriented commercial development.

Policy 1.3.d – Design and Performance Standards

Evaluation:
The proposed development has been designed to meet the applicable design and performance standards and ensure compatibility with surrounding uses.

1. Interparcel Access: The site includes a shared access drive with Tract 3 and a cross-access drive connecting Tracts 5 and 3. This design promotes connectivity, enhances traffic flow, and provides multiple access routes for both this site and adjacent parcels, helping reduce congestion.

2. Buffering: The site will be buffered to the north by the shared access drive and to the south with landscaped areas, providing separation from adjacent parcels and improving visual and operational compatibility.
3. Open Space: Approximately 12.8% of the site will be maintained as open space, providing additional separation from adjacent roads and internal access drives while enhancing landscaping and overall site aesthetics.
4. Pervious Surface / Stormwater: Proposed pervious coverage is approximately 27.2%, exceeding the minimum 15% required by the overall development plan. This enhances open space and landscaping while supporting effective stormwater management.
5. Signage: Signage will complement the architectural aesthetic of the wash building and will be strategically located to avoid obstructing visibility for adjacent businesses.
6. Lighting: Site lighting will provide sufficient illumination for the car wash and vacuum areas while minimizing off-site light pollution through carefully directed fixtures.
7. Safe On-Site Circulation: Oversized access drives and parking stalls allow patrons to safely vacuum vehicles without impeding traffic flow, ensuring safe circulation for customers, employees, and delivery vehicles.
8. Landscaping: Landscaping throughout the site—including parking lot planting, perimeter buffers, and canopy trees—will comply with Land Development Regulations. Native species will enhance aesthetics and integrate with the surrounding environment.
9. The site has been evaluated for any natural or historic constraints, and development will avoid or mitigate impacts as required.
10. The project is designed to meet all applicable performance-based zoning requirements, including those related to lighting, drainage, and operational characteristics.

Policy 1.3.e – Density and Intensity Standards

Evaluation:
The proposed project is a non-mixed-use commercial development.

a. Density: The project does not include residential uses; therefore, density standards are not applicable.

b. Intensity: The proposed development complies with applicable floor area ratio (FAR) limitations. The subject parcel is approximately 1.25 acres (54,450 square feet), with a proposed building area of 3,376 square feet, resulting in a FAR of approximately 0.06. This is well below the maximum allowable FAR of 0.75 for parcels less than 5 acres. The project represents a low-intensity commercial use, with the majority of the site devoted to vehicle circulation, stacking, and landscaping.

PAULSON · MITCHELL · WISE

CIVIL ENGINEERS & PLANNERS

Thanks,



Josh Russell

Project Manager

85-A Mill Street Suite 200 Roswell, GA 30075 770.650.7685

SHIPPING LABELS

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Planning & Community Development
PO Box 9
Alachua, FL, 32615

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

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL, 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL, 32611

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Tamara Robbins
PO Box 2317
Alachua, FL, 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL, 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL, 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL, 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Lynn Horton
19005 NW 138th Avenue
Alachua, FL, 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL, 32601

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL, 32615

Browning & Browning Trustees & Morris
627 SW 83rd Ter
Gainesville, FL 32607

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Santa Fe Hills Church of Christ C/O
Robert Matheny
807 Southwood Dr
Perry, FL 32348

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Heritage Bank of the South
PO Boox 709
Tupelo, MS 38802

Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

RUC Alachua LLC
3800 Colonnade Pkwy 250
Birmingham, AL 35243

Waitcus Gregory Michael SR Trustee
15218 NW 258th Pl
Alachua, FL 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Waitcus John J Trustee
7453 SW 116th Ter
Gainesville, FL 32608

NEIGHBORHOOD MEETING DOCUMENTS

Public Notices

Originally published at gainesville.com on 07/17/2025

Public Notice
A neighborhood meeting will be held to discuss submitting construction drawings for a site plan review for a car wash located at NW US 441 and NW 173rd Street. There are no zoning actions or variances being requested as part of this site plan submittal. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments. The meeting will be held on Thursday, July 31st, 2025 at 5:00pm at the Holiday Inn Express & Suites- 16367 NW 167th Boulevard Alachua, Florida, 32615.
July 17, 31 2025
LSAR0333863

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

SHJ Development LLC
P.O. Box 311
Thomaston GA 30286

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

07/17/2025, 07/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/31/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

Public Notice

A neighborhood meeting will be held to discuss submitting construction drawings for a site plan review for a car wash located at NW US 441 and NW 173rd Street. There are no zoning actions or variances being requested as part of this site plan submittal. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments. The meeting will be held on Thursday, July 31st, 2025 at 5:00pm at the Holiday Inn Express & Suites- 16367 NW 167th Boulevard Alachua, Florida, 32615.

July 17, 31 2025

LSAR0333863

July 17th, 2025

NEIGHBORHOOD MEETING

For a car wash located at NW US 441 and NW 173rd Street.

Date:	Thursday, July 31st, 2025
Time:	5:00 P.M.
Place:	Holiday Inn Express & Suites 16367 NW 167th Boulevard Alachua, Florida, 32615
Contact:	Mr. Alex Perry (478) 972-2418

Mr. Alex Perry will be holding a meeting to discuss submitting construction drawings for a site plan review for a car wash located at NW US 441 and NW 173rd Street. There are no zoning actions or variances being requested as part of this site plan submittal. You are receiving this notification because you own property within 400' of this location or are on the required mailing list for the city of Alachua. The purpose of this meeting is to inform neighboring property owners and seek comments.

Thank you,

Alex Perry

Engineering Design Manager
Tidal Wave Auto Spa
124 East Thompson St.
P.O. Box 311
Thomaston, GA 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Planning & Community Development
PO Box 9
Alachua, FL, 32615

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

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL, 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL, 32611

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Tamara Robbins
PO Box 2317
Alachua, FL, 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL, 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL, 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL, 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Lynn Horton
19005 NW 138th Avenue
Alachua, FL, 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL, 32601

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL, 32615

Browning & Browning Trustees & Morris
627 SW 83rd Ter
Gainesville, FL 32607

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Santa Fe Hills Church of Christ C/O
Robert Matheny
807 Southwood Dr
Perry, FL 32348

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Heritage Bank of the South
PO Boox 709
Tupelo, MS 38802

Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

RUC Alachua LLC
3800 Colonnade Pkwy 250
Birmingham, AL 35243

Waitcus Gregory Michael SR Trustee
15218 NW 258th Pl
Alachua, FL 32615

SHJ Development, LLC
P.O. Box 311
Thomaston, GA, 30286

Waitcus John J Trustee
7453 SW 116th Ter
Gainesville, FL 32608

Parcel ID Number	Name	Address
03044-001-002	Browning & Browning Trustees & Morris	627 SW 83rd Ter Gainesville, FL 32607
03044-002-000	Santa Fe Hills Church of Christ C/O Robert Matheny	807 Southwood Dr Perry, FL 32348
03044-020-001	Moser, Jeffrey A & Patricia A	PO Box 520 Alachua, FL 32616
03044-020-011	Heritage Bank of the South	PO Boox 709 Tupelo, MS 38802
03044-003-000	Alachua 441/235 LLC	496 S Hunt Club Blvd Apopka, FL 32703
03044-003-001	RUC Alachua LLC	3800 Colonnade Pkwy 250 Birmingham, AL 35243
03042-052-001	Waitcus Gregory Michael SR Trustee	15218 NW 258th Pl Alachua, FL 32615
03042-050-002	Waitcus John J Trustee	7453 SW 116th Ter Gainesvill, FL 32608
03042-050-012	Waitcus John J Trustee	7453 SW 116th Ter Gainesvill, FL 32608
03042-050-009	Waitcus John J Trustee	7453 SW 116th Ter Gainesvill, FL 32608
03042-052-007	Alachua 441/235 LLC	496 S Hunt Club Blvd Apopka, FL 32703
03042-050-008	Alachua 441/235 LLC	496 S Hunt Club Blvd Apopka, FL 32703

Name	Title/Company	Address Line 1	Address Line 2	City	State	Zip
Planning & Community Developmen	LDR Administrator	PO Box 9		Alachua	FL	32615
Michele L. Lieberman	County Manager	12 SE 1st Street		Gainesville	FL	32601
Antoinette Endelicato		5562 NW 93rd Avenue		Gainesville	FL	32653
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050		Gainesville	FL	32611
Tamara Robbins		PO Box 2317		Alachua	FL	32616
Lynda Coon		7216 NW 126 Avenue		Alachua	FL	32615
Joseph & Phyllis Strickland		14103 NW 156th Place		Alachua	FL	32615
Jean Calderwood		14095 NW 174th Ave		Alachua	FL	32615
Lynn Horton		19005 NW 138th Avenue		Alachua	FL	32615
Stephen Hofstetter	Director, Environmental Protection Department	14 NE 1st Street		Gainesville	FL	32601
Soorya Lindberg		16630 NW 173rd Terrace		Alachua	FL	32615

Sing in Sheet

1. Alex Perry Tidal Wave Auto Spa Design Manager
2. Soorya Lindberg Property Owner

Tidal Wave Auto Spa Neighborhood Meeting Summary

Meeting started at 5:00 pm on July 31st 2025; the scope of the project was discussed along with the neighboring development. Tidal wave representative had regional map to show and discuss where the proposed development was going related to attendees' property and current construction projects. Questions were answered about the Tidal Wave brand, business model, hours of operation, type of employment offered, water and sewer usage, existing traffic studies, and how tidal wave is involved in the community and fundraising opportunities and charity programs that they provide. Also discussed unrelated developments in the area that are in the planning phase. Explained the layout of the development and the components of the site plan to include the access and shaded vacuum parking stalls. Attendees left around 5:45 pm and meeting was adjourned at 6:00 pm.

LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED SURVEYOR)
(TRACT 4 OF PROPOSED SANTA FE CROSSINGS, A SUBDIVISION NOT YET RECORDED.)
(PART OF PID #03044-003-000)

A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID GOVERNMENT LOT, ALSO BEING THE SE CORNER OF SAID SECTION 8, FOUND MARKED IN THE FIELD WITH A NAIL & DISK STAMPED "LB 2856", AS REFERENCED WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS CERTIFIED CORNER RECORD CCR#102543; THENCE S.88°39'34"W., A DISTANCE OF 50.00' TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #235-A, ALSO KNOWN AS NW 173RD STREET (100' WIDE PUBLIC RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°34'42"W., A DISTANCE OF 611.24' TO A 5/8" IRON ROD; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°38'41"W., A DISTANCE OF 250.14'; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, N.00°30'18"W., A DISTANCE OF 401.64'; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°33'21"W., A DISTANCE OF 244.79' TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NW US HIGHWAY 441 (200' WIDE PUBLIC RIGHT OF WAY, SAID POINT BEING MARKED BY A 1" IRON PIPE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.77°49'56"W., A DISTANCE OF 442.85' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569" MARKING THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.77°49'57"W., A DIST OF 122.67' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S.12°10'03"W., A DISTANCE OF 465.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE S.77°49'57"E., 102.67' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE N.12°10'03"E., A DISTANCE OF 125.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE S.77°49'57"E., A DISTANCE OF 20.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE N.12°10'04"E., A DISTANCE OF 340.00' TO THE POINT OF BEGINNING AND CONTAINING 54,541 SQUARE FEET,OR 1.25 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

LJA ENGINEERING, INC.
LB NO. 8569



Steven E Burkholder

Digitally signed by Steven E Burkholder
Date: 2025.12.17 11:23:47 -05'00'

BY: _____
STEVEN E. BURKHOLDER, P.L.S., VP
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521

PROPERTY DEED

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457916 5 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of **November, 2022** A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of **Alachua**, State of **Florida**, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **496 S. Hunt Club Blvd, Apopka, FL 32703** of the County of **Orange**, State of **Florida**, **grantee**.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Darryl J. Tompkins
Witness

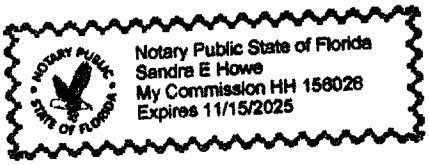
Printed Name: Sandra E. Howe
Witness

Ashok Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

Sheila Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17th day of **November, 2022**, by **Ashok Patel and Sheila Patel, husband and wife,** who have produced their **Florida's driver license** as identification.



Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A

POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A

CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'13", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

TAX PAYMENT RECEIPT

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 008	16304 NW US HWY 441	1700

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	1,097,276	0	1,097,276	8,339.30
LIBRARY GENERAL	0.9374	1,097,276	0	1,097,276	1,028.59
SCHOOL CAP PROJECT	1.5000	1,097,276	0	1,097,276	1,645.91
SCHOOL DISCRNRY & CN	0.7480	1,097,276	0	1,097,276	820.76
SCHOOL GENERAL	3.0030	1,097,276	0	1,097,276	3,295.12
SCHOOL VOTED	1.0000	1,097,276	0	1,097,276	1,097.28
CHILDREN'S TRUST	0.4500	1,097,276	0	1,097,276	493.77
SUWANNEE RIVER WATER MGT DIST	0.2812	1,097,276	0	1,097,276	308.55
CITY OF ALACHUA	6.2500	1,097,276	0	1,097,276	6,857.98

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $23,887.26

LEGAL DESCRIPTION

COM SE COR SEC W 50.01 FT N 861.24 FT POB W 764.76 FT N 19 DEG W 131.62 FT N 523
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $24,019.73

IF PAID BY	Nov 30, 2025				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 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
03042 050 008	16304 NW US HWY 441

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2025	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 25-0039483 $23,058.94 Paid 11/25/2025

SRWMD APPROVAL

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Minor Modification

PERMITTEE:
John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703

PERMIT NUMBER: ERP-001-243718-8
DATE ISSUED: October 14, 2025
DATE EXPIRES: October 14, 2030
COUNTY: Alachua
TRS: T8S, R18E, S8

PROJECT: Santa Fe Crossings

Upon completion, the approved entity to which operation and maintenance may be transferredpursuant to rule 62-330.310 and 62.330.340 or 40B-4.1130, Florida Administrative Code (F.A.C.) shall be:

John Wells
SHJ Development, LLC
124 East Thompson Street
Thomaston, GA 30286

Based on the information provided to the Suwannee River Water Management District (District),the subject proposed project has met the qualifications found in subsection 62-330.315, F.A.C., and qualifies for a minor modification of the existing permit. This minor modification is hereby in effect for the activity description below:

The pervious master permit was for the construction and operation of stormwater management system serving 7.56 acres of impervious surface on a total project area of 11.58 acres. This minor modification is for the construction of .91 acres of impervious surfaces on a total project area of 1.24 acres that was previously authorized under the permit ERP-001-243718-6. The design engineer has certified that the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in accordance with the application package, calculations, and plans submitted and certified by Michael Letson, P.E., with Paulson Mitchell Incorporated, on or before October 13, 2025.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Approved By: Jordan Gregg

Jordan Gregg
District Staff

LETTER OF AUTHORIZATION

Letter of Authorization

This letter authorizes **SHJ DEVELOPMENT, LLC and Paulson Mitchel Wise** and its Agents as Owner's Representative to have authority to permit the site on the Owner's behalf, acting as agent in obtaining the required and necessary permits, licenses and approvals, which may be required for any and all permits, applications, and approvals related to the **TIDAL WAVE** project in accordance with all governing laws, statutes and ordinances at the below referenced address.

Tenant / Project Name: **Tidal Wave Alachua Santa Fe Crossing**

Site Address: SWC of US Hwy 441 & CR 325A, City of Alachua, FL

Parcel ID #: 03044-003-000 **Pertaining to Tract 4 only**

Landlord/Owner Information

Signature of Owner: _____ Printed Name: John C. Vick III

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 12 day of September, 2025, by John C. Vick III, as the Manager of Alachua 441/325, a Florida limited liability company, on behalf of such company. He/she [✓] is personally known to me or [ ] has produced _____ as identification.

[NOTARY SEAL]

Carolyn B Stanley
Notary Public
Carolyn B. Stanley
Printed Name of Notary Public

My commission expires:

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 675008
My Comm. Expires Sep 4, 2029
Bonded through National Notary Assn.

COMMENT RESPONSE LETTER

PAULSON · MITCHELL · WISE
CIVIL ENGINEERS & PLANNERS

April 8, 2026

RE: Tidal Wave Auto Spa – City of Alachua
Response to City of Alachua comments dated: April 1, 2026
PMI Project #: 2025144

To whom it may concern,

We recently received City of Alachua comments dated: 04/01/26, we offer the following responses:

1. Per Section 6.4.4(C)(2), "Maximum initial horizontal illumination shall not exceed: *Business districts*. Ten footcandles at building entries and five footcandles in parking lots in the business districts." The definition of parking lot in the City of Alachua code is "the portion of a site or development dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes and other areas dedicated to vehicular use, but not necessarily including vehicular storage areas." Multiple sections of the plan still exceed the maximum footcandles allowed within our code. Revise and resubmit.
Response: Photometric plan updated accordingly.

2. Per Section 6.8.2 (A)(2)(a)(i)a. of the Land Development Regulations, "twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B)." The north and south entrance and exit will require, at minimum, twenty percent glazing. Per our conversation, the actual entrances will not be included as part of the total ground floor facade area, and per section 6.8.2.(A)(2)(a)(iv), Spandrel glass may be used "when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space." Revise and resubmit.
Response: Architectural plans updated accordingly.

3. Per Section 6.8.2 (A)(2)(b)(i) & (ii), "Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet." The east wall will need include wall offsets. Per our discussion, "pilasters with a minimum depth of one foot, a minimum width of on foot, and a minimum height of 80 percent of the facade's height" are permitted as an offset alternative. Revise and resubmit.
Response: Architectural plans updated accordingly.

4. Per Section 7.3.2(C), "all multiple-family and nonresidential development shall provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent

public sidewalk or greenway network, with an additional connection required for each additional five acres of development area." A sidewalk connection will be required from the main building either the sidewalk on NW 441 US Highway or the sidewalk on NW 161st Place. Revise and resubmit.

Response: A connection to the public sidewalk has been provided. Please see sheet C-100.

TRANSMITTAL

PAULSON · MITCHELL · WISE
CIVIL ENGINEERS & PLANNERS

Letter of Transmittal

To: Carson Crockett

Date: 04/08/2026 Job No. 2025144.70

Project: Tidal Wave Auto Spa – City of Alachua

15100 NW 142nd Terrace
Alachua, Fl 32615

We are sending you

- ☐ Under separate cover
- ☐ **Attached**
- ☐ Via FedEx
- ☐ Via Mail
- ☐ Via Modem
- ☐ Via Courier
- ☐ Hand Delivered
- ☐ Via Pick-Up

These are transmitted

- ☐ For your use
- ☐ As requested
- ☐ **For approval**
- ☐ Return for corrections
- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Approved as noted
- ☐ Other

Copies	Date	Description
Electronic	04/01/2026	Construction Drawings • Civil • Landscape • Irrigation • Architectural • Structural • Electrical • Survey
Electronic	04/01/2026	Application Report • Hydrology Report • Site Application • Water Meter Sizing Letter • Concurrency Impact Analysis • Comprehensive Plan Consistency Analysis • Shipping Labels • Neighborhood Meeting Documents • Legal Description • Property Deed • Tax Payment Receipt • SRWMD Approval • Letter of Authorization • Comment Response Letter • Transmittal

Remarks

Copy

Signature Josh Russell

If enclosures are not as noted, please notify us at once.

85-A MILL STREET, SUITE 200
ROSWELL, GEORGIA 30075

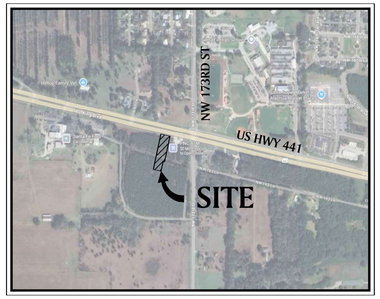
voice 770.650.7685
fax 770.650.7684

\\2025\2025144\CD Civil\2025144.dwg, Mon, 7/14, 8:22:0 04.01.26 • 24.00 inches), Scale: Pw:Tb, DWG To PDF.pc3, James Albritton, Apr 8, 2026 9:14:52 AM

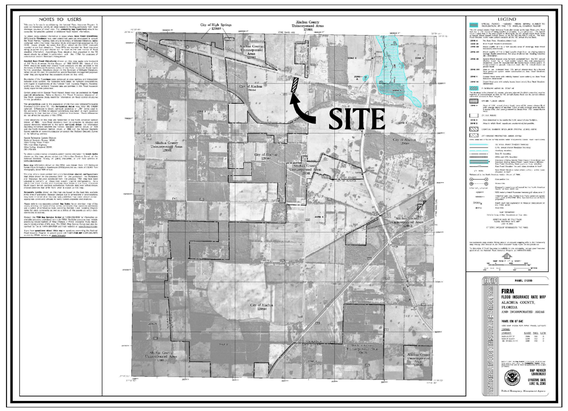
SITE DEVELOPMENT PLANS FOR:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

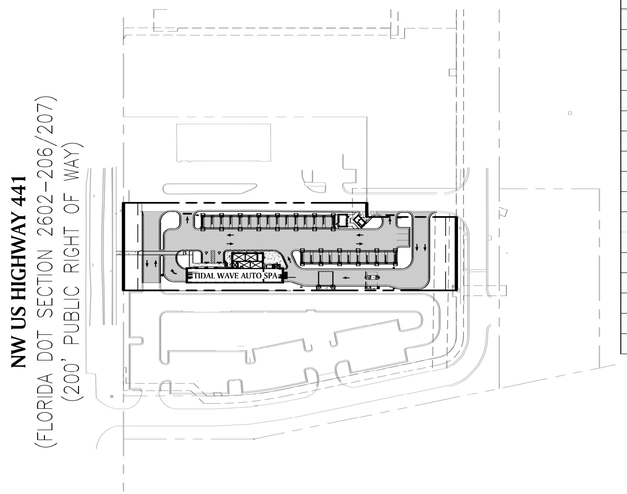


VICINITY MAP
SCALE: NTS



NO PORTION OF THIS TRACT OF LAND LIES WITHIN THE 100-YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL NUMBER 12001C0120D, DATED JUNE 16, 2006.

F.I.R.M PANEL
SCALE: NTS



OVERALL SITE MAP
SCALE: 1"=100'

Sheet List Table

Sheet Number	Sheet Title	12.15.25	02.11.26	04.01.26	04.08.26
C-000	COVER SHEET	●	●	●	●
C-001	TRACKING SUMMARY	●	●	●	●
C-002	EXISTING CONDITIONS	●			
C-010	DEMOLITION PLAN		●		
C-100	SITE PLAN	●	●	●	●
C-200	GRADING PLAN		●	●	●
C-300	UTILITY PLAN	●	●		
C-400	SWPPP NOTES				
C-410	INITIAL PHASE SWPPP				
C-420	FINAL PHASE SWPPP			●	●
C-520	STORM PROFILES		●		
C-530	SANITARY PROFILES		●		
C-610	SITE DETAILS				
C-611	SITE DETAILS				
C-612	SITE DETAILS				
C-620	GRADING DETAILS				
C-621	GRADING DETAILS				
C-622	GRADING DETAILS		●		
C-630	UTILITY DETAILS				
C-631	UTILITY DETAILS				
C-632	UTILITY DETAILS		●		
C-640	SWPPP DETAILS				

Sheet List Table (By Others)

Sheet Number	Sheet Number
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE NOTES & DETAILS
IR2.0	IRRIGATION PLAN & NOTES
IR2.1	IRRIGATION DETAILS
A1.1	FIRST FLOOR PLAN
A2.1	EXTERIOR ELEVATION
A5.1	BUILDING SECTION
AB.1	AUXILIARY BUILDINGS
AB.2	AUXILIARY BUILDINGS
AB.3	CANOPIES
S0.1	GENERAL NOTES
S0.2	STRUCTURAL SPECIAL INSPECTIONS
S1.1	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S3.1	FOUNDATION SECTONS & DETAILS
S3.2	FOUNDATION SECTONS & DETAILS
S4.1	FRAMING SECTIONS & DETAILS
S5.1	FRAMING SECTIONS & DETAILS
S6.1	AUXILIARY BUILDINGS
E1.1	SITE POWER PLAN
E2.1	ELECTRIC PLAN
DRAWING NO. 1 OF 2	ALTA/NSPS LAND TITLE SURVEY
DRAWING NO. 2 OF 2	ALTA/NSPS LAND TITLE SURVEY

SITE DATA TABLE

PARCEL NO.	03044-003-000 03042-050-008
SITE SIZE	±1.25 AC
FUTURE LAND USE	COMMERCIAL
ZONING	CI (COMMERCIAL INTENSIVE)
EXISTING USE	VACANT
PROPOSED USE	AUTOMATED EXPRESS CARWASH
REQUIRED FRONT SETBACK	20'
REQUIRED SIDE SETBACK	0'
REQUIRED REAR SETBACK	15'
PROPOSED FRONT SETBACK	20'
PROPOSED SIDE SETBACK	0'
PROPOSED REAR SETBACK	15'
BUILDING HEIGHT	21'-7"
MAXIMUM LOT COVERAGE	NONE
PROPOSED LOT COVERAGE	6.4%
NUMBER OF EMPOYEES	3

NOTE: CIVIL ENGINEER'S STAMP IS ONLY FOR SHEETS C-000 – C-640

Digitally signed by Michael E Letson Jr
Date: 2026.04.08 09:48:13 -04'00'

TOTAL AREA = 1.25 AC±

TOTAL DISTURBED AREA = 1.26 AC±

UTILITY CONTACTS:

Water & Sewer
City of Alachua Public Utilities
Ms. Ashley Spencer
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6140

CITY CONTACT:

City of Alachua
Planning & Zoning
Planner
Mr. Carson Crockett
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6137

Engineer Contact
Paulson Mitchell Wise Inc.
Mr. Michael E. Letson Jr., P.E.
mletson@civilpmw.com
FL License No. 70103
85-A Mill Street Suite 200
Roswell, GA 30075
(770)-650-7684

Developer Contact
SHJ Development, LLC.
martie@shjconstructiongroup.com
124 East Thompson Street
Thomaston, GA 30286
(706)-975-1983

Surveyor Contact
LJA Engineering, Inc.
Mr. Steven E. Burkholder
sburkholder@lja.com
FL License No. 4521
325 Interstate Blvd
Sarasota, FL 34240
(941)-924-1600

Architect Contact
M. Todd Albritton Architect
mtoddalbrittonarchitect@gmail.com
FL License No. AR99222
202 East Main Street
Thomaston, GA 30286
(770)-550-3275

MEP Engineer/Photometric Contact
Promus
Mr. Brandon L. Sharp, P.E.
brandon.sharp@promus.us
FL License No. 92533
4245 Land Road
Ball Ground, GA 30107
(678)-246-5166

Landscape Contact
PCLA Landscape Architecture
Mr. Pat Corkill
patricke@pcla-la.com
1235 Chasewood Trail
Alpharetta, GA 30005
(404)-680-2392

DEVELOPER: **SHJ DEVELOPMENT, LLC.**

124 EAST THOMPSON STREET
THOMASTON, GA 30286

24 HOUR CONTACT:
MR. JOHN WELLS - 706-975-1983

ENGINEER:

PAULSON MITCHELL INCORPORATED
CA-7970

CONTACT:
MR. MICHAEL E. LETSON, JR
LICENSE NO. 70103

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85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

JOB NO:

2025•144

ORIGINAL ISSUE DATE: 09.09.25

2025144 TIDAL WAVE AUTO SPA

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09.09.25 ORIGINAL ISSUE
CONSTRUCTION DOCUMENTS ISSUED TO THE CITY OF ALACHUA

12.15.2025 REVISION 1
1 12.15.25 CITY COMMENTS
REVISIONS PER CITY COMMENTS

02.11.2026 REVISION 2
2 02.11.26 CITY COMMENTS
REVISIONS PER CITY COMMENTS

04.01.2026 REVISION 3
3 04.01.26 CITY COMMENTS
REVISIONS PER CITY COMMENTS

04.08.2026 REVISION 4
4 04.08.26 CITY COMMENTS
REVISIONS PER CITY COMMENTS

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PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUT0 SPA
TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.
124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

1	12.15.25	CITY COMMENTS
2	02.11.26	CITY COMMENTS
3	04.01.26	CITY COMMENTS
4	04.08.26	CITY COMMENTS

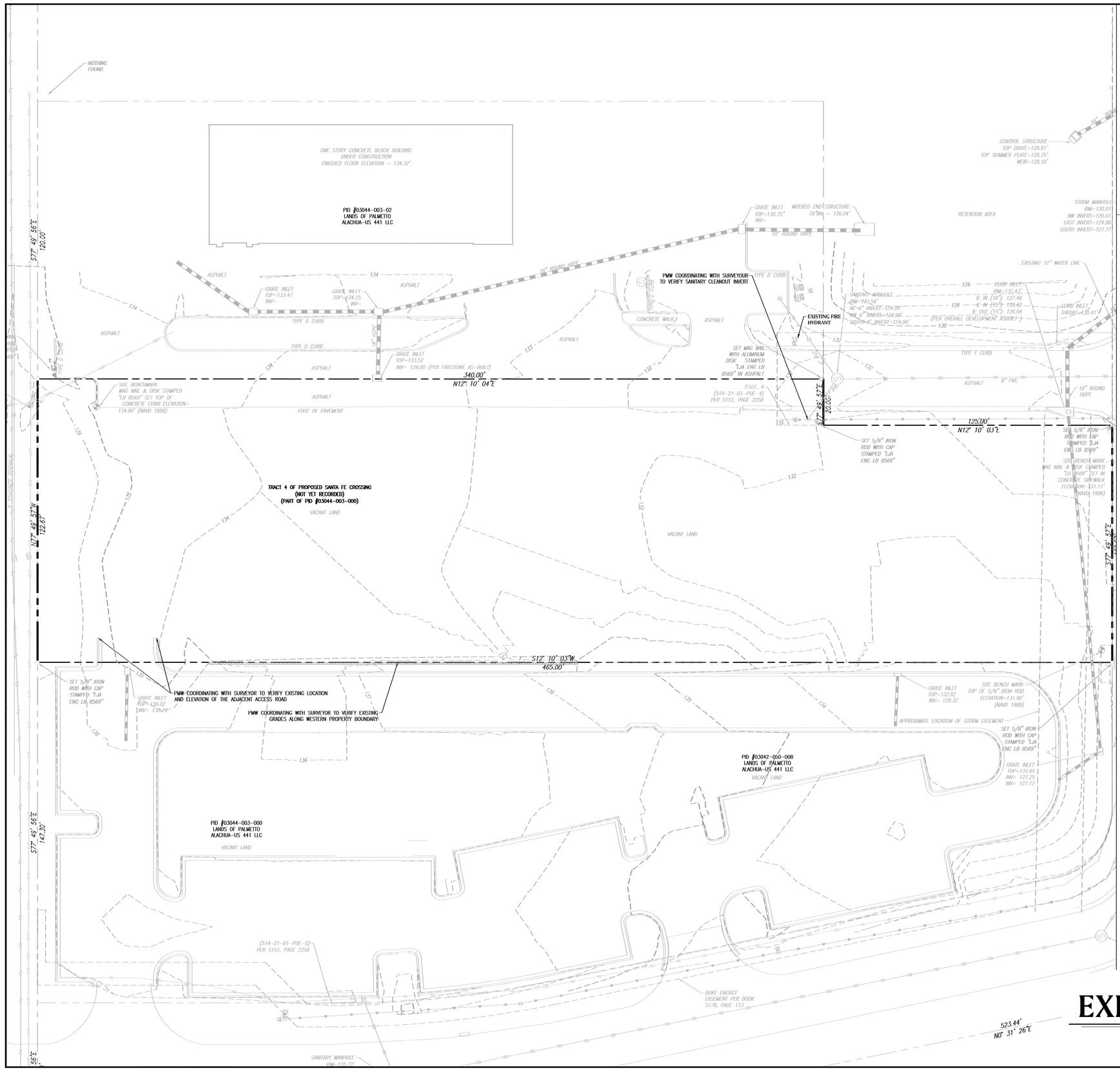
Sunshine State One Call 811 of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

TRACKING SUMMARY

SHEET C-001



EXISTING CONDITIONS NOTES:

1. BOUNDARY INFORMATION TAKEN FROM SURVEY BY GSA, INC., DATED 05.05.25 ENTITLED ALTA/NSPS LAND SURVEY FOR SHJ DEVELOPMENT LLC. ADDITIONAL ITEMS TAKEN FROM ADJACENT ASBUILT FILES.
2. AN ASBESTOS SURVEY & MANAGEMENT (ACM) WAS NOT PERFORMED.
3. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY BL COMPANIES , DATED 03/25/2025.
4. NO JURISDICTIONAL WATERS DETERMINATION WAS PERFORMED.
5. PROPERTY IS LOCATED AT TBD US HWY 441 & CR 235A, CITY OF ALACHUA, FLORIDA 32615.
6. NO PORTION OF THIS TRACT OF LAND LIES WITHIN THE 100-YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL NUMBER 12001C0120D, DATED JUNE 16, 2006.
7. OWNER: SHJ DEVELOPMENT, LLC.
   124 EAST THOMPSON STREET
   THOMASTON, GA 30286
8. PROPERTY IS ZONED CI (COMMERCIAL INTENSIVE). PROPERTY USE IS COMMERCIAL CARWASH.
9. BUILDING SETBACK RESTRICTIONS: FRONT: 20'; REAR: 15'.
10. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERTS PRIOR TO BEGINNING CONSTRUCTION, IF EXISTING GRADES OR INVERTS ARE AT VARIANCE WITH DRAWINGS, NOTIFY ENGINEER AND RECEIVE INSTRUCTION PRIOR TO PROCEEDING.
11. EXISTING UTILITIES ARE INDICATED ON THE DRAWINGS AT APPROXIMATE LOCATIONS AND REFLECT GENERAL OBSERVATION FROM GROUND SURFACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT IN ORDER TO VERIFY THE EXACT LOCATION AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF WORK.

SHOP DRAWING REQUIREMENTS:

1. IF PROVIDED, CIVIL RELATED SHOP DRAWINGS SHOULD BE LIMITED TO THOSE ITEMS THAT REQUIRE COORDINATION WITH THE CONTRACT DOCUMENTS THAT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - 1.1. STORM SEWER STRUCTURE CUT SHEETS TO CONFIRM INVERTS, PIPE ANGLES, PIPE SIZES, AND STRUCTURE DEPTHS;
   - 1.2. STORM SEWER GRATE INFORMATION FOR EACH STRUCTURE TO INCLUDE NUMBER OF GRATES AND OPEN AREA OF EACH GRATE;
   - 1.3. SANITARY SEWER STRUCTURE CUT SHEETS TO CONFIRM INVERTS, PIPE ANGLES, PIPE SIZES, AND STRUCTURE DEPTHS;
   - 1.4. PIPE MATERIAL FOR THE WATER MAIN;
   - 1.5. PIPE MATERIAL FOR THE SEWER MAIN;
   - 1.6. PIPE MATERIAL FOR THE STORM SEWER;
   - 1.7. OUTLET CONTROL STRUCTURE;
2. MISCELLANEOUS ITEMS RELATED TO GASKETS, FITTINGS, ETC. THAT ARE REFERENCED BY JURISDICTIONAL SPECIFICATIONS AND MEET INDUSTRY STANDARD SPECIFICATIONS DO NOT NEED TO BE SUBMITTED FOR REVIEW.
3. CONTRACTOR SHALL VERIFY THAT ALL FIRE HYDRANT ASSEMBLIES, VALVES, METERS, BACKFLOW PREVENTORS, ETC. MEET THE REQUIREMENTS OF THE PERMITTING JURISDICTION FOR ALLOWABLE MANUFACTURERS.
4. RETAINING WALL SHOP DRAWING REVIEW WILL BE LIMITED TO WALL HEIGHT AND LENGTH ONLY. ALL OTHER ITEMS TO BE REVIEWED BY RETAINING WALL DESIGNER.
5. MISCELLANEOUS ITEMS RELATED TO FENCING, STRIPING, AND SIGNAGE DO NOT NEED TO BE REVIEWED.

AS-BUILT REQUIREMENTS:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE AUTHORITY HAVING JURISDICTION TO DETERMINE THE REQUIREMENTS FOR AS-BUILT DRAWINGS AND TO OBTAIN ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AND CHECK LISTS PRIOR TO CONSTRUCTION.
2. AS-BUILTS SHALL BE PERFORMED AT THE APPROPRIATE STAGE OF CONSTRUCTION TO PROVIDE THE REQUIRED INFORMATION. SOME JURISDICTIONS REQUIRE ALL WATER LINE BENDS AND FITTINGS TO BE LOCATED PRIOR TO BACKFILLING THE UTILITY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM THESE REQUIREMENTS AND PROVIDE THE NECESSARY INFORMATION.
3. AS-BUILTS MUST BE PROVIDED BY A SURVEYOR. ENGINEER WILL NOT ACCEPT REDLINE MARK-UPS TO PRODUCE AS-BUILT DOCUMENTS.
4. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-BUILTS, EVEN IF THE AUTHORITY HAVING JURISDICTION DOES NOT REQUIRE AS-BUILTS:
   - 4.1. SANITARY SEWER TO INCLUDE TOP ELEVATION, INVERT ELEVATION(S), PIPE MATERIAL, PIPE LENGTH, PIPE SLOPE, AND PIPE SIZE;
   - 4.2. STORM SEWER TO INCLUDE TOP ELEVATION, INVERT ELEVATION(S), PIPE MATERIAL, PIPE LENGTH, PIPE SLOPE, AND PIPE SIZE;
   - 4.3. WATER LINE TO INCLUDE PIPE MATERIAL, PIPE SIZE, LOCATION OF ALL VISIBLE APPURTENANCES SUCH AS VALVES, FIRE HYDRANTS, ETC. AND THE APPROXIMATE LOCATION OF THE WATER LINE;
   - 4.4. DETENTION POND TO INCLUDE POND CONTOURS, SPOT ELEVATIONS ALONG DAM, AND OUTLET CONTROL STRUCTURE AS-BUILT. ALL UNDERGROUND DETENTION PONDS MUST BE SURVEYED PRIOR TO BACKFILLING TO CONFIRM PIPE LENGTHS, LOCATION, AND SIZE.
5. AS-BUILTS SHALL BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION AS SOON AS PRACTICAL TO ALLOW FOR ADEQUATE TIME TO REVIEW PRIOR TO PROJECT CLOSE OUT.
6. DETENTION POND AS-BUILT SHALL BE PROVIDED TO THE ENGINEER AS SOON AS THE DETENTION POND IS COMPLETED AND STABILIZED SO DETENTION POND VOLUMES CAN BE CONFIRMED. AT A MINIMUM, CONTRACTOR SHALL PROVIDE DETENTION POND AS-BUILT AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PROJECT CLOSE OUT. SOME JURISDICTIONS MAY TAKE LONGER FOR THEIR INTERNAL REVIEW.

EXISTING CONDITIONS

0 10 20 40 80

SCALE: 1 = 20

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PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

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TBD US HWY 441 & CR 235A
CITY OF ALACHUA
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FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
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REVISIONS

1	12.15.25	CITY COMMENTS

Sunshine State One Call of Florida, Inc. 811

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

EXISTING CONDITIONS

SHEET C-002

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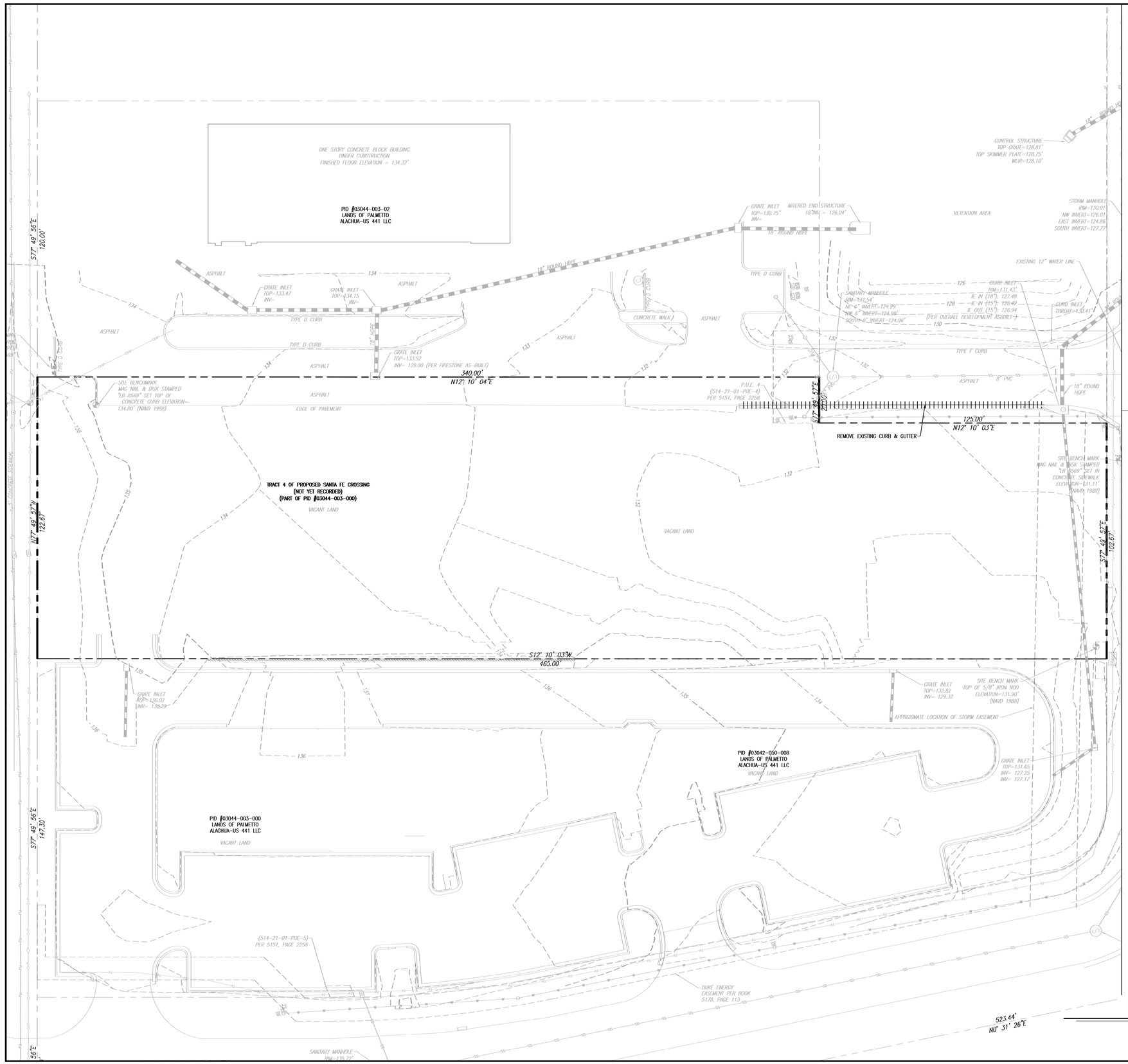

DEMOLITION PLAN

0 10 20 40 80

SCALE: 1 = 20

DEMOLITION NOTES:

1. ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED FOR THE REMOVAL AND DISPOSAL OF ALL MATERIAL AND DEBRIS. ANY DISCREPANCIES IN THE DEMOLITION PLAN SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
4. NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY THE STATE OF FLORIDA FOR THE HANDLING OF DEMOLITION DEBRIS AT CONTRACTORS EXPENSE.
5. ALL MATERIAL EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTILITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY COMPANIES AND/OR AUTHORITIES WHEN WATER, GAS, AND ELECTRIC METERS ARE READY FOR REMOVAL AND SHALL COORDINATE THE DISCONNECTION OF ALL SUCH UTILITIES IN COMPLIANCE WITH THE UTILITY COMPANIES AND/OR AUTHORITIES. ALL COORDINATION AND COST INCURRED SHALL BE AT CONTRACTORS EXPENSE.
6. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST.
7. CONSTRUCTION ENTRANCE, TREE PROTECTION FENCE, AND SILT FENCE SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
8. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS THAT MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. ANY COST INCURRED OF ANY AND ALL TRAFFIC CONTROL MEASURES NECESSARY SHALL BE PART OF THE CONTRACT.
9. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO ANY DEMOLITION. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE. CONTRACTOR SHALL CALL 811, 72 HOURS PRIOR TO CONSTRUCTION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
10. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND BASEMENTS SHALL BE REMOVED ENTIRELY UNLESS OTHERWISE NOTED. ALL DEMOLITION OF FOUNDATIONS, FLOORS, FLOOR SLABS, BUILDINGS, AND APPURTENANCES SHALL BE AT CONTRACTORS EXPENSE.
12. ANY POWER LINES THAT EXTEND TO OR FROM ADJACENT PROPERTIES SHALL NOT BE REMOVED WITHOUT COORDINATION WITH THE POWER COMPANY (TO ENSURE CONTINUOUS POWER, SHOULD THE LINE SERVE THE ADJACENT PROPERTY).
13. CONTRACTOR SHALL COORDINATE RELOCATION AND/OR REMOVAL, AT CONTRACTORS EXPENSE, OF ALL BURIED AND/OR OVERHEAD POWER LINES AND POLES, TELEPHONE LINES, FIBER OPTIC LINES, GAS LINES, WATER LINES, FORCE MAINS, AND REUSE LINES AS SHOWN WITH UTILITY COMPANY HAVING JURISDICTION. ALL COSTS OF RELOCATION AND REMOVAL SHALL BE PART OF THE CONTRACT.
14. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR RELOCATION OF EXISTING GAS LINE IF REQUIRED. DEMOLITION AND RELOCATION OF THE GAS LINE, IF REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PART OF THE CONTRACT.
15. ALL EXISTING UTILITIES TO BE DEMOLISHED SHALL BE REMOVED ENTIRELY, NOT ABANDONED IN PLACE, UNLESS OTHERWISE NOTED.
16. CONTRACTORS SHALL REMOVE ALL TREES, SHRUBS, AND BUSHES WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SHOWN ON SHEET LA-100/TS-100.

DEMOLITION PLAN LEGEND

REMOVE SITE FEATURE	× REMOVE SITE FEATURE
REMOVE EXISTING IMPERVIOUS AREA	

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85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

2	02.11.26	CITY COMMENTS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

DEMOLITION PLAN

SHEET C-010

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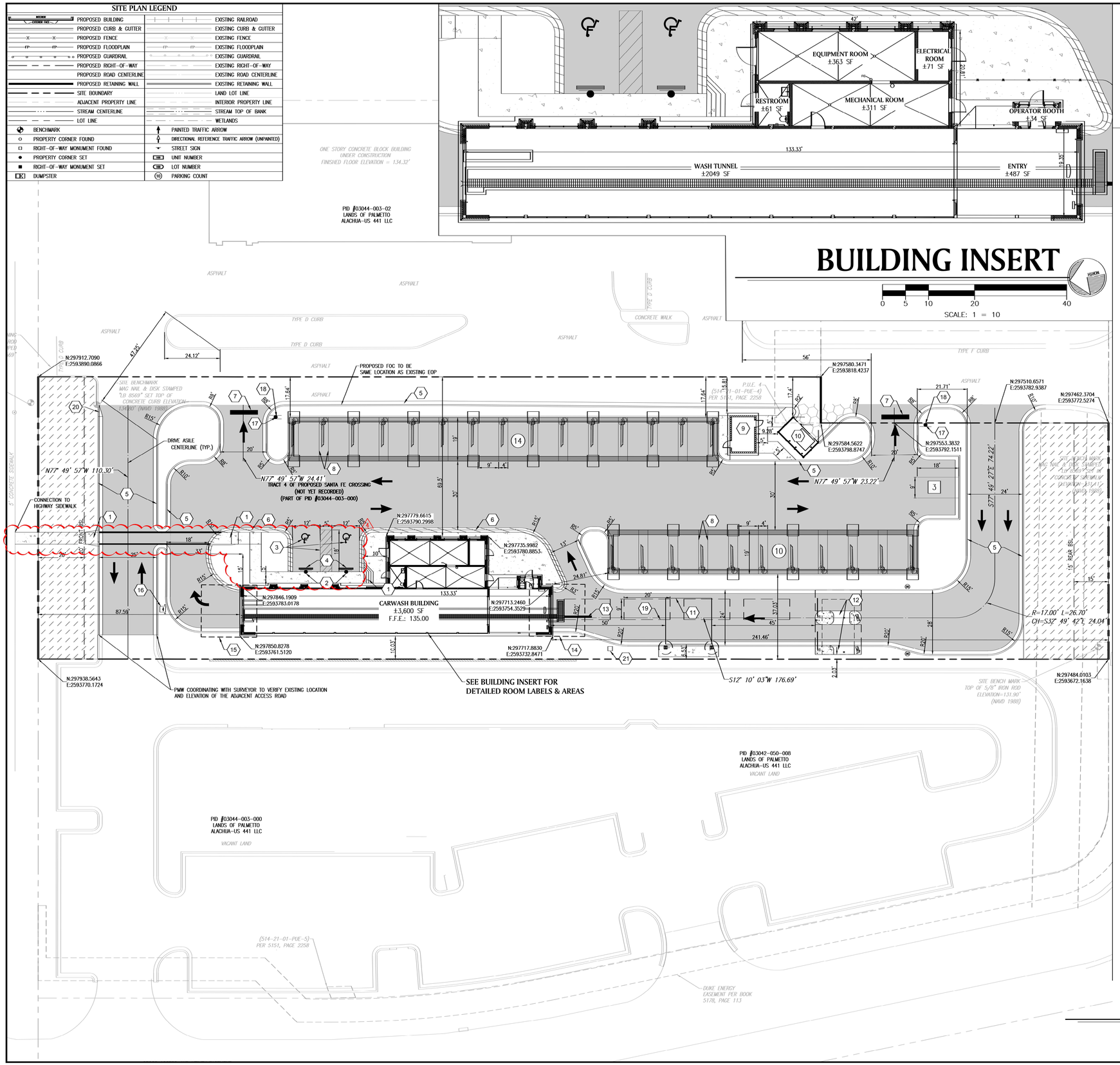
SITE PLAN LEGEND

PROPOSED BUILDING	EXISTING RAILROAD
PROPOSED CURB & GUTTER	EXISTING CURB & GUTTER
PROPOSED FENCE	EXISTING FENCE
PROPOSED FLOODPLAIN	EXISTING FLOODPLAIN
PROPOSED GUARDRAIL	EXISTING GUARDRAIL
PROPOSED RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY
PROPOSED ROAD CENTERLINE	EXISTING ROAD CENTERLINE
PROPOSED RETAINING WALL	EXISTING RETAINING WALL
SITE BOUNDARY	LAND LOT LINE
ADJACENT PROPERTY LINE	INTERIOR PROPERTY LINE
STREAM CENTERLINE	STREAM TOP OF BANK
LOT LINE	WETLANDS
BENCHMARK	PAINTED TRAFFIC ARROW
PROPERTY CORNER FOUND	DIRECTIONAL REFERENCE TRAFFIC ARROW (UNPAINTED)
RIGHT-OF-WAY MONUMENT FOUND	STREET SIGN
PROPERTY CORNER SET	UNIT NUMBER
RIGHT-OF-WAY MONUMENT SET	LOT NUMBER
DUMPSTER	PARKING COUNT



HATCH LEGEND:

- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- OPEN SPACE
- 3" HIGH ROLL CURB

SPECIAL NOTES:

1. ADA RAMP. (CONSTRUCT AT 12:1 MAXIMUM SLOPE) (SEE DETAIL SHEET)
2. ADA SIGN AND VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD
3. ADA STALL STRIPING (BLUE)
4. WHEEL STOP
5. 6" STANDARD CURB & GUTTER (TYPE F)
6. 3" ROLLED CURB & GUTTER
7. 24" WIDE STOP BAR STRIPING (WHITE)
8. 4" WIDE PARKING STALL STRIPING (WHITE) (TYP.) (PRO-PARK WATERBORNE TRAFFIC MARKING PAINT) (PRODUCT CODE B97WD2434)
9. 11'4" X 16'4" VACUUM SCREENING (185 SF) (SEE ARCHITECTURAL PLANS)
10. 9'4" X 16' DUMPSTER ENCLOSURE (150 SF) (SEE ARCHITECTURAL PLANS)
11. 20' X 20' PREP CANOPY (400 SF)
12. PAY KIOSK (150 SF) (SEE DETAIL SHEET)
13. 12' LONG, 10" WIDE YELLOW STRIP IN-LINE WITH WHEEL TRACK
14. ENTRANCE DETAIL (SEE DETAIL SHEET)
15. EXIT DETAIL (SEE DETAIL SHEET)
16. STOP/GO LIGHT (SEE DETAIL SHEET)
17. STOP SIGN - 36" X 36" (R1-1)
18. DO NOT ENTER SIGN 36" X 36" (R5-1)
19. 9'X20' QUEUING SPACE (TYP.)
20. 5' TRANSITION FROM TYPE F CURB AND GUTTER TO TYPE D CURB AND GUTTER
21. 2'x2' CONCRETE PAD FOR LPR LOOP POLE

SITE DATA TABLE

PARCEL NO.	03044-003-000 03042-050-008
SITE SIZE	±1.25 AC
FUTURE LAND USE	COMMERCIAL
ZONING	CI (COMMERCIAL INTENSIVE)
EXISTING USE	VACANT
PROPOSED USE	AUTOMATED EXPRESS CARWASH
REQUIRED FRONT SETBACK	20'
REQUIRED SIDE SETBACK	0'
REQUIRED REAR SETBACK	15'
PROPOSED FRONT SETBACK	20'
PROPOSED SIDE SETBACK	0'
PROPOSED REAR SETBACK	15'
BUILDING HEIGHT	21'-7"
MAXIMUM LOT COVERAGE	NONE
PROPOSED LOT COVERAGE	6.4%
NUMBER OF EMPOYEES	3

SITE ANALYSIS

TWAS PARCEL AREA	±1.25 AC
CARWASH BUILDING	±3,600 SF
PROPOSED IMPERVIOUS AREA	±0.91 AC.
PROPOSED IMPERVIOUS PERCENTAGE	±73%
VACUUM SPACES PROVIDED	24 SPACES
EMPLOYEE SPACES PROVIDED	3 SPACES
ADA SPACES PROVIDED	2 SPACES

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REVISIONS

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Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

SITE PLAN

SHEET C-100

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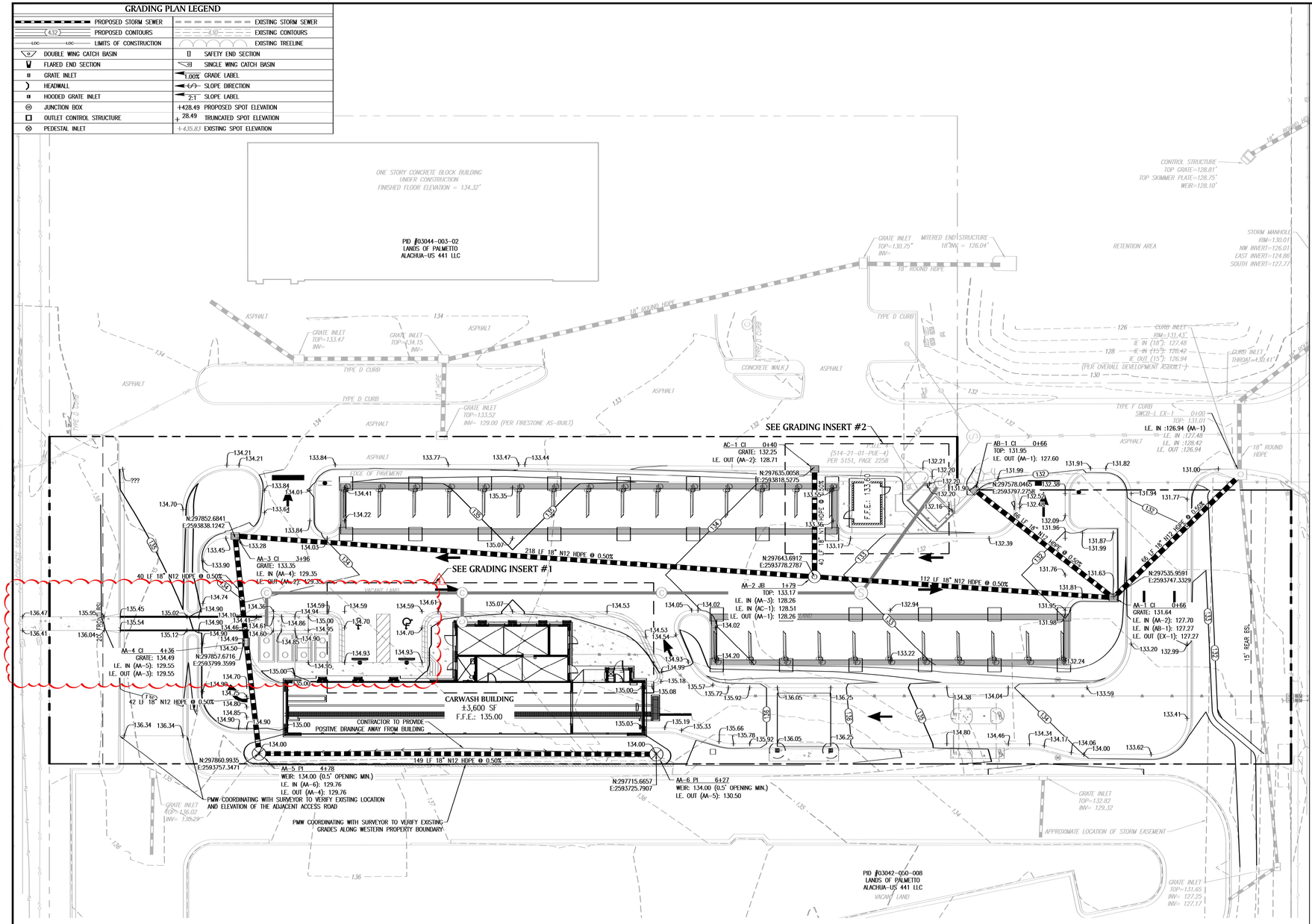
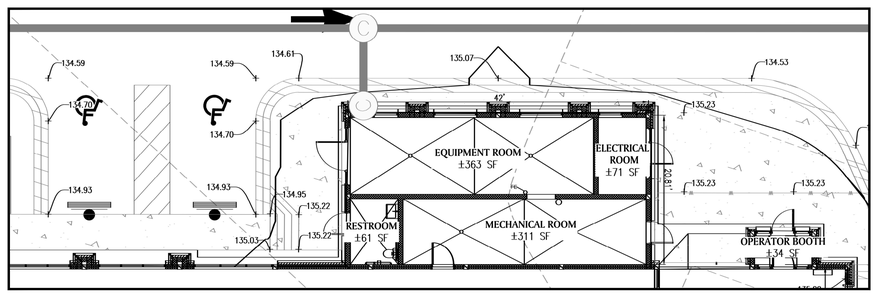
GRADING PLAN LEGEND

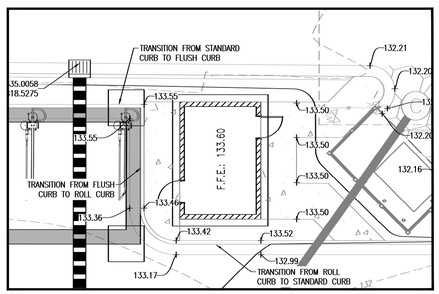
PROPOSED STORM SEWER	EXISTING STORM SEWER
(432) PROPOSED CONTOURS	430 EXISTING CONTOURS
LOC LOC LIMITS OF CONSTRUCTION	EXISTING TREELINE
DOUBLE WING CATCH BASIN	SAFETY END SECTION
FLARED END SECTION	SINGLE WING CATCH BASIN
GRATE INLET	1.00% GRADE LABEL
HEADWALL	SLOPE DIRECTION
HOODED GRATE INLET	2:1 SLOPE LABEL
JUNCTION BOX	+428.49 PROPOSED SPOT ELEVATION
OUTLET CONTROL STRUCTURE	+ 28.49 TRUNCATED SPOT ELEVATION
PEDESTAL INLET	+435.83 EXISTING SPOT ELEVATION





GRADING INSERT #1

SCALE: 1 = 10



GRADING INSERT #2

SCALE: 1 = 10

STRUCTURE CHART:

PLAN CALL OUT	DETAIL
AA-1 – CI – CURB INLET	FLDOT STD 425-025 TYPE 10
AA-2 – JB – JUNCTION BOX	FLDOT STD 425-001
AA-3 – CI – CURB INLET	FLDOT STD 425-025 TYPE 10
AA-4 – CI – CURB INLET	FLDOT STD 425-025 TYPE 10
AA-5 – PI – PEDESTAL INLET	FLDOT STD 425-051 TYPE B
AA-6 – PI – PEDESTAL INLET	FLDOT STD 425-051 TYPE B
AB-1 – CI – CURB INLET	FLDOT STD 425-025 TYPE 10
AC-1 – CI – CURB INLET	FLDOT STD 425-025 TYPE 10

GRADING PLAN

SCALE: 1 = 20

GRADING PLAN NOTES:

1. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
2. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. TOP ELEVATIONS ARE TO TOP OF GRATE FOR DROP INLETS, TO TOP OF RIM FOR MANHOLES, CATCH BASINS, AND YARD INLETS, AND TO GROUND ELEVATION FOR PEDESTAL INLETS.
4. SLOPES AND DISTANCES ARE TO CENTERLINE OF STRUCTURES.
5. PROPOSED SPOT ELEVATIONS ARE AT FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER, PAVING, AND UTILITIES.
6. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO BEGINNING CONSTRUCTION, IF EXISTING GRADES ARE AT VARIANCE WITH DRAWINGS, NOTIFY ENGINEER AND RECEIVE INSTRUCTION PRIOR TO PROCEEDING.
7. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHALL BE ONSITE DURING GRADING ACTIVITIES TO OBSERVE SOIL CONDITIONS AND PERFORM THE REQUIRED TESTING AS OUTLINED IN THE GEOTECHNICAL REPORT.
8. DISTURBED AREAS WITH SLOPES STEEPER THAN 3:1 LEFT IDLE FOR SEVEN (7) DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. DISTURBED AREAS WITH SLOPES FLATTER THAN 3:1 LEFT IDLE FOR FOURTEEN (14) DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. DISTURBED AREAS LEFT IDLE FOR 90 DAYS AFTER THE LAST LAND DISTURBING ACTIVITY WILL BE ESTABLISHED TO PERMANENT VEGETATION. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
9. ALL EROSION CONTROL STRUCTURES AND/OR APPURTENANCES AS SHOWN ON THE APPROVED PLANS SHALL BE IN PLACE, OPERATIONAL, AND INSPECTED, PRIOR TO THE BEGINNING OF CONSTRUCTION, AND SHALL BE MAINTAINED IN OPERATIONAL CONDITION UNTIL THE PHASE OR PROJECT HAS BEEN COMPLETED.
10. EROSION AND SEDIMENT CONTROL DEVICES WERE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. DURING THE CLEARING AND MASS GRADING OPERATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO INSPECT THE MODIFICATIONS REQUIRED TO THE PHASE I EROSION CONTROL ONCE INSTALLATION HAS BEEN COMPLETED. THE ENGINEER SHALL INSPECT THE EROSION CONTROL INSTALLATION WITHIN SEVEN DAYS OF INSTALLATION COMPLETION.
11. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES.
12. THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, IT MAY BE NECESSARY TO RETAIN SELECT EXCAVATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO HAUL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
13. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM DRAINAGE SYSTEM, TO INCLUDE PIPES, STRUCTURES, WATER QUALITY DEVICES, AND PONDS AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
14. IF DURING THE GRADING PROCESS CONDITIONS ARE ENCOUNTERED INDICATING AN UNIDENTIFIED CONDITION, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS, FIRE HYDRANTS, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, AND GRATES, EXISTING AND PROPOSED, TO "AS-CONSTRUCTED" FINISHED GRADE.
16. ALL EXISTING TREE, DEBRIS, STRUCTURES, ASPHALT, CONCRETE, AND ALL DELETERIOUS MATERIAL, INCLUDING BUT NOT LIMITED TO CONCRETE FOOTINGS, BASEMENTS, SEPTIC TANKS, AND UNDERGROUND UTILITIES TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.
17. BEFORE ANY GRADING IS DONE, THE SURFACE OF THE SITE SHALL BE STRIPPED OF TOPSOIL AS DEFINED BY THE SOILS REPORT. STRIPPED MATERIAL THAT IS SUITABLE FOR LANDSCAPING SHALL BE STOCKPILED FOR LATER USE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
18. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.
19. IF A CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR SOILS REPORT, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION.
20. MAXIMUM CUT AND FILL SLOPES TO BE 3:1.
21. ALL ROADWAYS, PUBLIC OR PRIVATE, MUST HAVE THE COUNTY INSPECTOR/GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ROAD AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED. IF APPROVED BY THE COUNTY ENGINEER/GEOTECHNICAL ENGINEER, CONTRACTOR MAY HAVE A GEOTECHNICAL/SOILS ENGINEER EVALUATE THE EXPOSED SUBGRADE AND GAB PRIOR TO INSTALLATION OF BASE COURSE AND ASPHALT OR CONCRETE.
22. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
23. PRIOR TO THE INSTALLATION OF STORM DRAIN PIPE, THE GENERAL CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
24. CONTRACTOR RESPONSIBLE FOR CHECKING AND MAINTAINING EROSION CONTROL DEVISES AFTER STORM EVENTS DURING CONSTRUCTION.

MATERIAL NOTES:

1. ALL OF THE MATERIALS, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR THE WORK COVERED IN REFERENCE TO STORMWATER CONVEYANCE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
2. THE STORMWATER PIPE WAS DESIGNED ON THE 25-YEAR STORM EVENT USING THE RATIONAL METHOD.
3. ALL STORMWATER PIPES SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (HDPE) OR REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE SHOWN ON PLANS.
   - 3.1. HDPE: THIS SPECIFICATION APPLIES TO HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH INTERIOR (HDPE). THIS PIPE SHALL CONFORM TO AASHTO M252, TYPE S FOR PIPE SIZES 4"-10" AND AASHTO M294, TYPE S FOR PIPE SIZES 12"-60". JOINTS SHALL BE AS RECOMMENDED BY THE MANUFACTURER. CONNECTIONS SHALL CREATE A WATER TIGHT JOINT AT A MINIMUM. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D2321 OR AS SPECIFIED BY THE CITY/COUNTY. PIPE SHALL BE ADS N-12 WT OR APPROVED EQUAL.
   - 3.2. RCP: REINFORCED CONCRETE PIPE TO BE IN ACCORDANCE WITH ASTM C76. JOINTS SHALL BE MADE BY USE OF A CONTINUOUS RUBBER GASKET CONFORMING TO REQUIREMENTS OF ASTM C443 (TYPE II OR III) OR PREFORMED FLEXIBLE BITUMINOUS JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM C990. THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

   REINFORCED CONCRETE PIPE CLASS CHART:

CLASS	FILL OVER TOP OF PIPE
III	1 – 15 FT
IV	15 – 20 FT
V	20 – 80 FT

4. PIPE INSTALLATION: SMOOTH INTERIOR POLYETHYLENE PIPE (HDPE) AND REINFORCED CONCRETE PIPE (RCP) SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA DOT STANDARD SPECIFICATIONS. ALL PIPE STRUCTURES ARE TO BE PLACED ON STABLE EARTH OR FINE GRANULAR FOUNDATION, THE CHARACTERISTICS OF WHICH WOULD BE EXPECTED TO PROVIDE LONG-TERM STABILITY. IN ALL LIVE STREAM PIPE INSTALLATIONS, IN AREAS OF LOW BEARING SOIL OR NON-UNIFORM FOUNDATIONS, IN AREA WHERE ROCK IS ENCOUNTERED AT THE FOUNDATION LEVEL, OR IN OTHER LOCATIONS WHERE CONDITIONS WARRANT, A MINIMUM OF SIX (6) INCHES OF CRUSHED STONE BEDDING IS REQUIRED. (MAXIMUM SIZE OF STONE SHALL BE THREE-FOURTHS-INCH). BACKFILL FOR SMOOTH INTERIOR POLYETHYLENE PIPE (HDPE) PIPE INSTALLATIONS SHALL BE CONSTRUCTED USING AGGREGATE BASE OR CRUSHER RUN SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO TWELVE (12) INCHES ABOVE THE PIPE CROWN. THESE MATERIALS SHALL BE PLACED IN LAYERS OF NOT MORE THAN SIX (6) INCHES LOOSE. COMPACTION OF THESE MATERIALS SHALL BE ACCOMPLISHED BY HAND TAMPING OR MACHINE TAMPING.
5. IF DRAINAGE PIPE IS TO BE INSTALLED PRIOR TO THE COMPLETION OF GRADING, A MINIMUM OF FOUR (4) FEET OF FILL SHOULD BE PROVIDED WHERE NEEDED TO ADEQUATELY PROTECT THE DRAINAGE STRUCTURE DURING THE LAND DEVELOPMENT PHASE, UNLESS THE STRUCTURE ITSELF IS DESIGNED TO WITHSTAND THE ANTICIPATED LIVE LOAD DURING CONSTRUCTION.
6. THE CONTRACTOR MAY USE PRECAST CONCRETE STRUCTURES AT ITS DISCRETION. PRECAST STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C478. JOINTS SHALL BE MADE BY USE OF A CONTINUOUS RUBBER GASKET CONFORMING TO REQUIREMENTS OF ASTM C443 (TYPE II OR III) OR PREFORMED FLEXIBLE BITUMINOUS JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM C990. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
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PAULSON MITCHELL INCORPORATED
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PROJECT:

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TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
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REVISIONS

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Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

GRADING PLAN

SHEET C-200

I:\2025\2025144\D CIVIL\2026.02.25 - Prior to Grading Changes\2025144c.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), BONNIE PALETTE, PAN TO PSF.PC3, JAMES ALBRITTON, Apr 6, 2026 8:19:22 AM

UTILITY PLAN LEGEND

W W	PROPOSED WATER LINE	W W	EXISTING WATER LINE
SS SS	PROPOSED SANITARY SEWER	SS SS	EXISTING SANITARY SEWER
UCP UCP	PROPOSED UNDERGROUND POWER	UCP UCP	EXISTING UNDERGROUND POWER
OHP OHP	PROPOSED OVERHEAD POWER	OHP OHP	EXISTING OVERHEAD POWER
GAS GAS	PROPOSED GAS LINE	GAS GAS	EXISTING GAS LINE
TEL TEL	PROPOSED TELEPHONE LINE	TEL TEL	EXISTING TELEPHONE LINE
TV TV	EXISTING TELEVISION CABLE	FO FO	EXISTING FIBER OPTIC LINE
BFP	BACKFLOW PREVENTER		PLUG
	11.25° BEND		POWER POLE
	22.5° BEND		REDUCER
	45° BEND		SANITARY SEWER MANHOLE
	90° BEND		TAPPING SLEEVE AND VALVE
	CLEANOUT		TEE
	CONTINUATION	TEL	TELEPHONE BOX
	CROSS		TELEPHONE MANHOLE
	FIRE DEPARTMENT CONNECTION-ON BUILDING		THRUST BLOCK
	FIRE DEPARTMENT CONNECTION-ON A POST		TRAFFIC CONTROL BOX
	FIRE HYDRANT		TRAFFIC SIGNAL POLE
GM	GAS METER		TRANSFORMER
GEN	GENERATOR		CHECK VALVE
GT	GREASE TRAP	DCV	DOUBLE CHECK VALVE
	GUY WIRE		GATE VALVE
	HOSE BIBB		GLOBE VALVE
	LIGHT POLE		FIRE VAULT WITH DOUBLE DETECTOR CHECK
	POST INDICATOR VALVE (PIV)	WM	WATER METER

ONE STORY CONCRETE BLOCK BUILDING
UNDER CONSTRUCTION
FINISHED FLOOR ELEVATION = 134.32'

PID #03044-003-02
LANDS OF PALMETTO
ALACHUA-US 441 LLC

PWW COORDINATING WITH SURVEYOR TO VERIFY SANITARY CLEANOUT INVERT

EXISTING FIRE HYDRANT

SANITARY MANHOLE
RIM=131.54'
NE 6" INVERT=124.39'
NW 6" INVERT=124.59'
SOUTH 8" INVERT=124.99'

L.E. IN (A-2) :125.17
L.E. OUT :125.17

END OF CITY MAINTENANCE

TRACT 4 - PROPOSED SANTA FE CROSSING
(NOT YET RECORDED)
(PART OF PID #03044-003-000)

FIRE APPARATUS ROUTE
228 LINEAR FEET

SEE WATER INSERT

CARWASH BUILDING
±3,600 SF
F.F.E.: 135.00

PID #03042-050-008
LANDS OF PALMETTO
ALACHUA-US 441 LLC
VACANT LAND

APPROXIMATE LOCATION OF STORM EASEMENT

DUKE ENERGY
EASEMENT PER BOOK
5178, PAGE 113

SANITARY MANHOLE
RIM=135.72'

ASPHALT
CONCRETE WALK
TYPE D CURB
TYPE F CURB
EDGE OF PAVEMENT
RETENTION AREA
EXISTING 12" WATER LINE
8" PVC
6" PVC
VACANT LAND
FRONT BSL
20'

WATER INSERT

0 5 10 20 40
SCALE: 1 = 10

UTILITY PLAN

0 10 20 40 80
SCALE: 1 = 20

UTILITY PLAN NOTES:

1. EXISTING UTILITIES ARE INDICATED ON THE DRAWINGS AT APPROXIMATE LOCATIONS AND REFLECT GENERAL OBSERVATION FROM GROUND SURFACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT IN ORDER TO VERIFY THE EXACT LOCATION AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH RELOCATING; CAPPING; AND/OR REMOVING EXISTING UTILITIES AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY OWNERS AND THEIR PROPOSED ROUTINGS TO SERVE BUILDINGS.
4. FOR A LIST OF UTILITY OWNERS THAT HAVE FACILITIES IN THE VICINITY OF THIS PROJECT SEE SHEET C-000 COVER SHEET. THIS IS NOT AN EXHAUSTIVE LIST AND IS MEANT FOR GENERAL INFORMATION AND COORDINATION.
5. PROTECT EXISTING POWER LINES, WATER MAINS, GAS LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE LINES, AND OTHER UTILITIES. IF DAMAGE OCCURS CONTACT UTILITY IMMEDIATELY. IF A GAS LINE HAS BEEN DAMAGED, IMMEDIATELY CALL 1-800-GAS-LINE.
6. PROPOSED WATER METERS SHALL BE INSTALLED FLUSH WITH "AS-BUILT" FINISHED GRADES.
7. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
8. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION AND LOCATION OF UTILITIES ENTERING THE BUILDING WITH THE ARCHITECTURAL PLANS.
9. BEFORE STARTING ANY EXCAVATION LOOK FOR VISUAL SIGNS OF GAS LINES IN THE AREA SUCH AS METER SETS ON THE SIDES OF HOUSES OR BUILDINGS, YELLOW PAINT, FLAGS OR MARKERS WHICH WOULD INDICATE GAS.
10. USE EXTREME CAUTION WHEN DIGGING AROUND GAS FACILITIES.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO VERIFY UTILITY LOCATION MARKINGS.
12. PRIOR TO THE INSTALLATION OF SANITARY SEWER PIPE, THE GENERAL CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY OF ALACHUA INSPECTOR UPON REQUEST. THESE "RECORD DRAWINGS" SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO THE ENGINEER TO PREPARE FINAL DRAWINGS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SLEEVES (I.E., IRRIGATION, POWER, ETC.) UNDER PAVED AREAS AS NTTED TO ROUTE THESE SERVICES TO LANDSCAPE AREAS, SITE LIGHTING FIXTURES, SIGNS, ETC. OR COORDINATE WITH SUB-CONTRACTORS TO LAY LINES BEFORE PAVING CONSTRUCTION.
15. ALL WATER LINES 6" AND GREATER REQUIRE THRUST RESTRAINTS AT BENDS, TEES, FIRE HYDRANTS, DEAD ENDS, ETC. PROVIDE THRUST RESTRAINTS PER LOCAL JURISDICTION SPECIFICATIONS.
16. ALL SANITARY SEWER CONSTRUCTION TO CONFORM TO APPLICABLE CITY OF ALACHUA SPECIFICATIONS AND ORDINANCES.
17. ALL WATER CONSTRUCTION TO CONFORM TO APPLICABLE CITY OF ALACHUA SPECIFICATIONS AND ORDINANCES.
18. SLOPES AND DISTANCES ARE TO CENTERLINE OF STRUCTURES.
19. WATER AND WASTEWATER SYSTEMS TO BE OWNED AND OPERATED BY CITY OF ALACHUA SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION".
20. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
21. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.
22. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.
23. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
24. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AND SIZE AS SHOWN ON THE DETAILS.
25. PIPING BETWEEN EACH METER AND EACH BFP SHALL BE GALVANIZED STEEL.
26. INSTALL EACH WATER METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK. DONOT INSTALL WATER METERS IN SIDEWALKS.
27. FOR EACH COA END OF MAINTENANCE CLEANOUT, PROVIDE A BURIED ELECTRONIC MARKER AS PER COA STANDARD DETAILS.
28. PROVIDE ENCLOSURES FOR BFP ASSEMBLIES AS SHOWN ON THE DETAILS.

UTILITY MATERIAL NOTES:

1. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE SPECIFIED: PVC; SDR-26 PER ASTM D3034.
2. SANITARY SEWER INVERT AT BUILDING SHOULD BE 6' BELOW FINISHED FLOOR ELEVATION.
3. WATER PIPE SHALL BE AS FOLLOWS: 2" HDPE CTS FOR PRIVATE WATER LINES. CLASS 52 DUCTILE IRON PIPE FOR PUBLIC LINES GREATER THAN 2", AND TYPE K COPPER LINES FOR FOR 2" OR LESS.
4. STEEL CASING FOR JACK AND BORE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35,000 PSI AND SHALL CONFORM TO ASTM A139.

SPECIAL NOTES:

1. PVC ELECTRICAL CONDUIT, COORDINATE WITH MEP FOR EXACT LOCATION AND SIZE
2. 4" PVC & 2" ELECTRICAL CONDUIT TO SERVE PREP CANOPY (CONDUIT ENDING ON THE PASSENGER SIDE OF DRIVE)
3. 3" ELECTRICAL CONDUIT FROM AIR COMPRESSOR
4. WATER RECLAIM SYSTEM
5. SANITARY SEWER MATERIAL SHALL BE 6 INCH PVC, 1% MINIMUM SLOPE
6. WATER LINE MATERIAL SHALL BE 2 INCH HDPE CTS
7. WATER LINES SHALL MAINTAIN 4 FOOT OF COVER MINIMUM
8. CONTRACTOR TO PAY FOR AND INSTALL 2 INCH DOMESTIC WATER METER, WHICH IS THE CITY END OF MAINTENANCE
9. CONTRACTOR TO PAY FOR AND INSTALL A 2 INCH DOMESTIC BACKFLOW PREVENTER (RPZ TYPE) IN HOTBOX
10. CONTRACTOR TO PAY FOR AND INSTALL 3/4 INCH IRRIGATION WATER METER, WHICH IS THE CITY END OF MAINTENANCE
11. CONTRACTOR TO PAY FOR AND INSTALL A 3/4 INCH IRRIGATION BACKFLOW PREVENTER (RPZ TYPE) IN HOTBOX
12. 3- 6" PVC VACUUM LINES (PRESSURE TESTED PER VAC PRODUCER)
13. 2"x12" TAPPING SLEEVE & VALVE
14. 2"x3/4" PVC TEE
15. 3/4" 90° BEND

REQUIRED FIRE FLOW	1,500 GPM
REQUIRED DOMESTIC FLOW	70 GPM*
REQUIRED IRRIGATION FLOW	10 GPM**

*2" METER SUPPORTS 80 GPM
**3/4" METER SUPPORTS 10 GPM

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PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

1	12.15.25	CITY COMMENTS
2	02.11.26	CITY COMMENTS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144c.dwg 09.09.25

UTILITY PLAN

SHEET C-300

I:\2025\2025144\5 CIV\2025125.25 - Prior to Grading Changes\2025144.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), BONGUE PALETTE, DWG TO PDF.PC3, JAMES ALBERTSON, April 6, 2026 8:47:08 AM

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 (OPERATOR AND/OR RESPONSIBLE AUTHORITY) 04/08/2026 DATE

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME	TITTLE	COMPANY NAME ADDRESS PHONE NUMBER
NAME:_____ SIGNATURE:_____ DATE:_____		
NAME:_____ SIGNATURE:_____ DATE:_____		
NAME:_____ SIGNATURE:_____ DATE:_____		

SITE DESCRIPTION:

THE PROJECT SITE IS LOCATED AT TBD US HWY 441 & CR 235A, CITY OF ALACHUA, FLORIDA 32615

THE TOTAL SITE AREA IS 1.25, AND HAS A DISTURBED AREA FOR CONSTRUCTION OF 1.26

THE SITE IS CURRENTLY A GRADED PAD WITH STORMWATER STRUCTURES LOCATED WITHIN AN EXISTING DEVELOPMENT. AT COMPLETION, THE SITE WILL CONTAIN A NEW AUTOMATED EXPRESS TUNNEL CAR WASH WITH ASSOCIATED PARKING, AS WELL AS THE INSTALLATION REQUIRED UTILITIES AND STORMWATER DRAINAGE SYSTEM.

EXISTING SOIL TYPE IS 29 – MYAKKA FINE SAND WITH 0 TO 2 PERCENT SLOPES. THE WATER TABLE WAS NOT ENCOUNTERED 10 FT BELOW THE EXISTING SURFACE.

LATITUDE AND LONGITUDE: 29°48'15.37"N –82°31'40.44"W

CONTROLS:

1. BEST MANAGEMENT PRACTICES (BMPs)
   - FDOT TYPE IV SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AND SERVE AS SEDIMENT STORAGE. (PRIOR TO SITE CLEARING)
   - CONSTRUCTION EXITS SHALL BE INSTALLED AT LOCATION SPECIFIED ON PLANS. (PRIOR TO SITE CLEARING)
   - ALL INSTALLATION OF BMP'S SHALL ADHERE TO THE EROSION CONTROL PLAN AND WILL ONLY BE ALLOWED TO DEVIATE WITH ENGINEER'S APPROVAL
2. STORMWATER CONTROL
3. STORMWATER MANAGEMENT TO BE HANDLED THROUGH AN EXISTING OFFSITE FACILITY.
4. WASTE DISPOSAL
   - ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER AND MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER SHALL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY, AND BE HAULED TO AN APPROVED SOLID WASTE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ONSITE.
4. CONSTRUCTION ENTRANCES/EXITS
   - STABILIZED CONSTRUCTION EXITS SHALL BE PROVIDED AS WELL AS A DAILY STREET SWEEP AND USE OF WATER FOR DUST CONTROL.

MAINTENANCE:

- SILT FENCE SHALL BE INSPECTED WEEKLY OR WITHIN 24 HOURS OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. SEDIMENT DEPOSITS SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVNESS OF THE FABRIC IS REDUCED.
- CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5–3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT.
- MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
- MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.

INSPECTIONS:

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.

QUALIFIED INSPECTOR MUST INSPECT ALL SITE BMP'S IDENTIFIED TO ENSURE THEY ARE INSTALLED, MAINTAINED, AND OPERATING CORRECTLY AND EFFECTIVELY IN ALL AREAS THAT HAVE NOT BEEN STABILIZED. INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH ONCE THE SITE HAS ACHIEVED FINAL STABILIZATION UNTIL THE NOTICE OF TERMINATION IS FILED.

SESC NOTES:

1. MAINTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPP) ON THE SITE FOR THE DURATION OF CONSTRUCTION, IF REQUIRED. ADHERE TO THE SWPP DURING CONSTRUCTION OPERATIONS..
2. MAINTAIN AND REPAIR ALL SESC BEST MANAGEMENT PRACTICES BMPS DURING CONSTRUCTION UNTIL ALL VEGETATION IS ESTABLISHED, (ALL DISTURBED SOIL SURFACES AREA UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70 OR GREATER, OR AS DEFINED BY PERMIT.).
3. PERFORM ALL EARTH-DISTURBING CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF DISTURBANCE AS INDICATED ON THE DRAWINGS.
4. REVIEW THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS AND FIELD-STAKING THE LIMIT OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND/OR CONTRACTORS OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF ANY LAND CLEARING OR GRADING ACTIVITIES.
6. APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND/OR AS REQUIRED BY SESC PERMIT AND IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY THE SITE CONDITIONS.
7. ENSURE THAT ANY SEDIMENTATION RESULTING FROM WORK ON THE SITE IS CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
8. LEAVE SLOPES IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
9. LOCATE LAY DOWN, STAGING AND STOCKPILE AREAS WITHIN THE PERMITTED LIMITS OF DISTURBANCE.
10. INSTALL SILT FENCE AROUND THE PERIMETER OF ON-SITE SOIL STOCKPILE AREAS IF RUNOFF CAN IMPACT A STABILIZED PART OF THE SITE, OR LEAVE THE SITE. ADDITIONALLY, INACTIVE PORTIONS OF THE STOCKPILE AREAS ARE TO BE STABILIZED AS REQUIRED BY PERMIT.
11. IMPLEMENT TEMPORARY STABILIZATION MEASURES ON ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT RESUME FOR 14 DAYS OR MORE. IMPLEMENTATION OF TEMPORARY STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS FROM WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED ON ANY PORTION OF THE SITE. APPLY 3-5 LBS/1000 SFT. TEMPORARY SEED AND STRAW MULCH OVER DISTURBED AREA.
12. TOPSOIL AND SEED ALL EXPOSED ARES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE CONCLUSION OF FINAL GRADING IN THAT AREA.
13. REGULARLY CHECK SEEDED AREAS TO SEE THAT A GOOD STAND OF THE VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. FERTILIZE, WATER, RESEED AND MUCH AS NEEDED.
14. MINIMIZE TRACKING OF SOIL AND SEDIMENT ONTO OFF-SITE ROADWAYS THROUGH THE USE OF APPROPRIATE MEASURES. IMMEDIATELY REMOVE ANY SOIL OR SEDIMENT TRACKED ONTO THE ROADWAYS.
15. NO VEHICLES AND EQUIPMENT CLEARING IS ALLOWED AT LOCATIONS WHERE RUNOFF COULD FLOW DIRECTLY INTO A WATER COURSE OR DOWNSTREAM STORM SEWER.
16. MAINTAIN DUST CONTROL DURING CONSTRUCTION. WATER TANK TRUCKS SHALL BE USED ON ON-SITE DISTURBED AREAS AND OTHER PLACES WHERE DUST BECOMES A PROBLEM.
17. ALL STOCKPILES ARE TO BE PROTECTED AGAINST DUST AND EROSION.
18. AT ALL TIMES DURING AND AFTER DEVELOPMENT, CLEARED AREAS SHALL BE STABILIZED. FINAL STABILIZATION METHODS SHALL BE IN PLACE WITHIN FOURTEEN DAYS OF FINAL GRADING.
19. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" LATEST EDITION.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.
21. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.
22. THE CONTRACTOR SHALL PROVIDE THE COUNTY ENGINEER A COPY OF THE NPDES PERMIT PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AS REQUIRED BY FDEP'S NPDES PROGRAM.

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85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

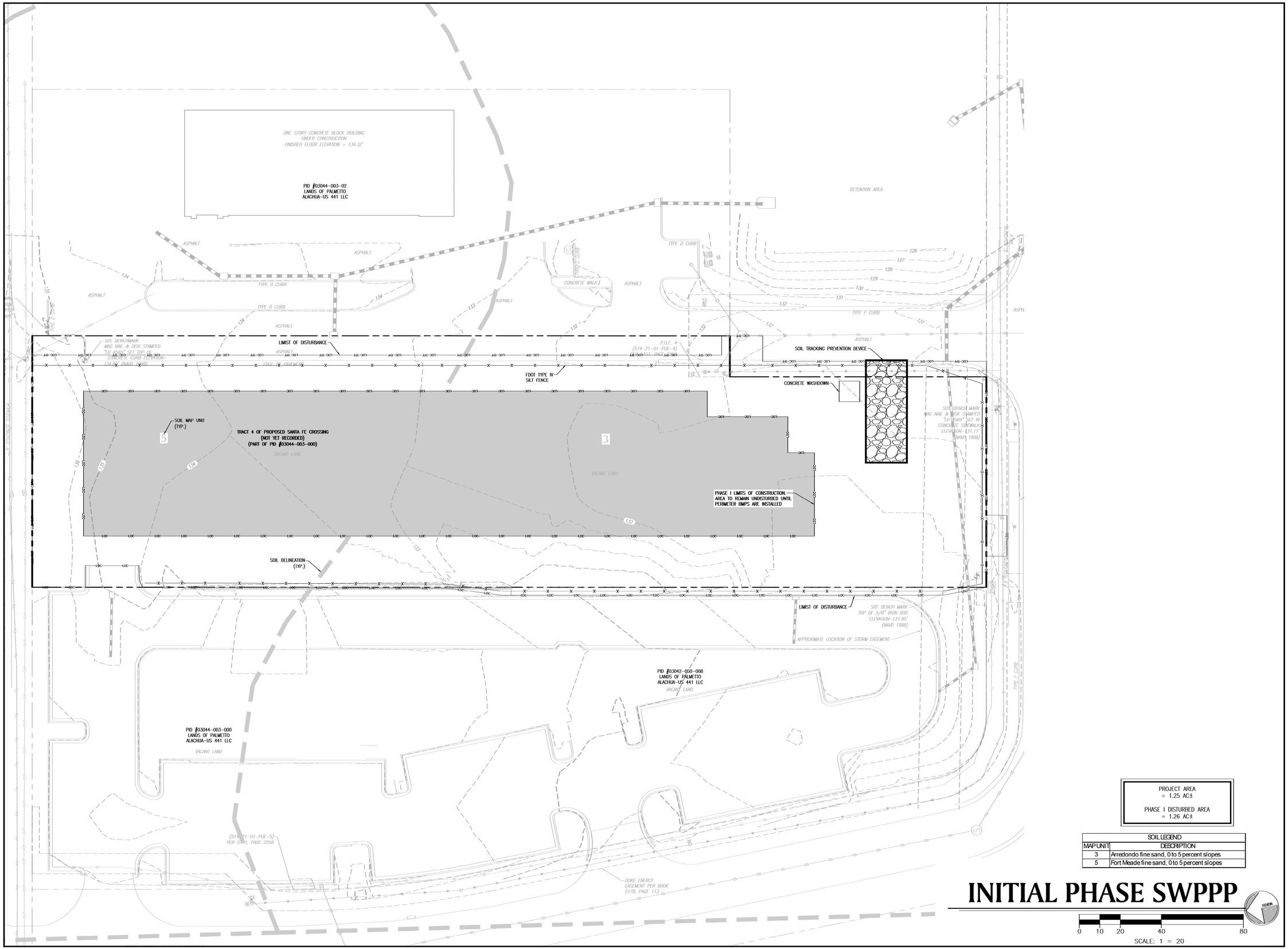
Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144e.dwg 09.09.25

SWPPP NOTES

SHEET C-400



PROJECT AREA
= 1.25 AC±

PHASE I DISTURBED AREA
= 1.26 AC±

SOIL LEGEND	
MAP UNIT	DESCRIPTION
3	Arredondo fine sand, 0 to 5 percent slopes
5	Fort Meade fine sand, 0 to 5 percent slopes

INITIAL PHASE SWPPP

0 10 20 40 80

SCALE: 1 = 20

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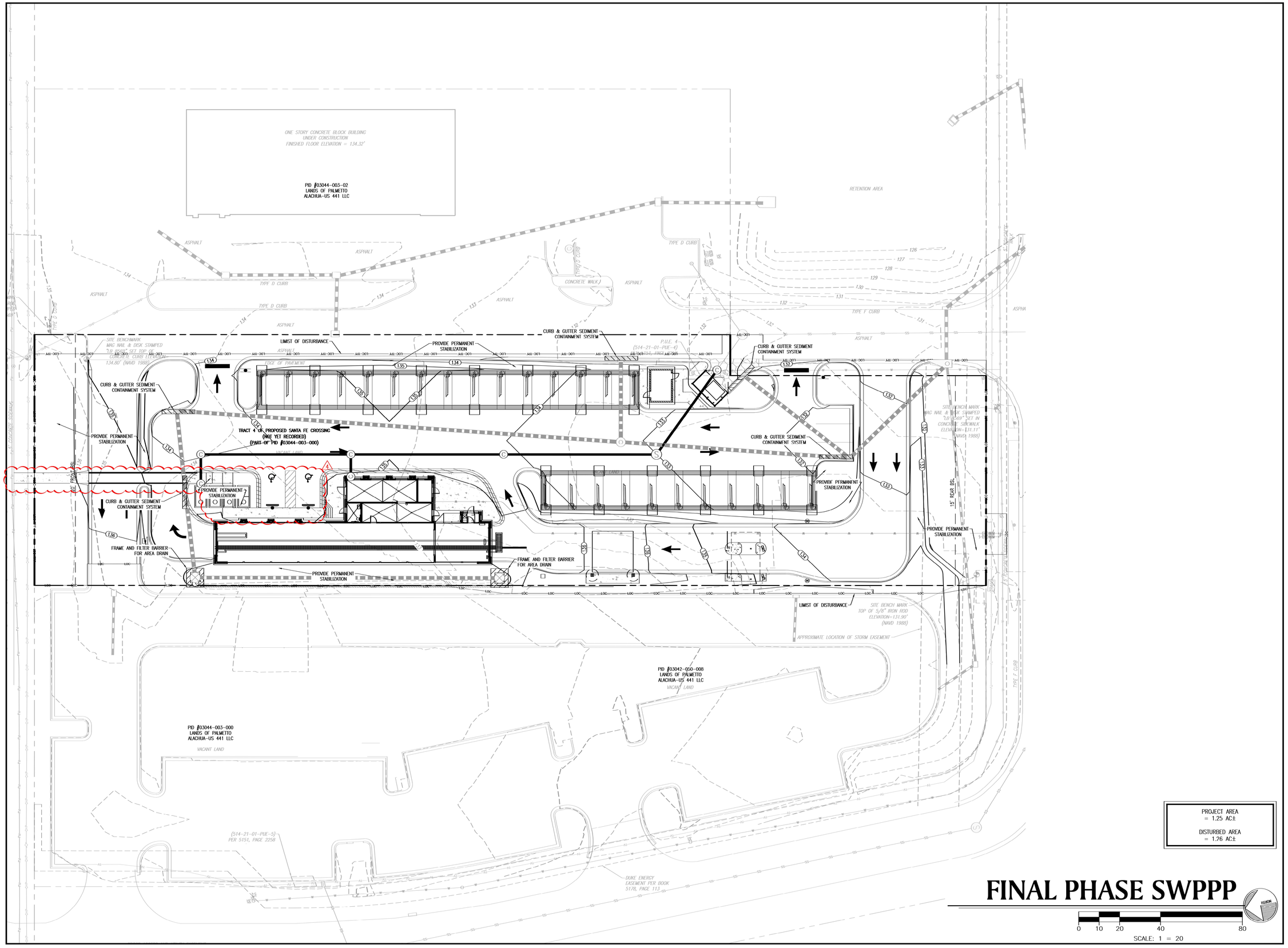
INITIAL PHASE SWPPP

SHEET C-410



PROJECT AREA
= 1.25 AC±

DISTURBED AREA
= 1.26 AC±

FINAL PHASE SWPPP

0 10 20 40 80

SCALE: 1 = 20

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4	04.08.26	CITY COMMENTS

Sunshine State One Call of Florida, Inc. 811

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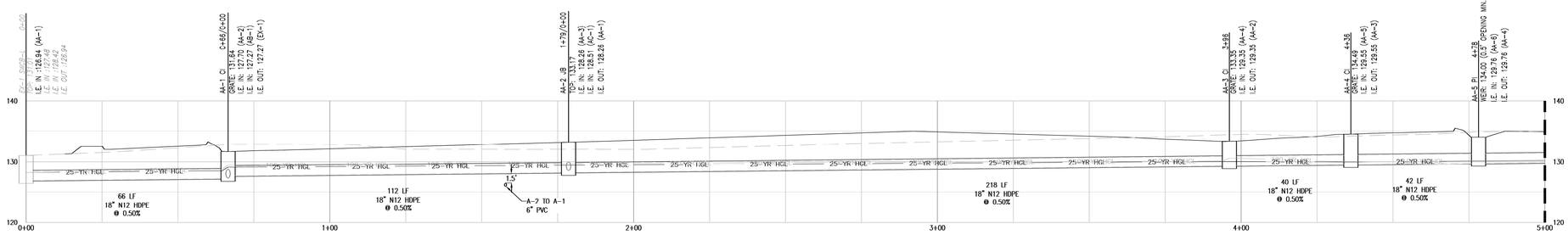
MR. JOHN WELLS
706-975-1983

2025144e.dwg 09.09.25

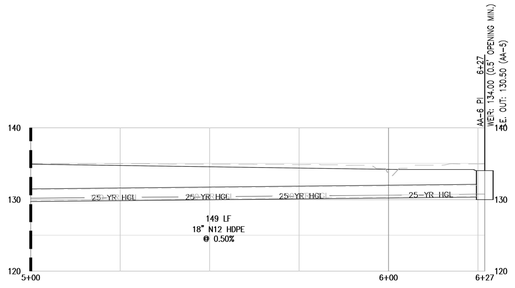
FINAL PHASE SWPPP

SHEET C-420

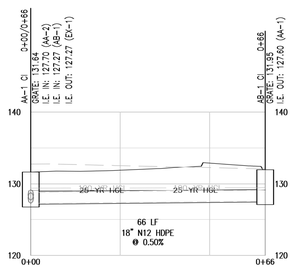
\\2025\2025144\Cv Civil\2026.02.26 - Prior to Grading Changes\2025144stsw.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), BONGUE PALETTE, PAN TO PSP.PC3, JAMES HUBERTSON, April 9, 2026 8:47:40 AM



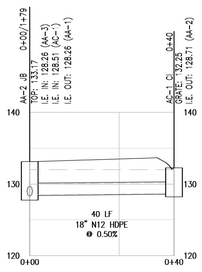
STORM SEWER PROFILE
STORM AA 2



STORM SEWER PROFILE
STORM AA 2



STORM SEWER PROFILE
STORM AB 2



STORM SEWER PROFILE
STORM AC 2

25-YR STORM CHART

LineNo.	DnStrmLine No.	LineID	InletID	JunctType	DrainageArea	TotalArea	InletTime	iInlet	IncrQ	KnownQ	FlowRate	CapacityFull	VelAve	InvertDn	InvertUp	LineSize	LineLength	LineSlope	HGLDn	HGLUp	HGLJnct	Gmd/RimElev Dn	Gmd/RimElev Up	RunoffCoeff	InletDepth	GutterSpread	n-valuePipe	Material
					(ac)	(ac)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(in)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(C)	(ft)	(ft)		
1	Outfall	AA-1 - EX-1	AA-1	Comb.	0.40	0.91	5.00	10.98	4.17	0.00	7.78	8.01	4.92	126.94	127.27	18	66.49	0.50	128.23	128.50	129.08	131.01	131.64	0.95	0.40	15.46	0.012	HDPE
2	1	AA-2 - AA-1	AA-2	MH	0.00	0.46	5.00	0.00	0.00	0.00	4.12	8.04	3.44	127.70	128.26	18	112.11	0.50	129.08	129.04	129.04	131.64	133.17	0.00	....	....	0.012	HDPE
3	2	AA-3 - AA-2	AA-3	Comb.	0.23	0.36	5.00	10.98	2.40	0.00	3.39	8.05	3.92	128.26	129.35	18	217.54	0.50	129.04	130.05 j	130.05	133.17	133.35	0.95	0.30	10.38	0.012	HDPE
4	3	AA-4 - AA-3	AA-4	Comb.	0.03	0.13	5.00	10.98	0.31	0.00	1.24	8.04	2.32	129.35	129.55	18	40.01	0.50	130.05	129.97	129.97	133.35	134.49	0.95	0.13	1.91	0.012	HDPE
5	4	AA-5 - AA-4	AA-5	Dp-Curb	0.05	0.10	5.00	10.98	0.52	0.00	0.97	8.04	2.66	129.55	129.76	18	42.03	0.50	129.97	130.13	130.13	134.49	134.00	0.95	0.06	3.23	0.012	HDPE
6	5	AA-6 - AA-5	AA-6	Dp-Curb	0.05	0.05	5.00	10.98	0.52	0.00	0.52	8.02	2.00	129.76	130.50	18	148.73	0.50	130.13	130.77 j	130.77	134.00	134.00	0.95	0.06	3.23	0.012	HDPE
7	2	AC-1 - AA-2	AC-1	Comb.	0.10	0.10	5.00	10.98	1.04	0.00	1.04	8.01	2.42	128.51	128.71	18	40.33	0.50	129.04	129.09	129.09	133.17	132.25	0.95	0.20	5.53	0.012	HDPE
8	1	AB-1 - AA-1	AB-1	Comb.	0.05	0.05	5.00	10.98	0.52	0.00	0.52	8.07	0.30	127.27	127.60	18	65.52	0.50	129.08	129.08	129.09	131.64	131.95	0.95	0.15	3.11	0.012	HDPE

Project File: 2025144 - Storm.stm	NOTES: Intensity = 50.799/ (Inlet time + 4.90)^0.636; Return Period = 25 Yrs	Hydraflow Storm Sewers v12	NOTE: PIPE CHART IS FOR REFERENCE ONLY AND PROFILES TAKE PRECEDENCE OVER PIPE CHART

Notes: j-Line contains hyd. jump

PROFILE LEGEND

0 10' 20'	HORIZONTAL SCALE: 1"=20'
0 5' 10'	VERTICAL SCALE: 1"=10'
	EXISTING GRADE
	PROPOSED GRADE
25-YR HGL	25-YEAR HYDRAULIC GRADE
100-YR HGL	100-YEAR HYDRAULIC GRADE

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PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

2	02.11.26	CITY COMMENTS

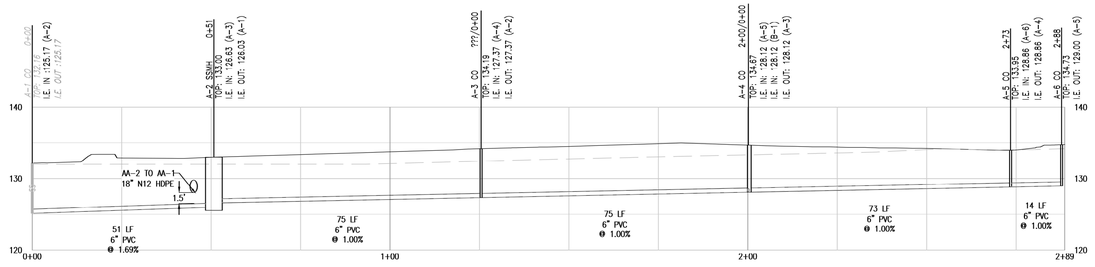
Sunshine State One Call 811 of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

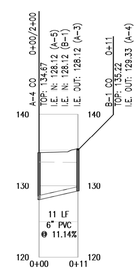
2025144stsw.dwg 09.09.25

STORM PROFILES

SHEET C-520



SANITARY SEWER PROFILE
SANITARY A



SANITARY SEWER PROFILE
SANITARY B

PROFILE LEGEND	
0 10' 20'	HORIZONTAL SCALE: 1"=20'
0 5' 10'	VERTICAL SCALE: 1"=10'
	EXISTING GRADE
	PROPOSED GRADE

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Sunshine State One Call of Florida, Inc. 811

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2025144stsw.dwg 09.09.25

SANITARY PROFILES

SHEET C-530

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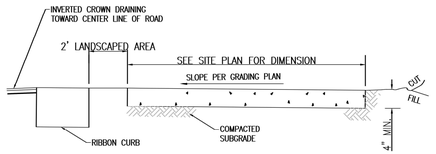
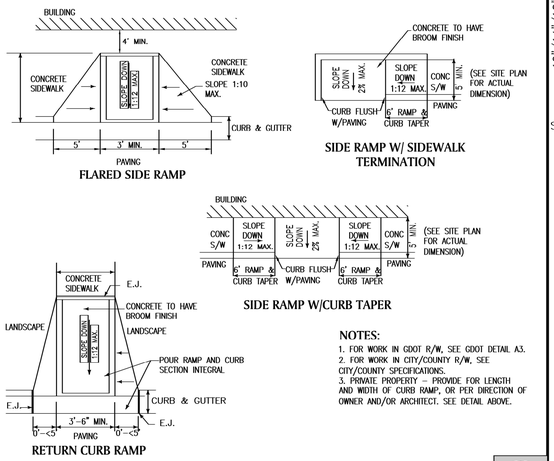


NOTES:
1. PROVIDE 1" DEEP TRANSVERSE CONTROL JOINTS AT 5'-0" INTERVALS.
2. PROVIDE 1/2" WIDE EXPANSION JOINT AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
4. BROOM FINISH ACROSS DIRECTION OF TRAVEL.
5. CONCRETE SHALL BE TYPE "A" 3,000 PSI MIN. 28 DAY STRENGTH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

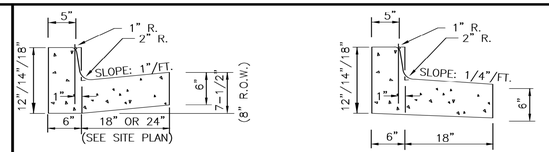
C-610 / 12



NOTES:
1. FOR WORK IN GDOT R/W, SEE GDOT DETAIL A3.
2. FOR WORK IN CITY/COUNTY R/W, SEE CITY/COUNTY SPECIFICATIONS.
3. PRIVATE PROPERTY – PROVIDE FOR LENGTH AND WIDTH OF CURB RAMP, OR PER DIRECTION OF OWNER AND/OR ARCHITECT. SEE DETAIL ABOVE.

ON SITE ADA RAMP DETAILS
NOT TO SCALE

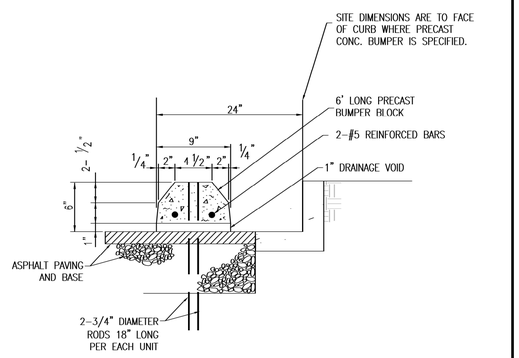
C-610 / 9



NOTES:
1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5'–0" ON EACH SIDE OF DRAINAGE STRUCTURE, AND AT 90'–0" MAXIMUM, INTERVALS IN STRAIGHT CURB AND GUTTER. PROVIDE #6 x 18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THROUGH EXPANSION JOINTS, (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP x 1/8" WIDE CONTRACTION JOINT AT 15'–0" INTERVALS.
4. SLOPE ON GUTTER SHOULD BE A MINIMUM OF 0.6%. SLOPE SHALL PROMOTE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. SLOPE TOWARDS OR AWAY FROM CURB AS REQUIRED.
5. 2'–6" LONG TIE BAR ON 2'–6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
6. PROVIDE (2) #6 x 2'–6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.
7. REMOVE FORMS AS EARLY AS POSSIBLE. BRUSH TOP AND FACE OF CURBS TO REMOVE ALL IMPERFECTIONS. TYPICAL OF ALL FORM WORK.
8. ALL RADII SHALL BE TRUE ARCS.
9. MEDIUM TO LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.
10. CONCRETE SHALL BE MINIMUM 3,000 PSI AT 28 DAYS

CONCRETE CURB & GUTTER DETAILS
NOT TO SCALE

C-610 / 6



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

C-610 / 3

STOP BAR DETAIL
NOT TO SCALE

C-610 / 11

STOP SIGN W/POLE DETAIL
NOT TO SCALE

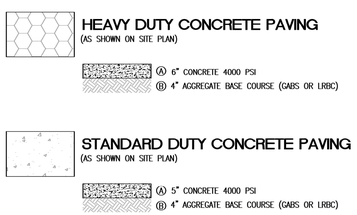
C-610 / 8

C-610 / 5



ADA SIGN DETAIL
NOT TO SCALE

C-610 / 2



NOTES:
1. PAVEMENT RECOMMENDATIONS TAKEN FROM "REPORT OF GEOTECHNICAL EXPLORATION" DATED MAY 6, 2025 BY S&ME, INC.

SEE GEOTECHNICAL REPORT FOR MORE DETAILS.

PAVEMENT SPECIFICATIONS DETAIL
NOT TO SCALE

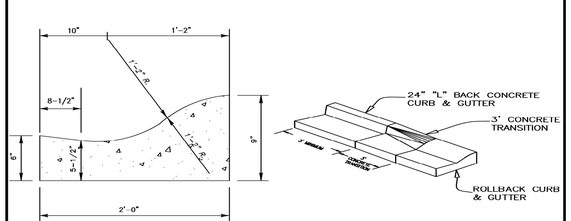
C-610 / 10

TRAFFIC ARROW DETAIL
NOT TO SCALE

C-610 / 7

BOLLARD DETAIL
NOT TO SCALE

C-610 / 4



ROLL BACK CURB
NTS

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
2. 1/2" PREFORMED EXPANSION JOINTS WILL BE REQUIRED AT TANGENT POINTS OF RADIUS RETURNS, AT DRIVEWAYS, AND STREET INTERSECTIONS AND AT 40' INTERVALS ALONG THE CURB.
3. SEE SITE PLAN FOR SPECIFIC LOCATIONS OF ROLL BACK CURB.

ROLL BACK CURB
NOT TO SCALE

C-610 / 1

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124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144d.dwg 09.09.25

SITE DETAILS

SHEET C-610

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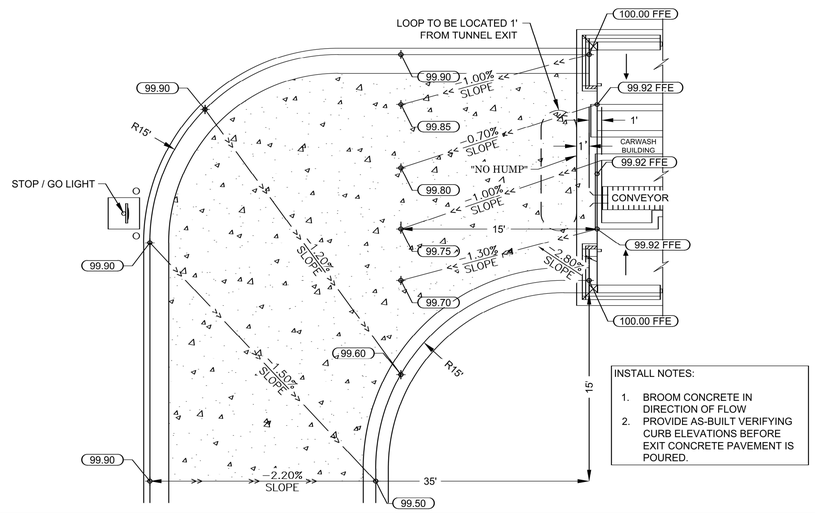


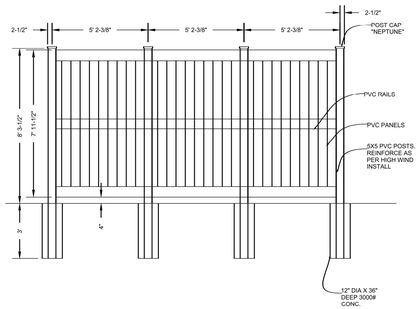
INSTALL NOTES:

1. BROOM CONCRETE IN DIRECTION OF FLOW
2. PROVIDE AS-BUILT VERIFYING CURB ELEVATIONS BEFORE EXIT CONCRETE PAVEMENT IS POURED.

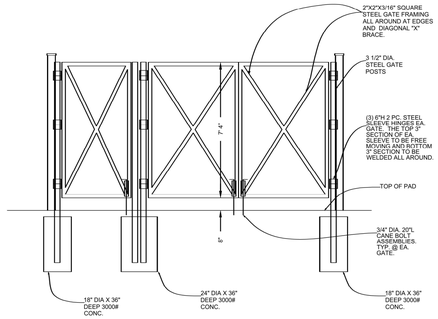
EXIT DETAIL - REAR WHEEL PUSH
NOT TO SCALE
OCTOBER, 2025

REAR WHEEL PUSH EXIT DETAIL
NOT TO SCALE

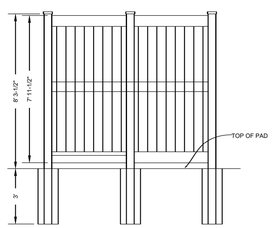
C-611 4



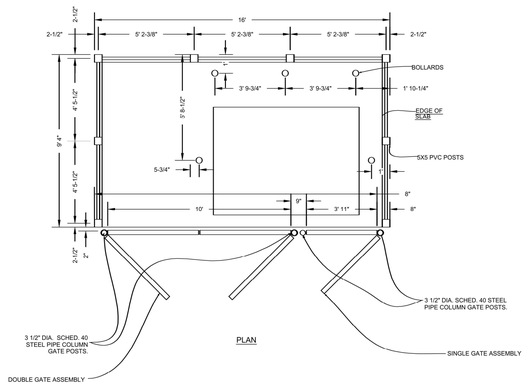
ELEVATION - REAR



ELEVATION - FRONT



ELEVATION -SIDE



PLAN

AUGUSTA II9H WHITE VINYL PRIVACY FENCE PANEL KIT

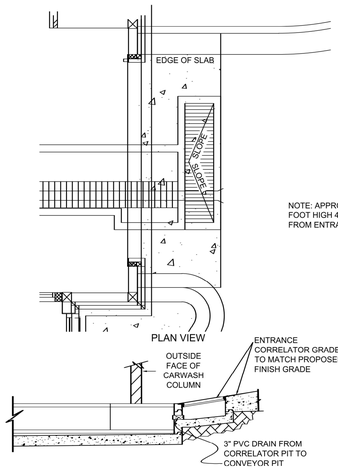
PRODUCTS BY WEATHERABLES (1-800-694-9678)
5795 GREEN POINTE DRIVE SOUTH
GROVEPORT, OH 43125

EQUAL PRODUCTS ACCEPTABLE.

PROVIDE HIGH WIND REINFORCING MEASURES:
POST REINFORCING AT ALL POSTS TO 22"H ABOVE GRADE
ADDITIONAL FASTENERS AT PICKET/PANEL TO RAIL CONNECTIONS.
COLOR = as selected by Tidal Wave Corp Office (contact prior to order)
POSTS = 6X6X142D, W/ NEPTUNE CAPS.
PICKET PANELS = 6'
RAILS = 3 RAIL ASSEMBLY 1 1/2"x5 1/2"
PROVIDE ALL METAL AND U CHANNEL MEMBERS
INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AS PER HIGH WIND.

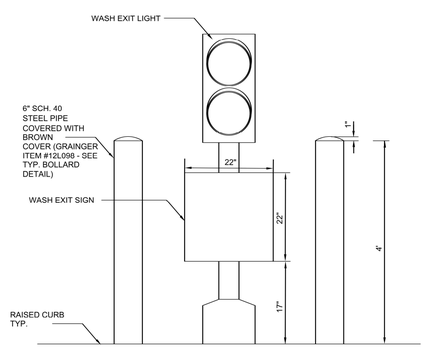
DUMPSTER DETAIL
NOT TO SCALE

C-611 3

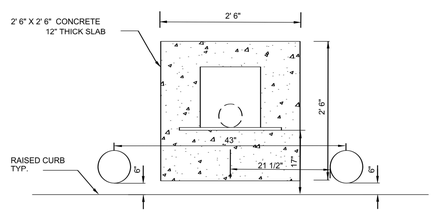


REAR WHEEL PUSH ENTRANCE DETAIL
NOT TO SCALE

C-611 2



SIDE VIEW



PLAN VIEW

STOP/GO LIGHT DETAIL
NOT TO SCALE

C-611 1

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124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

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SITE DETAILS

SHEET C-611

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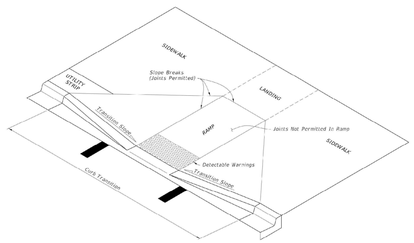
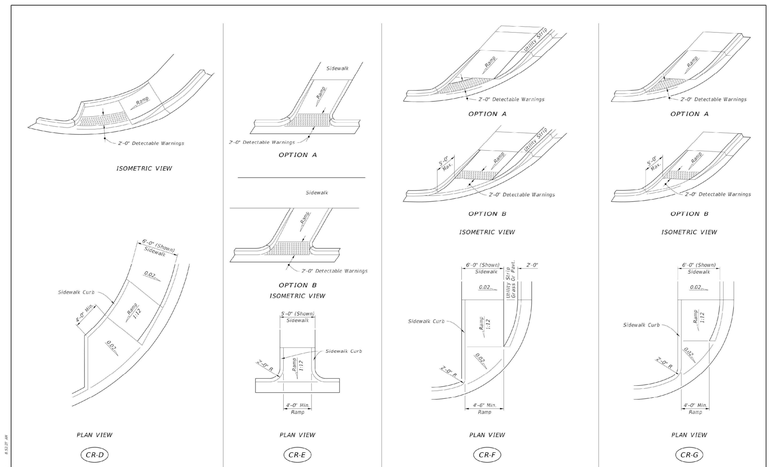
GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
   - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7

FDOT SIDEWALK DETAIL

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C-612 / 1

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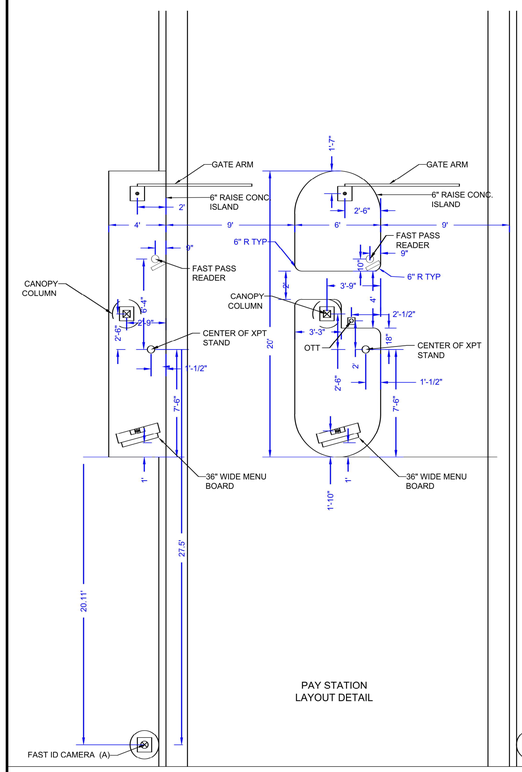

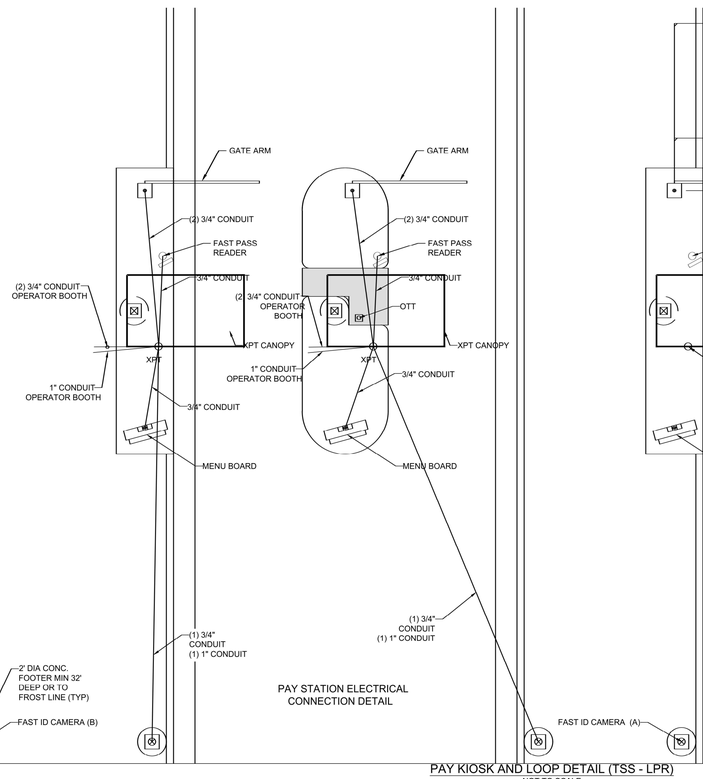

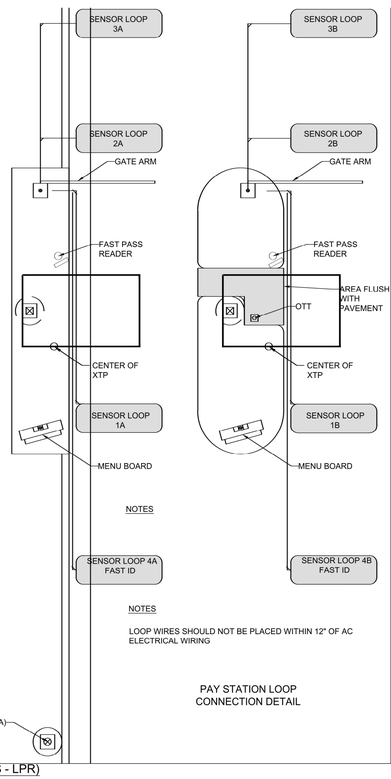

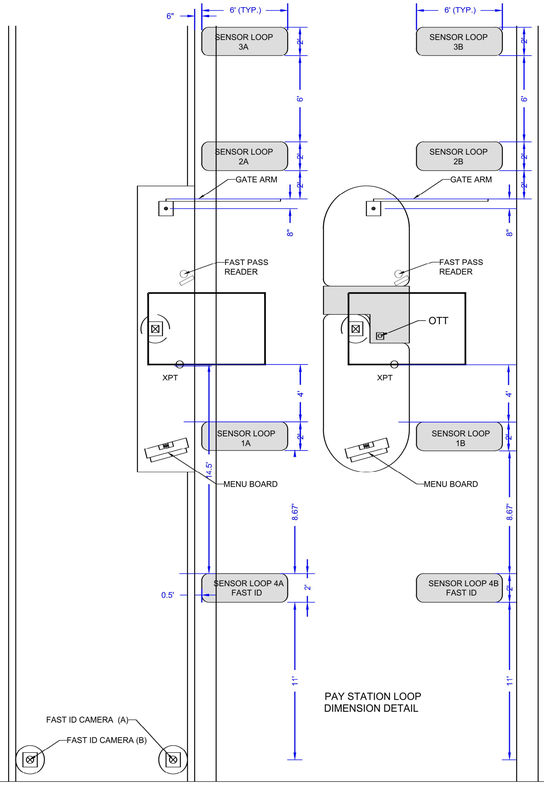

PAY KIOSK AND LOOP DETAIL (TSS - LPR)
NOT TO SCALE
NOVEMBER, 2025

REVISIONS

Sunshine State One Call of Florida, Inc. 811

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144d.dwg 09.09.25

SITE DETAILS

SHEET C-612

PAY KIOSK AND LOOP DETAIL
NOT TO SCALE
C-612 / 1

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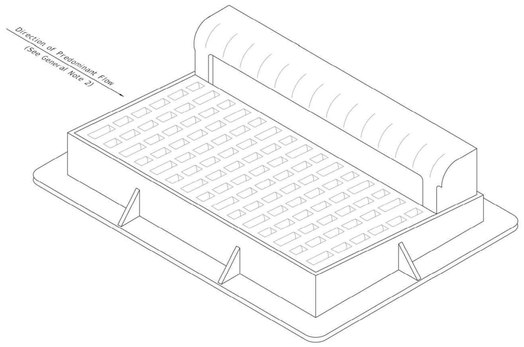
GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1½" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications..
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO HL-93 loading are permitted. Provide reversible (right or left) grates.

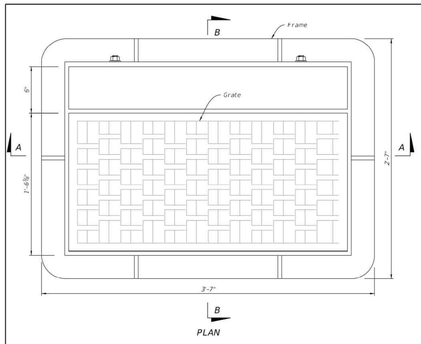
TABLE OF CONTENTS:

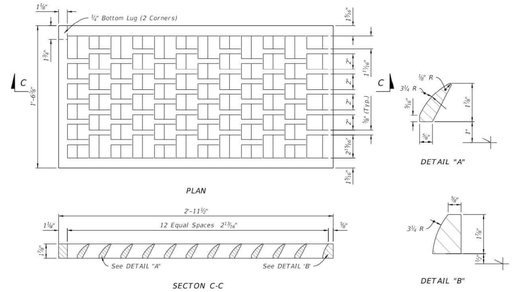
Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details



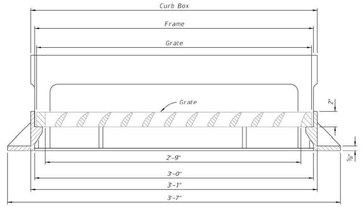
CURB INLET TOP TYPE 9

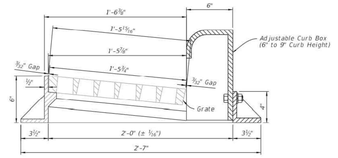
LAST REVISION 10/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TYPE 9	INDEX 425-024	SHEET 1 of 3





GRATE DETAILS





FRAME AND GRATE DETAILS

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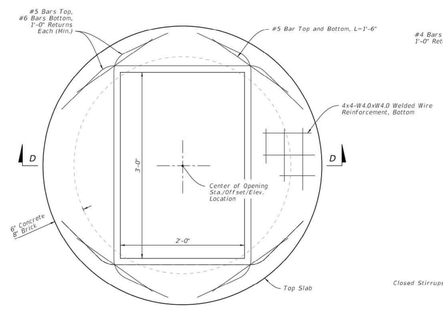

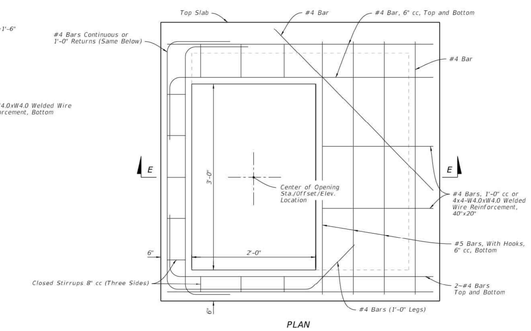

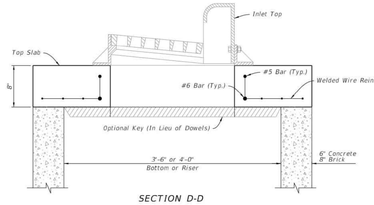

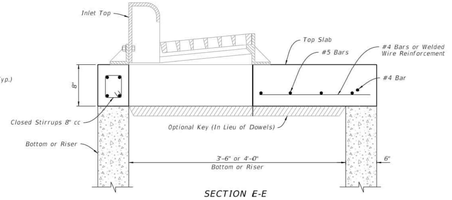

TOP SLAB DETAILS

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VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

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GRADING DETAILS

SHEET C-620

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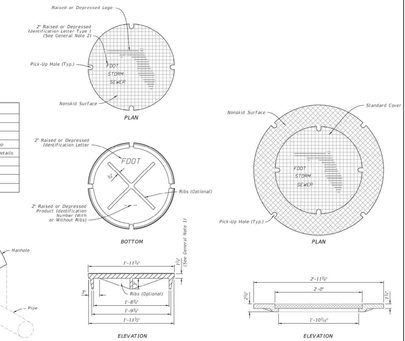
GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Option 1 or 2 in the Wall Reinforcing Splice Details, except that welded wire reinforcement shall not be used in structures exceed 10-ft-tall and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance); Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Filter Fabric Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



MANHOLE TOPS — MANHOLE COVERS

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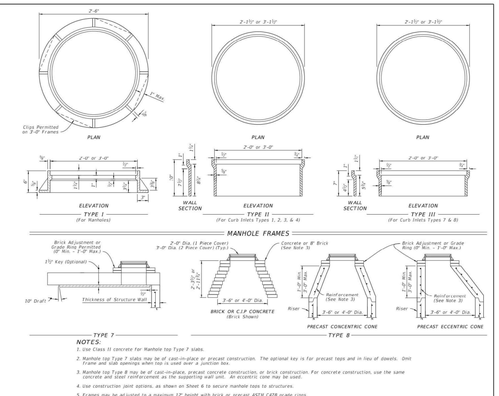
TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame	2'-0" OPENING 2-Piece Cover Lower Slab	2'-0" OPENING 2-Piece Cover Inside/Outside	2'-0" OPENING 2-Piece Cover Total
I	155	190	220 / 190	410
II	165	190	255 / 190	445
III	90	190	180 / 190	370

NOTE: Frame Type I in Table 1, Includes Adjustable frames.



MANHOLE FRAMES

NOTES:

1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

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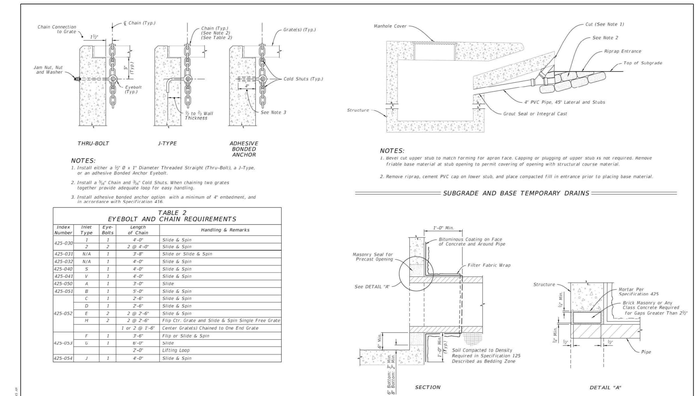

NOTES:

1. Install either a ½" Ø x 1" Diameter Threaded Straight (Thru-Bolt), a J-Type, or an adhesive Bonded Anchor Eyebolt.
2. Install a ¾" Chain and ¾" Cold Shuts. When chaining two grates together provide adequate load for easy handling.
3. Install adhesive bonded anchor option with a minimum of 4" embedment, and in accordance with Specification 416.

TABLE 2
EYEBOLT AND CHAIN REQUIREMENTS

Index Number	Inlet Type	Eye-Bolts	Length of Chain	Handling & Remarks
425-030	1	1	4'-0"	Slide & Spin
	2	2	2 @ 2'-0"	Slide & Spin
425-031	N/A	1	3'-0"	Slide or Slide & Spin
425-032	N/A	1	3'-0"	Slide & Spin
425-040	S	1	4'-0"	Slide & Spin
425-041	V	1	4'-0"	Slide & Spin
425-050	A	1	3'-0"	Slide
425-051	B	1	5'-0"	Slide & Spin
	C	1	2'-6"	Slide & Spin
	D	1	2'-6"	Slide & Spin
425-052	E	2	2 @ 2'-6"	Slide & Spin
	H	2	2 @ 2'-6"	Fits Ctr. Grate and Slide & Spin Single Free Grate
		1 or 2 @ 3'-6"	Center Grate(s) Chained to One End Grate	
	F	1	3'-6"	Slide & Spin
425-053	G	1	Varies	Slide
		1	2'-0"	Lifting Loop
425-054	J	1	4'-0"	Slide & Spin

LOCKING GRATES TO INLETS

NOTES:

1. Bevel cut upper stub to match forming for apron face. Capping or plugging of upper stub is not required. Remove friable base material at stub opening to permit covering of opening with structural course material.
2. Remove riprap, cement PVC cap on lower stub, and place compacted fill in entrance prior to placing base material.

SUBGRADE AND BASE TEMPORARY DRAINS

PIPE TO STRUCTURE FILTER FABRIC WRAP

LOCKING GRATES, SUBGRADE AND BASE TEMPORARY DRAINS, AND PIPE TO STRUCTURE FILTER FABRIC WRAP

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DRAINAGE STRUCTURE INVERT, SUMP BOTTOM, WALL REINFORCING SPLICE DETAILS, AND TYPICAL SLAB TO WALL DETAILS

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EXAMPLE TABLE OF EQUIVALENT STEEL AREA

SCHEDULE	GRADE 60 REINFORCING BAR: Bar Size & Spacing	GRADE 60 REINFORCING BAR: Steel Area (in²/ft)	EQUIVALENT GRADE 40 REINFORCING BAR: Bar Size & Spacing	EQUIVALENT GRADE 40 REINFORCING BAR: Steel Area (in²/ft)	EQUIVALENT 65 KSI SMOOTH WELDED WIRE REINFORCEMENT: Style Designation	EQUIVALENT 65 KSI SMOOTH WELDED WIRE REINFORCEMENT: Steel Area (in²/ft)	EQUIVALENT 70 KSI DEFORMED WELDED WIRE REINFORCEMENT: Style Designation	EQUIVALENT 70 KSI DEFORMED WELDED WIRE REINFORCEMENT: Steel Area (in²/ft)
A	#3 @ 6½" Ctrs. #4 @ 12" Ctrs.	0.20	#3 @ 4½" Ctrs. #4 @ 9" Ctrs. #5 @ 13½" Ctrs.	0.30	7x7-W4.6xW4.6 4"x4"-W4.2xW4.2 4"x4"-W5.0xW5.0	0.1846	7x7-D4.5xD4.5 4"x4"-D5.7xD5.7 6"x6"-D8.6xD8.6	0.1714
B	#3 @ 5½" Ctrs. #4 @ 10" Ctrs.	0.24	#3 @ 3½" Ctrs. #4 @ 6½" Ctrs. #5 @ 10" Ctrs.	0.36	7x7-W5.5xW5.5 4"x4"-W7.4xW7.4 6"x6"-W11.1xW11.1	0.2215	7x7-D5.1xD5.1 4"x4"-D6.9xD6.9 6"x6"-D10.3xD10.3	0.2057
Special 1	#3 @ 5" Ctrs. #4 @ 9" Ctrs.	0.267	#3 @ 7" Ctrs. #4 @ 8" Ctrs. #5 @ 9" Ctrs.	0.40	7x7-W6.2xW6.2 4"x4"-W8.3xW8.3 6"x6"-W12.5xW12.5	0.2465	7x7-D5.7xD5.7 4"x4"-D7.6xD7.6 6"x6"-D11.4xD11.4	0.2289
C	#3 @ 3½" Ctrs. #4 @ 6½" Ctrs. #5 @ 10" Ctrs.	0.37	#4 @ 4" Ctrs. #5 @ 6½" Ctrs. #6 @ 9½" Ctrs.	0.555	7x7-W8.5xW8.5 4"x4"-W11.4xW11.4 6"x6"-W17.1xW17.1	0.3415	7x7-D7.9xD7.9 4"x4"-D10.6xD10.6 6"x6"-D15.9xD15.9	0.3171
D	#3 @ 2½" Ctrs. #5 @ 7" Ctrs. #6 @ 10" Ctrs.	0.53	#4 @ 3" Ctrs. #5 @ 4½" Ctrs. #6 @ 6½" Ctrs.	0.795	7x7-W12.2xW12.2 4"x4"-W16.3xW16.3 6"x6"-W24.5xW24.5	0.4892	7x7-D11.4xD11.4 4"x4"-D15.1xD15.1 6"x6"-D22.7xD22.7	0.4543
E	#4 @ 3" Ctrs. #5 @ 5" Ctrs. #6 @ 7" Ctrs.	0.73	#5 @ 3½" Ctrs. #6 @ 4½" Ctrs. #7 @ 6½" Ctrs.	1.095	7x7-W16.8xW16.8 4"x4"-W22.5xW22.5 6"x6"-W33.7xW33.7	0.6738	7x7-D15.6xD15.6 4"x4"-D20.8xD20.8 6"x6"-D31.3xD31.3	0.6257
F	#5 @ 3½" Ctrs. #6 @ 5" Ctrs. #7 @ 7" Ctrs.	1.06	#6 @ 3" Ctrs. #7 @ 4½" Ctrs. #8 @ 6" Ctrs.	1.59	7x7-W24.3xW24.3 4"x4"-W32.4xW32.4 6"x6"-W48.9xW48.9	0.9785	7x7-D22.7xD22.7 4"x4"-D30.3xD30.3 6"x6"-D45.6xD45.6	0.9086
Special 2	#5 @ 2½" Ctrs. #6 @ 4" Ctrs. #7 @ 5½" Ctrs.	1.24	#7 @ 4" Ctrs. #8 @ 5" Ctrs.	1.86	7x7-W28.6xW28.6 4"x4"-W38.5xW38.5 6"x6"-W57.4xW57.4	1.1446	7x7-D26.6xD26.6 4"x4"-D35.4xD35.4 6"x6"-D53.1xD53.1	1.0629
G	#6 @ 2½" Ctrs. #7 @ 3½" Ctrs.	1.46	#7 @ 3" Ctrs. #8 @ 4" Ctrs.	2.19	7x7-W33.7xW33.7 4"x4"-W44.9xW44.9	1.3477	7x7-D31.3xD31.3 4"x4"-D41.7xD41.7	1.2514

NOTES:

1. See inlet indexes for optional precast inlet construction details up to depths of 15'.
2. Interior dimensions of an Alt. "B" Bottom may be adjusted to reflect these inlet interior dimensions when precast units are used in conjunction with Alt. "B" Structure Bottoms, Index 425-030.
3. Use concrete meeting the requirements of ASTM C478 or Class IV for precast structures with 6" wall or slab thickness.
4. Reinforcement may be deformed bar reinforcement or welded wire reinforcement. Bar reinforcement other than #3 bar may be used, however only two grades are recognized: Grade 40 and Grade 60. Smooth welded wire reinforcement will be recognized as having a design strength of 70 ksi. Deformed welded wire reinforcement will be recognized as having a design strength of 70 ksi. The area of reinforcement required may be adjusted in accordance with the Equivalent Steel Area Table provided. Use the following equations to determine the steel area and spacing for bars not otherwise specified:

   Grade 40 Steel Area = As40= 60/40 x As60

   Smooth Welded Wire Reinforcement: Steel Area = As65= 60/65 x As60

   Deformed Welded Wire Reinforcement Steel Area = As70= 60/70 x As60

   When a reduced area of reinforcement is provided, any maximum bar spacing shown must also be reduced as determined by the following equations, unless otherwise shown:

   Max. Grade 40 Bar Spacing = Grade 60 Bar Spacing

   Max. Smooth Welded Wire Spacing = Grade 60 Bar Spacing x 0.86

   Max. Deformed Welded Wire Spacing = Grade 60 Bar Spacing x 0.74

   When an increased area of reinforcing is provided, the maximum bar spacing may be increased by the squared ration of increased steel area, but not to exceed 12":

   Max. Bar Spacing Provided w=Max. Bar Spacing Required x $\left(\frac{\text{Steel Area Provided}}{\text{Min. Steel Area Required}}\right)^2$

   Use wire no smaller than W3.1 or D4.0, or larger and with spacing 8" or less. Use bar reinforcement displaying the minimum yield designation grade mark, or either the number 60 or one (1) grade mark line to be acceptable at the higher value. Use minimum bar spacing no greater than 12" for bars in the walls of precast structures with walls 8" or less in thickness, with a maximum spacing of 18" for vertical bars and 12" for horizontal bars. Wires smaller than W3.1 or D4.0 may be used in the walls of ASTM C 478 round structure bottoms and round risers.
5. Fiber-reinforced concrete may be substituted for conventional steel reinforcement in accordance with the Structures Design Guidelines. Submit shop drawings corresponding to an approved fiber-reinforced concrete mix design for approval to the State Drainage Office.

PRECAST OPTION AND EQUIVALENT REINFORCEMENT SUBSTITUTION

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NOTES:

1. Segments may be inverted. Opening for pipe is the pipe OD plus Ø (± 2" tolerance).
2. If h can not be attained, then a top or bottom slab must be attached to the segment as shown below.

TABLE 3
Minimum Value for H

H (min.)	Box or Riser Diameter
1'-0"	3'-0" & 4'-0"
1'-6"	5'-0" & 6'-0"
2'-0"	>6'-0"

NOTES:

1. h may be less than 6" when approved by the Engineer, but not for inlet segments at finish grade elevation.
2. Dowel construction joint or monolithic cast only.

CONSTRUCTION JOINT OPTIONS AND MINIMUM BOX AND RISER SEGMENT DIMENSIONS

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NOTES:

1. Submit Shop Drawings of corner openings for approval by the Engineer.
2. h_1 may be less than 1'-6" when a minimum 1'-0" deep segment, 8" slab or curb inlet is provided above the corner opening.
3. For inlet segments at finish grade elevation, substitute a #6 Bar for the top corner bar when $1'-6" \le h_1 < 2'-0"$.
4. Install bars continuously around corner and evenly spaced. Tie additional reinforcement to the outside of vertical wall reinforcement.
5. Dowel construction joint or monolithically cast wall and slabs.

SKEWED PIPE IN RECTANGULAR STRUCTURES

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CA-7970

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PROJECT:

TIDAL WAVE AUTO SPA

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124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

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MR. JOHN WELLS
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GENERAL NOTES:

1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (All, A) and 5'-6" square (All, B). Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (All, A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (All, B) with reinforced concrete only.
4. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class III concrete, except when Class IV concrete is shown in the Plans.
6. All, A or All, B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. All, B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any slotted bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in lap and bottom slabs except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the All, A structure bottoms when used with the Type B risers. Reinforce each fillet with two #3 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will fit the pipe and will not interfere with runs of utility conduits. Furnish such larger units at no additional cost to the Department. Larger All, A units cannot replace All, B units without approval of the Engineer. This Note applies to this Index only.

REINFORCEMENT NOTES:

1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 78"diameter ASTM C478 units.
3. Additional bars used to reinforce lade fenders for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut or bend reinforcement as pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Lapwelment area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

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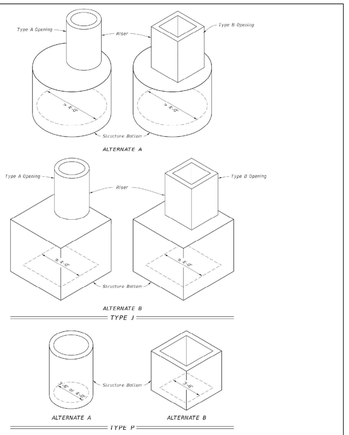
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6



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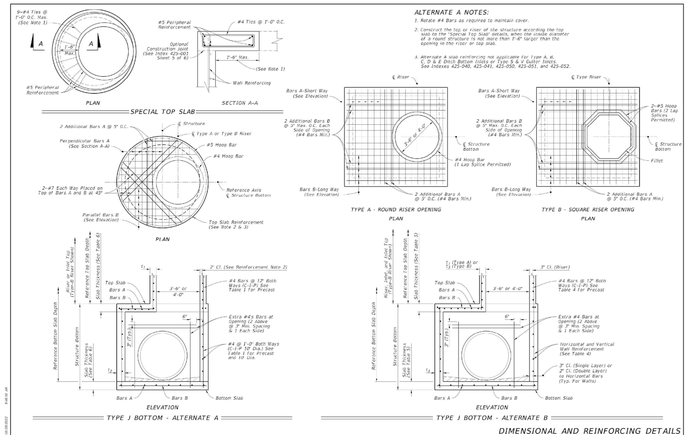

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TABLE 1 - ALTERNATE A - STRUCTURES

TYPE	STRUCTURE/RISER DIAMETER (D.)	CAST-IN-PLACE (TABLE CLASS II CONCRETE			PRECAST ITEMS CLASS III CONCRETE			ASTM C478	
		T_1 (in.)	T_2 (in.)	A_s (sq.in./ft.)	T_1 (in.)	T_2 (in.)	A_s (sq.in./ft.)	T_3 or T_4 (in.)	A_s**** (sq.in./ft.)
P	3'-0"	6	8	0.20	6	8	0.20	4***	0.320
J	4'-0"	6	8	0.20	6	8	0.20	5***	0.320
J	5'-0"	–	8	0.20	–	8	0.20	6***	0.320
J	6'-0"	–	8	0.20	–	8	0.20	7	0.320
J	7'-0"	–	8	0.20	–	8	0.20	7	0.230
J	8'-0"	–	8	0.20	–	8	0.20	8	0.240
J	10'-0"	–	10	0.40##	–	10	0.40##	10	0.300
J	12'-0"	–	10	0.40##	–	10	0.40##	12	0.300

$t_1$and t_2= Wall Thickness.
A_s= Vertical and horizontal areas of reinforcement.
##Provide 0.20 sq. in./ft. at each face, 12" max. bar spacing.
***Maximal maximum wall thickness.
****As, total circumferential reinforcement for continuous steel hoops:
A_s = 0.40 sq. in. for riser section height equal to or less than 7'-0" (2 hoop min.)
A_s = 0.60 sq. in. for riser section height more than 2'-0" up to 4'-0" (3 hoop min.)
Areas of reinforcing for precast items are based on Grade 60 reinforcing.
No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1.
Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TABLE 2 - ALTERNATE B SQUARE AND RECTANGULAR STRUCTURES

TYPE	WALL LENGTH (FT.)	MAX. DEPTH (FT.)	WALL THICKNESS (t.)	
			C.I.P. (in.)	PRECAST (in.)
P	to 3'-6"	40	8 Wall, 8 Bottom	6
J	4'-0"	40	8	6
J	5'-0"	12	–	6
J	5'-0"to 6'-0"	15	–	8
J	5'-0"to 6'-0"	40	8	8
J	7'-0"	40	8	8
J	10'-0"to 12'-0"	40	10	9
J	10'-0"	25	–	9
J	12'-0"	40	10	10
J	20'-0"	25	–	9
J	20'-0"	30	10	10

See Table 4 for Retaining Schedule.

TABLE 3 - REINFORCING SCHEDULE

SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING			
	GRADE 60 AR# (ref. ITE)	MAXIMUM SPACING		
		GR 60 BARS (in.)	WWR EQUIV. AREA 65 KSI (in.)	WWR EQUIV. AREA 70 KSI (in.)
A12	3.33	12	8	8
A6	6.00	12	8	8
B10	0.24	10	10	10
B8.5	0.24	10	5	4
C6.5	0.31	10	6	5
C5.5	0.37	10	7	7
D7	0.53	7	8	7
D4.5	0.53	10	4	3
C5	0.73	7	4	4
E3	0.73	7	3	3
F2	1.06	5	4	4
F3.5	1.06	10	3	3
G5	1.45	7	4	4
G 3.5	1.45	10	3	3
A14	1.75	6	3	3

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

VERTICAL REINFORCING		HORIZONTAL REINFORCING		SLAB THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	

SIZE: 3'-6" & SIZES

$\leq 1.17 - 43''$	A12	$\leq 1.17 - 21'$	B10	6"/8"
		$1.17 - 10'$	B6.5	6"/8"
		$10' - 19'$	C6.5	6"/8"
		$19' - 43'$	C5.5	6"/8"
SIZE: 4'-0"				
$\leq 1.17 - 43''$	A12	$\leq 1.17' \leq 9'$	B10	6"/8"
		$9' < 15'$	B6.5	6"/8"
		$15' < 19'$	C6.5	6"/8"
		$19' < 20'$	C6.5	6"/8"
		$20' < 43'$	D4.5	6"/8"
SIZE: 5'-0"				
$\leq 1.17 - 43''$	A12	$\leq 1.17' < 5$	B5.5	6"/8"
		$5' < 15'$	C6.5	6"/8"
		$15' < 19'$	C5.5	6"/8"
		$19' < 22'$	D4.5	6"/8"
		$22' < 43'$	E3	8"
SIZE: 6'-0"				
$\leq 1.17 < 26'$	A12	$\leq 1.17' < 9'$	C5.5	6"/8"
		$9' < 15'$	D4.5	6"/8"
		$15' < 20'$	E3	8"
		$20' < 43'$	F3	10"
Inside/Outside		Inside/Outside		
$26' - 40'$	A12 / A12	$26' - 43'$	F3 / F3	10" / 10"
SIZE: 7'-0"				
Inside/Outside		Inside/Outside		
$\leq 1.17 < 25'$	A12 / A12	$\leq 1.17' < 7'$	B10 / B10	8"
$26' - 40'$	B10 / B10	$7' < 10'$	B6.5 / B6.5	8"
		$10' < 20'$	C6.5 / C6.5	8"
		$20' < 30'$	D7 / D7	8"
		$30' - 43'$	F3 / F3	8"
SIZE: 8'-0"				
Inside/Outside		Inside/Outside		
$\leq 1.17 < 20'$	A12 / A12	$\leq 1.17' < 8'$	B5.5 / B5.5	8"
$20' < 40'$	C6.5 / C6.5	$8' < 17'$	C6.5 / C6.5	8"
		$17' < 28'$	F3 / F3	8"
		$28' - 40'$	F5 / F5	8"
SIZE: 9'-0"				
Inside/Outside		Inside/Outside		
$\leq 1.17 < 15'$	C6.5 / C6.5	$\leq 1.17' < 8'$	D7 / D7	8"
$15' < 29'$	F3 / F3	$8' < 13'$	D4.5 / D4.5	8"
		$13' < 29'$	F3 / F3	8"
SIZE: 10'-0"				
Inside/Outside		Inside/Outside		
$\leq 1.17 < 10'$	C6.5 / C6.5	$\leq 1.17' < 8'$	D7 / D7	8"
$10' < 28'$	F3 / F3	$8' < 12'$	E3 / E3	10"
		$12' < 20'$	F3 / F3	10"
		$20' - 28'$	F5 / F5	10"
SIZE: 12'-0"				
Inside/Outside		Inside/Outside		
$\leq 1.17 < 9'$	C6.5 / C6.5	$\leq 1.17' < 8'$	D4.5 / D4.5	8"
$9' < 13'$	E3 / E3	$8' < 13'$	E3 / E3	10"
$13' < 19'$	F3 / F3	$13' < 19'$	F3 / F3	10"
$19' - 28'$	G5 / G5	$19' - 28'$	G5 / G5	10"

TABLE 4 NOTES:

1. Wall depth is measured to the top of the bottom slab for doors and to the top of the intermediate slab for risers.
2. Wall height is the distance between top of lower slab to bottom of upper slab. Use Table 5 for wall heights exceeding 12'.
3. Wall lengths exceeding 9'-0" require two layers of reinforcing (See Table 4) with 2" Cl. cover from the horizontal bars to the inside and outside faces for each layer.
4. Wall thickness and reinforcing for intermediate depths shown in Table 4, at 12'-0" Diameter (opposite a special design).
5. Wall thickness and reinforcing for rectangular structures is based on the longer wall length.

TABLES 1, 2, 3, AND 4

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20					425-010	3 of 4

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES

(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)

SIZE: 4' x 4'

$\leq 0.5' < 8$	B10	$\leq 0.5' < 24$	B10
$8' < 11$	B6.5	$24' - 40$	B6.5
$11' < 31$	C6.5		
$31' - 40$	D7		

SIZE: 4' x UNLIMITED

$\leq 0.5' < 7$	B6.5	$\leq 0.5' < 13$	B6.5
$7' < 15$	B10	$13' < 22$	C6.5
$15' < 24$	C6.5	$22' < 40$	D7
$24' - 40$	E5		

SIZE: 5' x 5'

$\leq 0.5' < 8$	B6.5	$\leq 0.5' < 14$	B10
$8' < 16$	D7	$14' < 24$	B6.5
$16' < 28$	E5	$24' < 34$	C6.5
$28' - 40$	F5	$34' - 40$	C5.5

SIZE: 5' x UNLIMITED

$\leq 0.5' < 8$	B6.5	$\leq 0.5' < 12$	C5.5
$8' < 14$	D7	$12' < 17$	D4.5
$14' < 25$	E5	$17' < 28$	E3
$25' - 40$	F5	$28' - 40$	F3

SIZE: 6' x 6'

$\leq 0.5' < 8$	B6.5	$\leq 0.5' < 8$	B6.5
$8' < 14$	D7	$8' < 12$	C5.5
$14' < 24$	F5	$12' < 17$	D4.5
$24' - 34$	G5	$17' < 28$	E3
		$28' - 38$	F3
		$38' - 40$	F5

SIZE: 6' x UNLIMITED

$\leq 0.5' < 7$	D7	$\leq 0.5' < 8$	B6.5
$7' < 13$	E5	$8' < 14$	C6.5
$13' < 24$	F5	$14' < 21$	D4.5
$24' - 34$	G5	$21' < 29$	E3
		$29' - 34$	F3

SIZE: 7' x 7'

$\leq 0.5' < 8$	C6.5	$\leq 0.5' < 8$	B10
$8' < 12$	D7	$8' < 17$	B6.5
$12' < 24$	E5	$17' < 25$	C6.5
$24' - 32$	F5	$25' - 34$	C5.5

SIZE: 7' x UNLIMITED

$\leq 0.5' < 7$	C6.5	$\leq 0.5' < 7$	C6.5
$7' < 11$	D7	$7' < 11$	C5.5
$11' < 19$	E5	$11' < 17$	D4.5
$19' < 30$	F5	$17' < 27$	E3
$30' - 40$	G5	$27' < 32$	F3
		$32' - 40$	F5

SIZE: 8' x 8'

$\leq 0.5' < 8$	C6.5	$\leq 0.5' < 8$	C6.5
$8' < 15$	F5	$8' < 12$	C5.5
$15' < 25$	G5	$12' < 17$	D4.5
$25' - 34$	G5	$17' < 27$	E3
		$27' < 32$	F3
		$32' - 40$	F5

SIZE: 8' x UNLIMITED

$\leq 0.5' < 7$	D7	$\leq 0.5' < 8$	B10
$7' < 12$	E5	$8' < 14$	C6.5
$12' < 24$	F5	$14' < 21$	C5.5
$24' - 34$	G5	$21' < 29$	D4.5
		$29' - 34$	E3

SIZE: 9' x 9'

$\leq 0.5' < 8$	C6.5	$\leq 0.5' < 10$	B6.5
$8' < 16$	D7	$10' < 21$	C6.5
$16' < 29$	F5	$21' < 29$	D4.5
$29' - 39$	G5	$29' - 34$	E3

SIZE: 9' x UNLIMITED

$\leq 0.5' < 7$	D7	$\leq 0.5' < 8$	B10
$7' < 13$	E5	$8' < 17$	B6.5
$13' < 24$	F5	$17' < 25$	C6.5
$24' - 40$	G5	$25' - 34$	C5.5

SIZE: 10' x 10'

$\leq 0.5' < 8$	C6.5	$\leq 0.5' < 8$	C6.5
$8' < 15$	F5	$8' < 12$	C5.5
$15' < 25$	G5	$12' < 17$	D4.5
$25' - 34$	G5	$17' < 27$	E3
		$27' < 32$	F3
		$32' - 40$	F5

SIZE: 10' x UNLIMITED

$\leq 0.5' < 7$	D7	$\leq 0.5' < 8$	D7
$7' < 12$	E5	$8' < 14$	E5
$12' < 22$	F5	$14' < 22$	F5
$22' - 30$	G5	$22' - 30$	G5
$30' - 40$	G5	$30' - 40$	G5

SIZE: 12'x12'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 14$	E5	$8' < 14$	E5
$14' < 29$	F5	$14' < 22$	F5
$29' - 32$	G5	$22' - 32$	G5

SIZE: 12'x12'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 14$	E5	$8' < 14$	E5
$14' < 29$	F5	$14' < 22$	F5
$29' - 32$	G5	$22' - 32$	G5

SIZE: 13'x13'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 13$	E5	$8' < 13$	E5
$13' < 27$	F5	$13' < 22$	F5
$27' - 32$	G5	$22' - 32$	G5

SIZE: 13'x13'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 13$	E5	$8' < 13$	E5
$13' < 26$	F5	$13' < 22$	F5
$26' - 32$	G5	$22' - 32$	G5

SIZE: 13'x13'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 13$	E5	$8' < 13$	E5
$13' < 25$	F5	$13' < 22$	F5
$25' - 32$	G5	$22' - 32$	G5

SIZE: 13'x13'x12" SLAB THICKNESS

$\leq 0.5' < 8$	D7	$\leq 0.5' < 8$	D7
$8' < 13$	E5	$8' < 13$	E5
$13' < 24$	F5	$13' < 22$	F5
$24' - 32$	G5	$22' - 32$	G5

SLAB AND WALL DESIGN TABLE NOTES

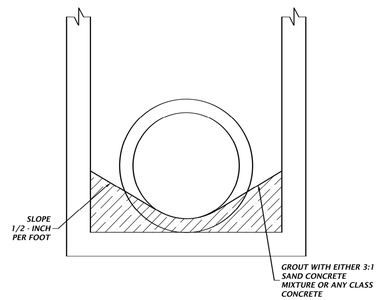
1. Size is the inside dimensions of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3'-6" x 3'-6" rectangular structures at 12' depth or less, may be 8" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller areas of steel at same spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINF. (LAYER) SCHEDULE
SIZE: 3'-0" DIAMETER		
2'-19"	6" Precast	C6.5
6.5' < 30'	8"	A6
30'-40'	8"	B6.5
SIZE: 3'-6" DIAMETER		
10.5' < 19'	8"	A6
19' < 30'	8"	B6.5
30'-40'	8"	C6.5
SIZE: 4'-0" DIAMETER		
10.5' < 15'	8"	B6.5
15' < 32'	8"	C6.5
32'-40'	8"	D7
SIZE: 4'-6" DIAMETER		
10.5' < 13'	8"	B6.5
13' < 22'	8"	C6.5
22' < 30'	8"	D7
30'-40'	8"	E5
SIZE: 5'-0" DIAMETER		
10.5' < 11'	8"	C6.5
11' < 27'	8"	D7
27'-40'	8"	E5
SIZE: 6'-0" DIAMETER		
10.5' < 10'	8"	D4.5
10' < 19'	8"	E3
19' < 27'	8"	F3
27'-40'	8"	F5
SIZE: 7'-0" DIAMETER		
10.5' < 9'	8"	C3.5
9' < 15'	8"	D4.5
15' < 23'	8"	E3
23'-40'	8"	F3
SIZE: 8'-0" DIAMETER		
10.5' < 8'	8"	C3.5
8' < 13'	10"	D4.5
13' < 19'	10"	E3
19' < 28'	10"	F3
28'-40'	12"	F3
SIZE: 9'-0" DIAMETER		
10.5' < 7'	10"	D4.5
7' < 11'	10"	E3
11' < 16'	10"	F3
16' < 24'	10"	F5
24'-40'	12"	F5
SIZE: 10'-0" DIAMETER		
10.5' < 7'	10"	D4.5
7' < 10'	10"	E3
10' < 14'	10"	F3
14' < 21'	10"	F5
21' < 30'	12"	F5
SIZE: 12'-0" DIAMETER		
10.5' < 7'	10"	D4.5
7' < 10'	10"	E5
10' < 14'	10"	F5
14' < 22'	12"	F5
22' < 30'	12"	G5

TABLES 5 AND 6

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20					425-010	4 of 4



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

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REVISIONS

2	02.11.26	CITY COMMENTS

Sunshine State One Call 811 of Florida, Inc

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144d.dwg 09.09.25

GRADING DETAILS

SHEET C-622

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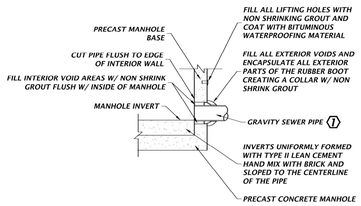


GENERAL NOTE:

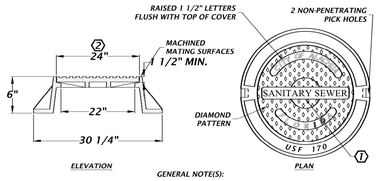
RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

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

C-630 9



GENERAL NOTE(S):

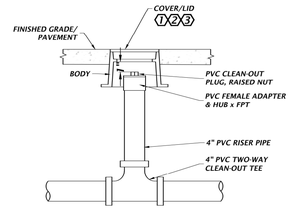
1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER 307

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

C-630 6



KEYED NOTES:

1. HEAVY DUTY LOAD RATING MODEL: SIGMA CORPORATION CO-2610S
2. COVER/LID CAN ALSO ACCOMMODATE 6" CLEAN-OUT
3. PAINT COVER/LID AS PER 307

GENERAL NOTES:
A. REFER TO 200

264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS
NTS

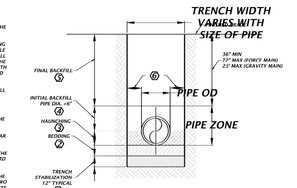
C-630 3

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 BE SHAPED TO FIT THE LOWER PORTION OF THE PIPE FOR UNIFORM BEARING. 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.

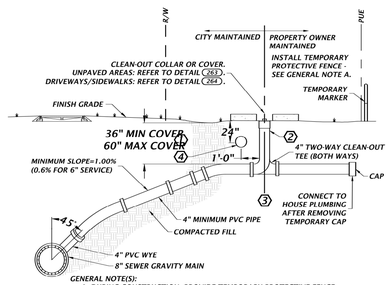
KEYED NOTE(S):

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 AND 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 INSPECTOR).
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

C-630 2



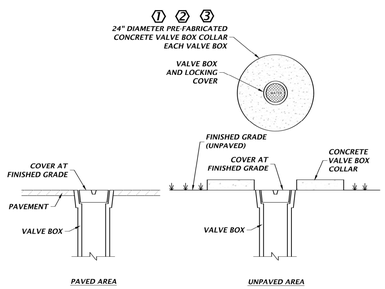
GENERAL NOTE(S):
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND CLEANOUT PER 324.
B. SOLVENT WELD ALL PVC FITTINGS.
C. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

1. CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) IN MIDDLE OF PUE, A STRONG CITY PREFERENCE. CITY MUST APPROVE ALL OTHER CLEANOUT LOCATIONS.
4. TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, MODEL OM-6, PART 52085009.

200 WASTEWATER SERVICE LATERAL
NTS

C-630 8



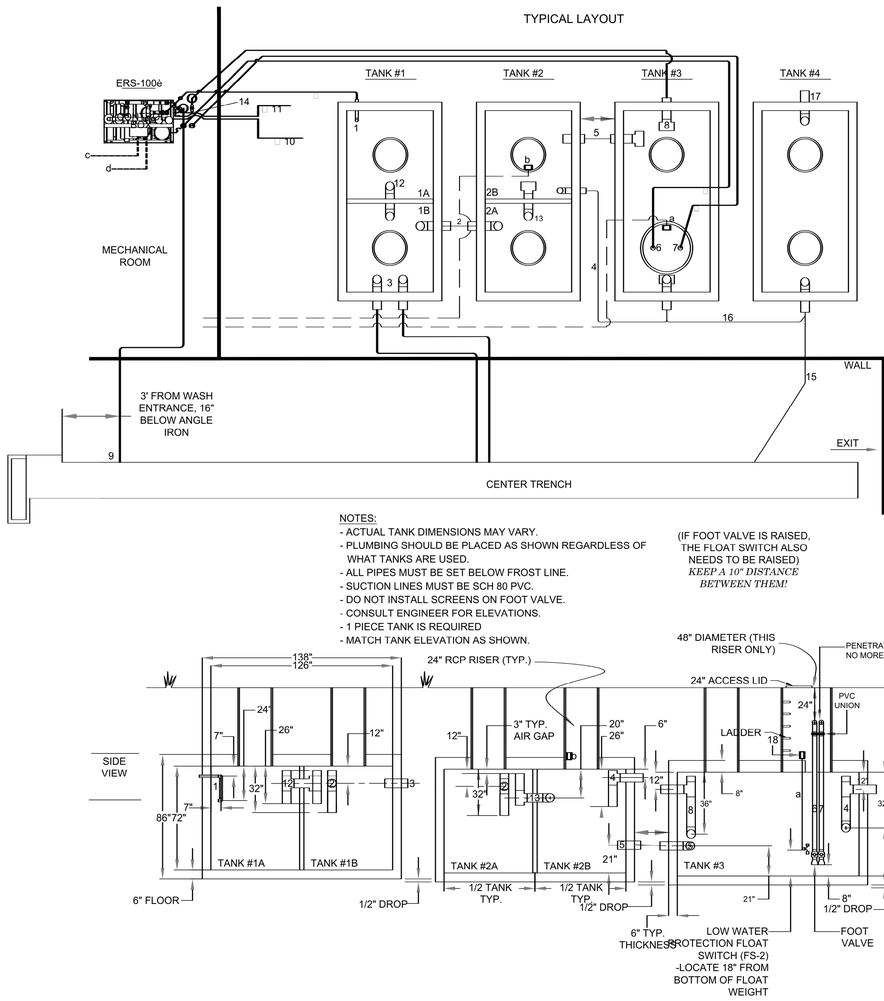
KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS

C-630 7

TYPICAL LAYOUT



NOTES:
- ACTUAL TANK DIMENSIONS MAY VARY.
- PLUMBING SHOULD BE PLACED AS SHOWN REGARDLESS OF WHAT TANKS ARE USED.
- ALL PIPES MUST BE SET BELOW FROST LINE.
- SUCTION LINES MUST BE SCH 80 PVC.
- DO NOT INSTALL SCREENS ON FOOT VALVE.
- CONSULT ENGINEER FOR ELEVATIONS.
- 1 PIECE TANK IS REQUIRED
- MATCH TANK ELEVATION AS SHOWN.

(IF FOOT VALVE IS RAISED, THE FLOAT SWITCH ALSO NEEDS TO BE RAISED) *KEEP A 10" DISTANCE BETWEEN THEM!*

WATER RECLAIM SYSTEM DETAIL
NOT TO SCALE
OCTOBER, 2025

WATER RECLAIM SYSTEM DETAIL
NOT TO SCALE

C-630 1

TANKS
TYPICAL 1,500 GAL. PRECAST CONCRETE

TANK #1 - 1A UNDERFLOW - 1B PRIMARY SETTLEMENT
TANK #2 - SECONDARY SETTLEMENT W./ BAFFLE
TANK #3 - PROCESS TANK
TANK #4 - OIL AND WATER SEPARATOR PER MUNICIPAL SPECIFICATIONS

UNDERGROUND PLUMBING

1 - 2" SCH 80 PVC PIPE - UNDERFLOW DISCHARGE - TO TANK 1A
2 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER - FROM TANK 1B TO TANK 2A
3 - TWO 6" SCH 40 PVC PIPES - CENTER TRENCH - TO TANK 1B
4 - 6" SCH 40 PVC PIPE - OVERFLOW FROM TANK 2B TO TANK 3
5 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER - FROM TANK 2B TO TANK 3
6 - 3" SCH 80 PVC PIPE - FILTER PUMP SUCTION LINE - FROM TANK 3 *SHOULD HAVE SLIGHT FALL TO RISER. INSTALL 90° AS HIGH AS POSSIBLE ON RISER TO ALLOW FOR EASY MAINTENANCE. NO DEEPER THEN 2' FROM FINISH GRADE*
7 - 3" SCH 80 PVC PIPE - SPARE SUCTION LINE - FROM TANK 3 *COMPLETE PLUMBING ON SPARE SUCTION LINE. UNION & FOOT VALVE SAME AS PRIMARY (6). SHOULD HAVE SLIGHT FALL TO RISER.
8 - 4" SCH 40 PVC PIPE - AQUAPREP DISCHARGE - SPLIT TO TANK 3
9 - 3" SCH 40 PVC PIPE - AQUAPREP DISCHARGE - WASH OUT CHAIN
12 - 6" SCH 40 PVC PIPE - INTERNAL CROSSOVER - FROM TANK 1A TO TANK 1B
13 - 6" SCH 40 PVC PIPE - INTERNAL CROSSOVER - FROM TANK 2A TO TANK 2B
15 - 6" SCH 40 PVC PIPE - TIRE SHINE DRAIN TO TANK 4
16 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER FROM TANK 3 TO TANK 4
17 - PIPE TO SANITARY SEWER
18 - 1" PVC CONDUIT FROM JUNCTION BOX IN MAINWAY

ABOVE GROUND PLUMBING

10 - 2" PIPE - RECLAIM WATER OUTLET - FROM ERS TO CAR WASH EQUIPMENT
11 - 2" PIPE - FRESH WATER INLET - FROM CITY WATER SOURCE TO ERS
14 - 2" SCH 80 PVC PIPE - AQUAPREP DISCHARGE TEE' D W./ BALL VALVES

UNDERGROUND ELECTRICAL

A - 1" PVC CONDUIT - LOW WATER PROTECTION FLOAT SWITCH (FS-2) - TANK 3 TO MECHANICAL ROOM
B - 1" PVC CONDUIT - FOR FUTURE USE - TANK 2B TO MECHANICAL ROOM

ABOVE GROUND ELECTRICAL

C - 3 PHASE POWER IN L1-L2-L3
D - 120 VAC CONTROL CIRCUIT FEED

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CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

Sunshine State One Call 811 of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

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UTILITY DETAILS

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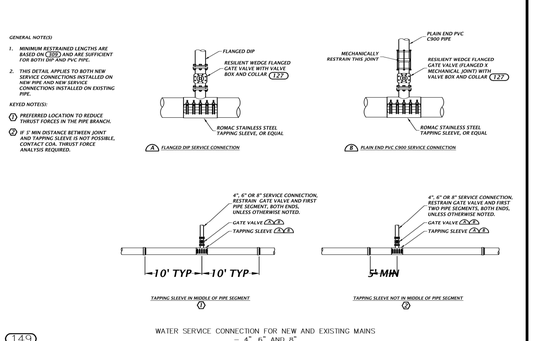
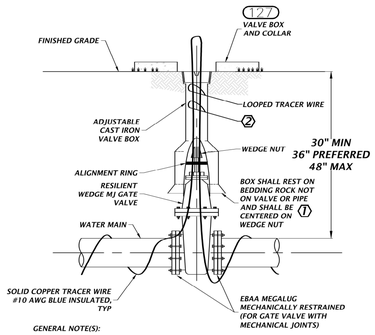


149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS — 4", 6" AND 8"
NTS

C-631 5



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

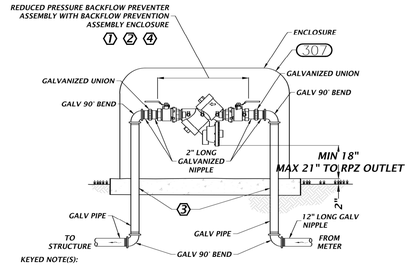
KEYED NOTE(S):

1 WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

2 VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

C-631 4



KEYED NOTE(S):

1 PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

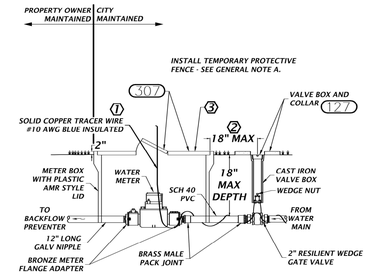
2 ENCLOSURE VENDOR AND FEATURES:
- MARINE GRADE ALUMINUM
- 1.5 INCH INSULATION, 9.0 R VALUE
- MEANS TO ACCESS ASSEMBLY
- LOCKABLE
- MOUNTING HARDWARE
- COLOR: TAN, UNLESS OTHERWISE NOTED.
- VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3 POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- PROVIDE SLEEVES AROUND PIPING

4 BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS

C-631 3



GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 526.

KEYED NOTE(S):

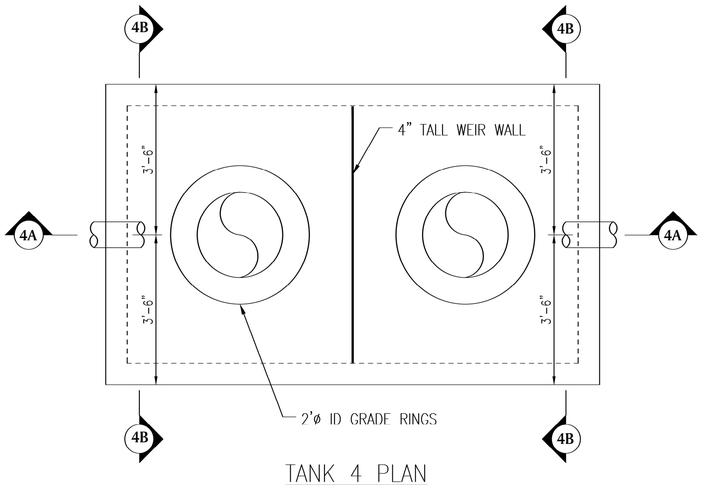
1 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

2 PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

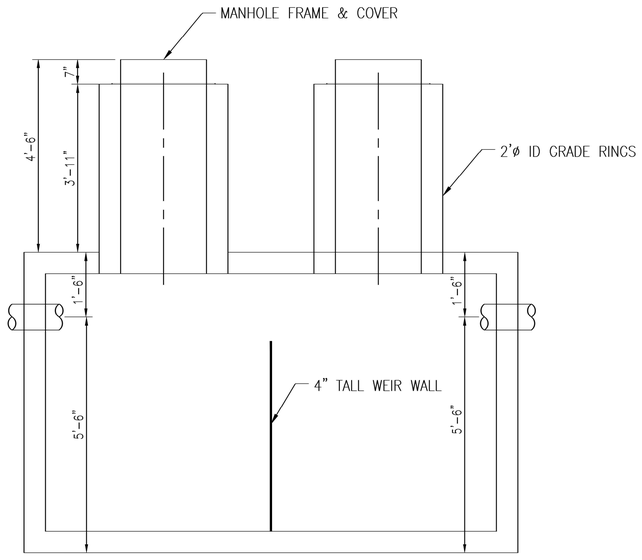
3 PROVIDE JUMBO 2-INCH METER BOX

112 1 1/2" AND 2" METER ASSEMBLY
NTS

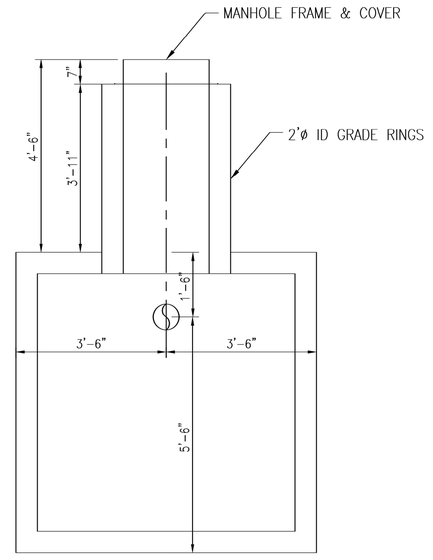
C-631 2



TANK 4 PLAN



SECTION 4A



SECTION 4B

OIL AND WATER SEPARATOR (TANK 4) DETAIL
NOT TO SCALE

C-631 1

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REVISIONS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

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UTILITY DETAILS

SHEET C-631

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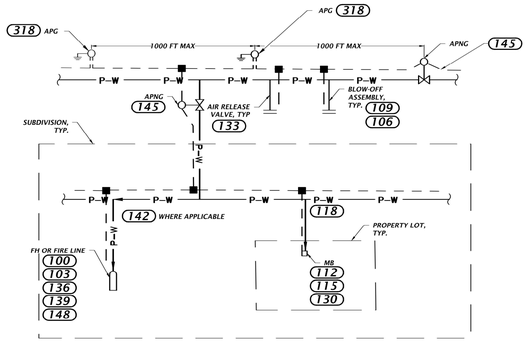


GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

C-632 6

PAINT SYSTEM NO. 5
SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
- *AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.*
- *HUMIDITY BELOW 60 PERCENT*
- *IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER*

APPLY (SPRAY) FIRST COAT.
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
- *KRYLON SPRAY PAINT*
- *FUSION ALL-IN-ONE*
- *PAINT PLUS PRIMER*

COLORS
- *POTABLE WATER - GLOSS PATRIOTIC BLUE*
- *WASTEWATER - GLOSSY SPRING GRASS*
- *RECLAIMED - GLOSSY ICY GRAPE*

307 PAINT SYSTEM NO. 5
NTS

C-632 3

FLOW STREAMS
- PW — *POTABLE WATER*
- WW–FM — *WASTEWATER FORCE MAIN*
- WW–GR — *WASTEWATER GRAVITY*

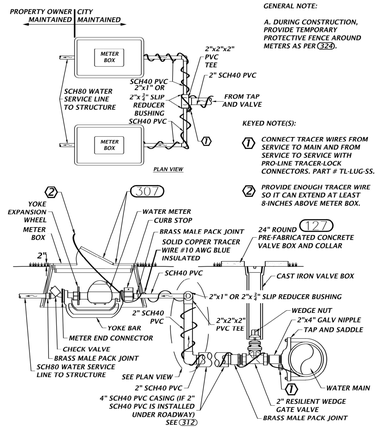
LINE LEGENDS
- *TRACER WIRE*
- *SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY*
- *TRACER WIRE CONNECTOR*
- *GROUND WIRE*

SYMBOLS
- APG — *ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER*
- MH — *MANHOLE*
- APNG — *GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)*
- LS — *LIFT STATION*
- MB — *METER BOX*
- FH — *FIRE HYDRANT*

GENERAL NOTE(S):
1. *RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.*
2. *THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.*
3. *TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.*
4. *TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.*

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS

C-632 5



GENERAL NOTE:

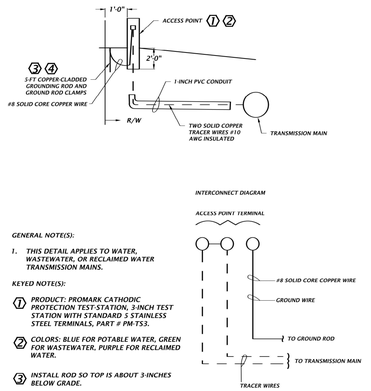
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. *CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*
2. *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*

130 DUAL WATER SERVICE CONNECTION
NTS

C-632 2



GENERAL NOTE(S):

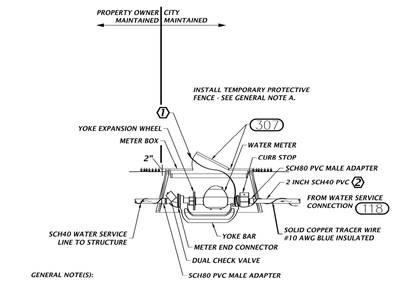
1. *THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.*

KEYED NOTE(S):

1. *PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.*
2. *COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.*
3. *INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.*
4. *DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.*

318 ACCESS POINT FOR TRANSMISSION MAIN
NTS

C-632 4



GENERAL NOTE(S):

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 324.

B. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*
2. *PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.*

115 3/4" AND 1" WATER METER ASSEMBLY
NTS

C-632 1

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FOR:

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124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

2	02.11.26	CITY COMMENTS

Sunshine State 811 One Call of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

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UTILITY DETAILS

SHEET **C-632**

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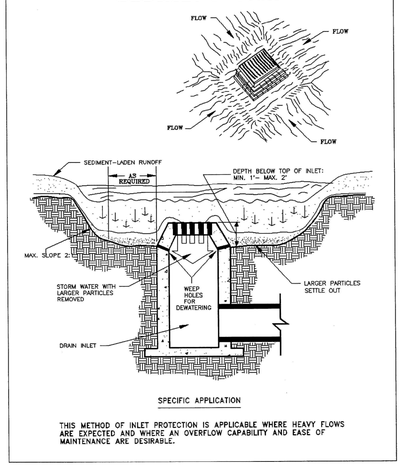
EXCAVATED DROP INLET SEDIMENT TRAP

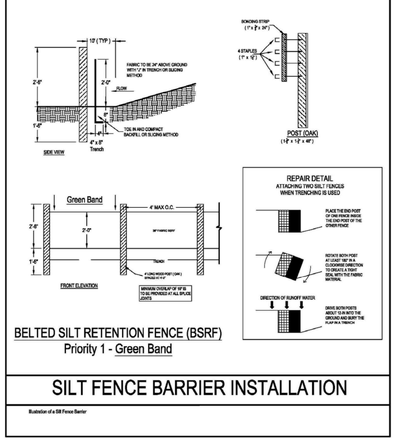


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

C-640 7

Approved Alternate
FDOT TYPE IV Silt Fence System
State of Florida Erosion & Sediment Control Designer & Reviewer Manual



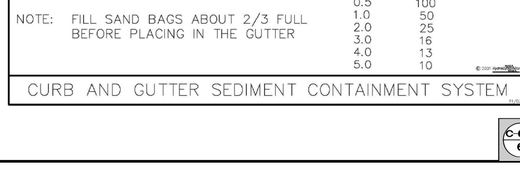
BELTED SILT RETENTION FENCE (BSRF)
Priority 1 - Green Band

SILT FENCE BARRIER INSTALLATION

Illustration of a Silt Fence Barrier

C-640 3

PLACE TWO OR MORE SETS OF SAND BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

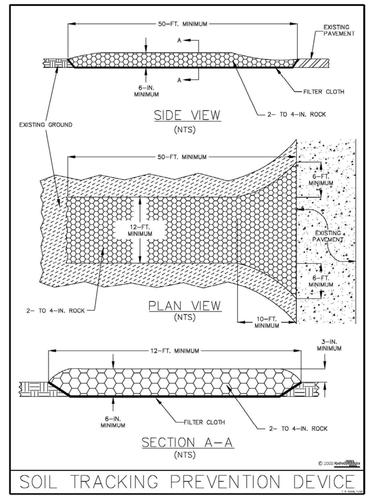


STREET GRADE (%)	SPACING (FT.)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

NOTE: FILL SAND BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER

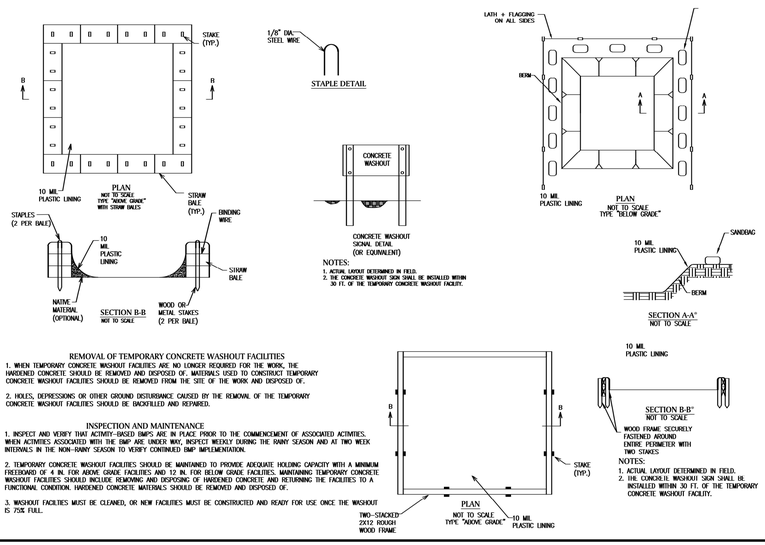
CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM

C-640 6



SOIL TRACKING PREVENTION DEVICE

C-640 2



REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

2. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

INSPECTION AND MAINTENANCE

1. INSPECT AND VERIFY THAT ACTIVITY-BASED BMPS ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHEN ACTIVITIES ASSOCIATED WITH THE BMP ARE UNDER WAY, INSPECT WEEKLY DURING THE RAINY SEASON AND AT TWO WEEK INTERVALS IN THE NON-RAINY SEASON TO VERIFY CONTINUED BMP IMPLEMENTATION.

2. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 IN. FOR ABOVE GRADE FACILITIES AND 12 IN. FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND DISPOSED OF.

3. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.

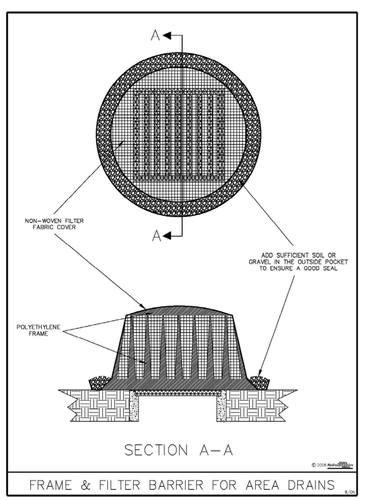
ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT FACILITIES.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASH OUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF OFFSITE IN A LEGAL MANNER, DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASES.
9. TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE)
   a. TEMPORARY WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN IN THE DETAILS ON THIS SHEET WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   b. STRAW BALES, WOOD STAKES, AND SANDBAG MATERIALS SHOULD CONFORM TO THE PROVISION IN THE EROSION AND SEDIMENT CONTROL PLAN.
   c. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
10. TEMPORARY CONCRETE WASHOUT FACILITY (TYPE BELOW GRADE)
   a. TEMPORARY WASHOUT FACILITY (TYPE BELOW GRADE) SHOULD BE CONSTRUCTED AS SHOWN IN THE DETAILS ON THIS SHEET, WITH A RECOMMENDED MINIMUM LENGTH AND WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   b. LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
   c. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASHDOWN DETAIL

NOT TO SCALE

C-640 4



C-640 1

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TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

TBD US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT, LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

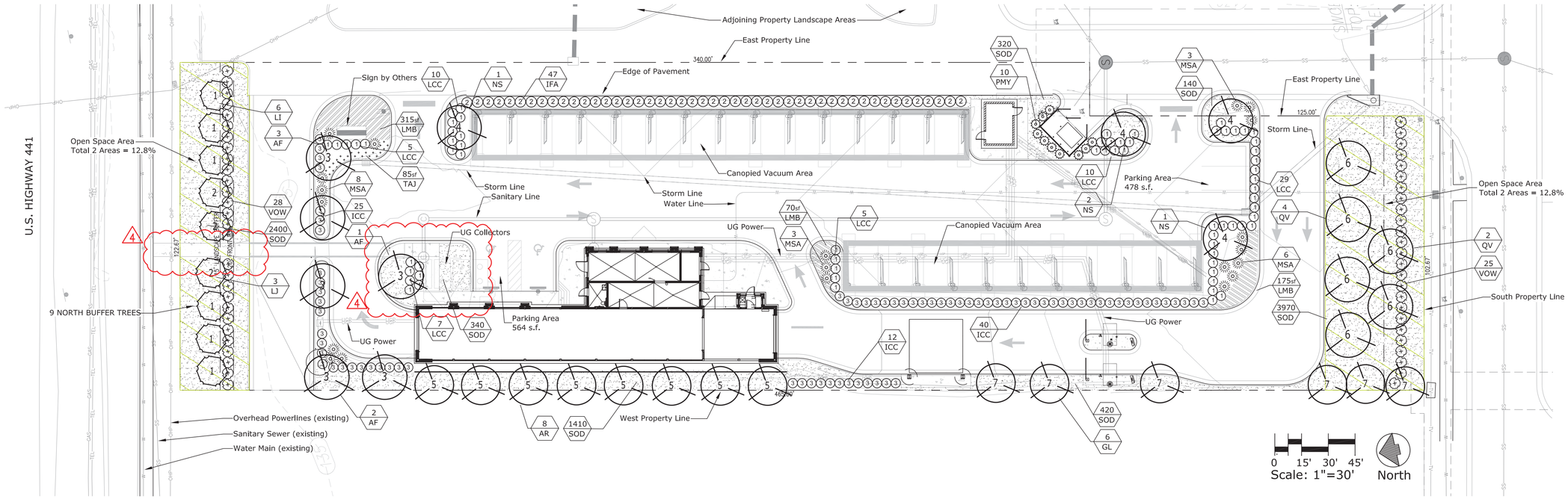
Sunshine State One Call 811 of Florida, Inc.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

2025144d.dwg 09.09.25

SWPPP DETAILS

SHEET **C-640**



LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.25 Acres
- 3 Canopy Trees / Acre = 3.75 trees (4) on front facade
- 2 Canopy Trees / Acre = 2.5 trees (3) on other 3 facades

- Additional 4 Canopy trees / 100' of building facade
  43' front & back facade (86') and 136' side facades (272') = 358'
  = 3.58 x 4 = 14 Additional Canopy facade trees
- 6 Understory Trees /Acres = 7.5 trees (8)
  50% (4) planted in front of the structure & 25% (4) planted each side

TOTAL TREES = 14 Canopy Trees & 8 Understory Trees - REQUIREMENT NOT SATISFIED
Request Exemption for Business Type & Utilities

PARKING LOT LANDSCAPING: 1 Canopy Trees / 1800sf of parking Lot Area
- 2 ADA Spaces (563.3sf) & 3 Employee Spaces (478.5sf) = 1041.8 sf = 1 tree required
- 24 Vacuum Vehicular Use Areas - Canopied (2411.9sf + 3348.0sf) = 5760sf
  = 3 trees - Request Exemption with use of Shade Canopies

SITE PERIMETER LANDSCAPE BUFFERS:

NORTH BUFFER - ARTERIAL FRONTAGE: 122.67' linear feet
- Minimum of 4 Canopy Trees & 3 Understory Trees / 100' with
  a continuous opaque screen of shrubs for the entire length
  1.2 x 4 =4.9 (5) Canopy Trees and 1.2 x 3 = 3.6 (4) Understory Trees
  Note: Overhead Powerlines: Understory/Ornamental Trees requested for Canopy Trees

EAST BUFFER - TYPE 'A': 465.00' linear feet
-Option 2: 1 Canopy Tree / 60' and 1 Hedge
  465' / 60' = 7.75 (8) Canopy Trees
  Note: 4 Canopy Trees provided - Request exception with use of Shade Canopy

WEST BUFFER - TYPE 'C': 465.00' linear feet
-Option 2: 1 Canopy Tree / 30' plus 1 Evergreen Hedge
  465' / 30' = 15.5 (16) Canopy Trees and 1 Hedge

SOUTH BUFFER - TYPE 'A': 102.67' linear feet
-Option 2: 1 Canopy Tree / 60' plus 1 Hedge
  102.7' / 60' = 1.7 (2) Canopy Tree and 1 Hedge

ALTERNATIVE LANDSCAPE REQUEST

Per section 6.2.2 (D)(1)(b)(i) & (ii) relief from the number of trees needed to meet the following requirements is requested. Based on the type of business and it's facade, the associated utilities and tree densities of the adjoining business' it would be in keeping with good landscape planning practice to reduce the amount of trees required for this site.

Requirement of: Additional Trees per 100' of Building Facade:
- The facade and associated utilities associated with this type of business limits the amount of space for the required number of trees. The adjoining sites combined with this site create an appropriate combination of trees and aesthetic in keeping with the intent of the code.

Requirement of: Parking Lot Trees at 1 per 1800 sf of Parking Area:
- The majority of parking for this business is vacuum stations that are covered with a shade canopy.
- 84.7% of the parking area is covered with the shade canopy.
- Calculations for the 2 uncovered parking areas have been provided with the required number of trees provided per the requirement calculations.

The majority of spaces are shaded with a canopy, which meets the intent of the code. Relief from the number of trees needed to meet this requirement would be in keeping with good landscape planning practice.

Requirement of: Canopy Trees to be used for Arterial Frontage (North Buffer):
- Overhead Powerlines are in the area. The substitution of understory trees is requested.

Requirement of: East Buffer 'Type A' 1 Canopy Tree / 60' Linear Feet plus one hedge:
- 265' linear feet (57%) of the 465' total linear footage is drive aisles (4) and shade canopy making over half of the area unavailable for tree planting.
- A continuous evergreen hedge has been provided along the shade canopy meeting the requirement.

Relief to 50% of the number of trees (from 8 to 4) to meet this requirement would be in keeping with good landscape planning practice.

FLORIDA EXOTIC PLANT PEST PLANT NOTE:
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

FLORIDA-FRIENDLY LANDSCAPING NOTE: Florida-Friendly Landscaping is a set of nine guiding principles designed to protect Florida's natural resources while creating beautiful, low-maintenance landscapes. These principles include right plant, right place; water efficiently; fertilize appropriately; mulch; attract wildlife; manage yard pests responsibly; recycle yard waste; reduce stormwater runoff; and protect the waterfront. By following these guidelines, you can save water, reduce pollution, and support local wildlife.
This project has used the principles of the right plant in the right place, using the City of Alachua's approved plant list in combination with a water effecient irrigation system and mulching to reduce evapotranspiration & runoff.

FLORIDA #1" GRADE QUALITY STANDARDS NOTE: All landscape plantings shall comply with the following standards: "Florida #1" grade quality standard or better as defined and specified within the latest edition of the "Florida Grades and Standards for Nursery Plants" as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects."

Count	Common Name	Botanical Name	Size	Species %	Tree Type	Use	Native
6	Muskogee Crape Myrtle	Lagerstroemia i. 'Muskogee'	1.5"Cal 5'min Ht	15.4%	Understory Deciduous	North Buffer Arterial Frontage	No
3	Waxleaf Privet	Ligustrum japonicum	1.5"Cal 5'min Ht	7.7%	Understory Evergreen	North Buffer Arterial Frontage	No
6	Florida Red Maple	Acer saccharum 'Floridanum'	2"Cal 8'min Ht	15.4%	Overstory Deciduous	Front Façade	Yes
4	Black Gum	Nyssa sylvatica	2"Cal 8'min Ht	10.3%	Overstory Deciduous	East Buffer (3 of 4), 1 Parking Lot	Yes
8	October Glory Maple	Acer r. 'October Glory'	2"Cal 8'min Ht	20.5%	Overstory Evergreen	West Buffer	Yes
6	Southern Live Oak	Quercus virginiana	2"Cal 8'min Ht	15.4%	Overstory Evergreen	Other Façade(3),E.Buffer(1)&S.Buffer(2)	Yes
6	Loblolly Bay	Gordonia Lasianthus	2"Cal 8'min Ht	15.4%	Overstory Evergreen	West Buffer	Yes
39	Total						

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	ABBR
1	MUSKOGEE CRAPE MYRTLE-MULTI	LAGERSTROEMIA I 'MUSKOGEE'	1.5" CALIPER	6	LI
2	WAXLEAF PRIVET	LIGUSTRUM JAPONICUM	1.5" CALIPER	3	LJ
3	FLORIDA RED MAPLE	ACER SACCHARUM 'FLORIDANUM'	2" CALIPER	6	AF
4	BLACK GUM / TUPELO	NYSSA SYLVATICA	2" CALIPER	4	NS
5	OCTOBER GLORY MAPLE	ACER R. 'OCTOBER GLORY'	2" CALIPER	8	AR
6	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	2" CALIPER	6	QV
7	LOBLOLLY BAY	GORDONIA LASIANTHUS	2" CALIPER	6	GL

SHRUBS

	WALTERS VIBURNUM	VIBURNUM OBOVATUM	3 GALLON	53	VOW
	YEW PODOCARPUS	PODOCARPUS MACROPHYLLUS	3 GALLON	10	PMY
1	CHINESE FRINGE FLOWER	LOROPETALUM CHINENSIS	3 GALLON	69	LCC
2	FLORIDA ANISE	ILLICIUM FLORIDAVUM	3 GALLON	47	IFA
3	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3 GALLON	74	ICC
	MAIDEN GRASS	MISCANTHUS GRACILLIMUS	3 GALLON	20	MSA

GROUNDCOVERS

ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL @ 24" O.C.	85 sf +/-	TAJ
'BIG BLUE' LILY TURF	LIRIOPE MUSCARI	1 GAL @ 24" O.C.	560 sf +/-	LMB
COMMON BAHIA	PASPALUM NOTATUM	SOD	9,000 sf +/-	SOD

TIDAL WAVE LANDSCAPE NOTES

ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED. NO SEEDING SHALL BE USED.

ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF DYED BROWN OR BLACK WOOD MULCH WITH EDGING AS REQUIRED. NO PINE STRAW MULCH WILL BE ALLOWED.

AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL LOCAL MUNICIPAL CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.

IF THERE IS NO PLANT BED AGAINST THE CAR WASH TUNNEL, VAC HOUSE(S), OR DUMPSTER ENCLOSURE, THEN THERE SHALL BE A 18 INCH MINIMUM STRIP OF RIVER ROCK INSTALLED.

ALL RIVER ROCK SHALL BE 4"-6" MINIMUM IN DIAMETER AND SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC.

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

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US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

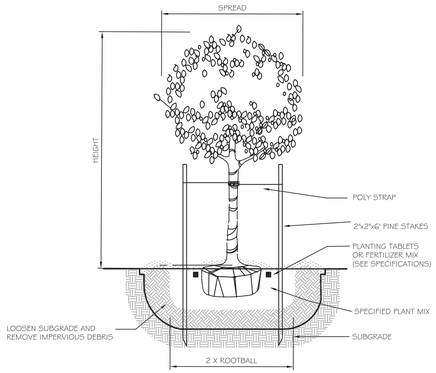
1	02.11.26	CITY COMMENTS
3	04.01.26	CITY COMMENTS
4	04.08.26	CITY COMMENTS

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

12.10.25

LANDSCAPE PLAN

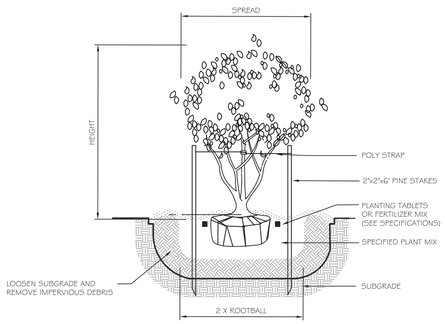
SHEET L1.1



NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

1 L2.1 TYP. STAKING and PLANTING - 2" CAL. and SMALLER

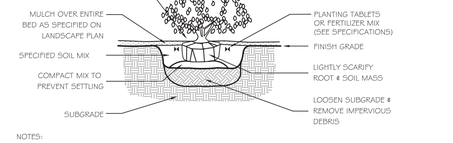
NO SCALE



NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

2 L2.1 TYP. MULTI TRUNK PLANTING FOR UNDER 6' HEIGHT

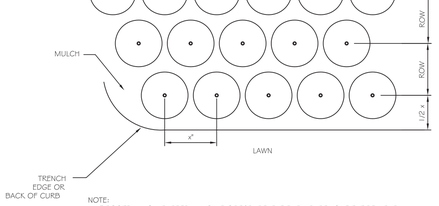
NO SCALE



NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

3 L2.1 TYP. CONTAINERIZED SHRUB PLANTING

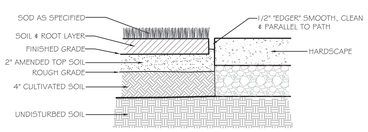
NO SCALE



NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'x'= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL

4 L2.1 ON-CENTER MASS PLANTING

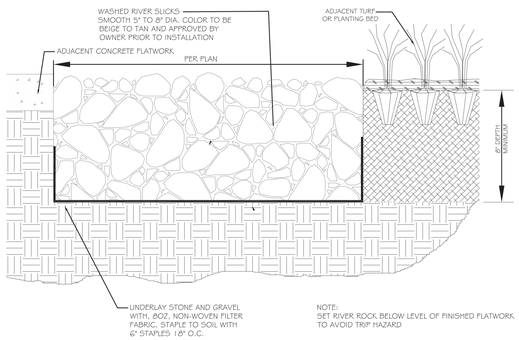
NO SCALE



INSTALLATION NOTES:
1. INSTALL SOD SO THAT THE TOP OF THE SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT
2. GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTHS OF A FOOT FOR PROPOSED GRADES.
3. SPREAD 2"-3" OF TOP SOIL & CULTIVATE ENTIRE AREA TO 4"-6" DEPTH - HAND RAKE SMOOTH.
4. APPLY LIME AND FERTILIZER, AS SPECIFIED.
5. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURE'S RECOMMENDATIONS
7. THOROUGHLY WATER ENTIRE AREA TO BE SODDED PRIOR TO INSTALLATION
8. LAY SOD & ROLL - WATER THOROUGHLY.

5 L2.1 TYP. SOD INSTALLATION

NO SCALE



NOTE:
SET RIVER ROCK BELOW LEVEL OF FINISHED FLATWORK TO AVOID TRIP HAZARD

6 L2.1 RIVER ROCK INSTALLATION

NO SCALE

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.
2. CONTRACTOR WILL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR WILL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA OR OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
3. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDE BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND & ABOVE GROUND), EXISTING STRUCTURES, ETC. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURE, SITE APPURTENANCES, ETC. WHICH OCCURS AS THE RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA OR OWNER PRIOR TO THE COMMENCEMENT OF WORK.
6. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
7. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE ALTERED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COORDINATION OF WORK, INCLUDING WORK TO BE PERFORMED BY SUBCONTRACTORS.
9. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/ TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA OR OWNER.
10. ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM, CONTAINER OF CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
11. ALL PLANT MATERIAL WILL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA OR OWNER PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR WILL REMOVE REJECTED PLANTS & MATERIALS FROM THE PLANTING SITE WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL AT THE COST OF THE CONTRACTOR.
12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA OR OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PHOTOS OR SAMPLES FOR THE APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
13. ALL SHRUB BEDS WILL BE TILLED TO MINIMUM DEPTH OF 4-6 INCHES OR AS SPECIFIED IN THE CONSTRUCTION DOCUMENT DETAILS. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4 INCHES DEEP EXCAVATED TRENCH. THE TRENCH WILL HAVE A VERTICAL FACE AGAINST THE LAWN AREA AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA OR OWNER.
16. THE CONTRACTOR WILL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR WILL COORDINATE THE LOCATION AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS TOGETHER WITH THE RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
17. ALL PLANTING BEDS WILL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE LA, OWNER OR OWNERS REPRESENTATIVE, PRIOR TO PLANT INSTALLATION. TREES WILL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
18. ALL PROPOSED TREES WILL BE INSTALLED EITHER ENTIRELY IN OR OUT OF PLANTING BEDS.
19. TREES SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES AND ANSI A300 TRANSPLANTING STANDARD.
20. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. PRIOR TO THE AWARDED CONTRACT THE CONTRACTOR SHALL PROVIDE A UNIT COST FOR ANY ADDITIONAL SOD OR SEEDED AREAS ADDED NOT INCLUDED IN THE BID DOCUMENTS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK WILL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL REMOVE ALL STAKING MATERIALS AT THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
22. ALL INSTALLED PLANTS AND PLANT BEDS WILL BE MULCHED AS SPECIFIED IN THE DETAILS.
23. ALL PLANT MATERIALS WILL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL FINAL ACCEPTANCE BY OWNER. IF AN IRRIGATION SYSTEM IS PRESENT OR PROPOSED, THE CONTRACTOR WILL COORDINATE SUPPLEMENTAL WATERING OF NEWLY PLANTED MATERIAL UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.
24. ALL EXISTING TREES TO REMAIN AS NOTED ON THE DRAWINGS WILL BE PROTECTED BY FENCING SPECIFIED IN THE DRAWING DETAILS. VEHICLE TRAFFIC, PARKING OR MATERIALS STORAGE IS PROHIBITED WITHIN THE DRIPLINE OF ANY TREE OR WITHIN ANY TREE PROTECTION FENCE. ANY EXISTING PLANT MATERIAL OR TREES DAMAGED BY CONSTRUCTION ACTIVITY WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
25. NO TREES WILL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4) OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. ANY FIELD ADJUSTMENTS WILL NEED APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.
27. THE CONTRACTOR WILL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPANCIES OR CONFLICTS TO THE LA OR OWNER, INCLUDING BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
28. WARRANTY: ALL PLANTS WILL HAVE A REPLACEMENT WARRANTY TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS WILL BE HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND MEET ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
29. ALL B&B TREES WILL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS WILL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK. ANY DAMAGED PLANTS WILL NOT BE ACCEPTED BY LA OR OWNER AND MUST BE REPLACED.
30. WIRE BASKETS, STRAPPING AND WRAP (BURLAP) WILL BE REMOVED DURING INSTALLATION PROCESS AND DISCARDED OF PROPERLY. NO DEBRIS OF ANY KIND SHALL BE LEFT IN PLANTING PITS,
31. CONTRACTOR WILL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.
32. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT SHALL BE NURSERY GROWN WITH CLEAR TRUNK SPECIFIED.
33. CONTRACTOR WILL BACK-FILL ALL PLANTINGS WITH 2/3 SCREENED & CULTIVATED EXISTING SOILS AND 1/3 LOCAL NURSERY GRADE LANDSCAPE MIX. CONTRACTOR SHALL SUBMIT ALL SOIL PRODUCTS TO LA OR OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
34. GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY) UNLESS OTHERWISE INDICATED. ALL GRASSED AREAS SHALL BE CLEANED OF ALL STONES & DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. CONTRACTOR WILL COORDINATE GRASSING SCHEDULE & MATERIALS WITH CIVIL ENGINEER SOIL STABILIZATION SCHEDULE AND MATERIALS.
    A. SOD: AREAS TO BE SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE. REFER TO SODDING DETAIL FOR INSTALLATION INSTRUCTIONS.
    B. SEED: REFER TO AND COORDINATE WITH PLANT SCHEDULE (LIST) AND CIVIL ENG. SOIL STABILIZATION VEGETATION SCHEDULE (LIST) FOR SEED TYPE AND TIME FOR INSTALLATION. CONTRACTOR WILL GUARANTEE A FULL/THICK STAND OF ESTABLISHED GRASS AND WILL PROVIDE IRRIGATION TO SEEDED LAWN AREAS UNTIL ACCEPTANCE OF LAWN. THINLY ESTABLISHED AREAS SHALL BE RE-SEEDED AND IRRIGATED AS NECESSARY BY CONTRACTOR UNTIL ACCEPTED BY THE LA OR OWNER.
35. CONTRACTOR WILL INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.
36. IRRIGATION SYSTEM, IF REQUIRED, IS TO BE DESIGNED BY OTHERS. CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.
37. CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE:
LANDSCAPE CONTRACTOR WILL PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS & GROUNDCOVER MATERIAL WITH HEIGHT POLE FOR TREES & YARDSTICK FOR FOR SHRUBS, TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO JOB SITE.

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LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA

US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT LLC.

124 EAST THOMPSON STREET
THOMASTON, GA 30286

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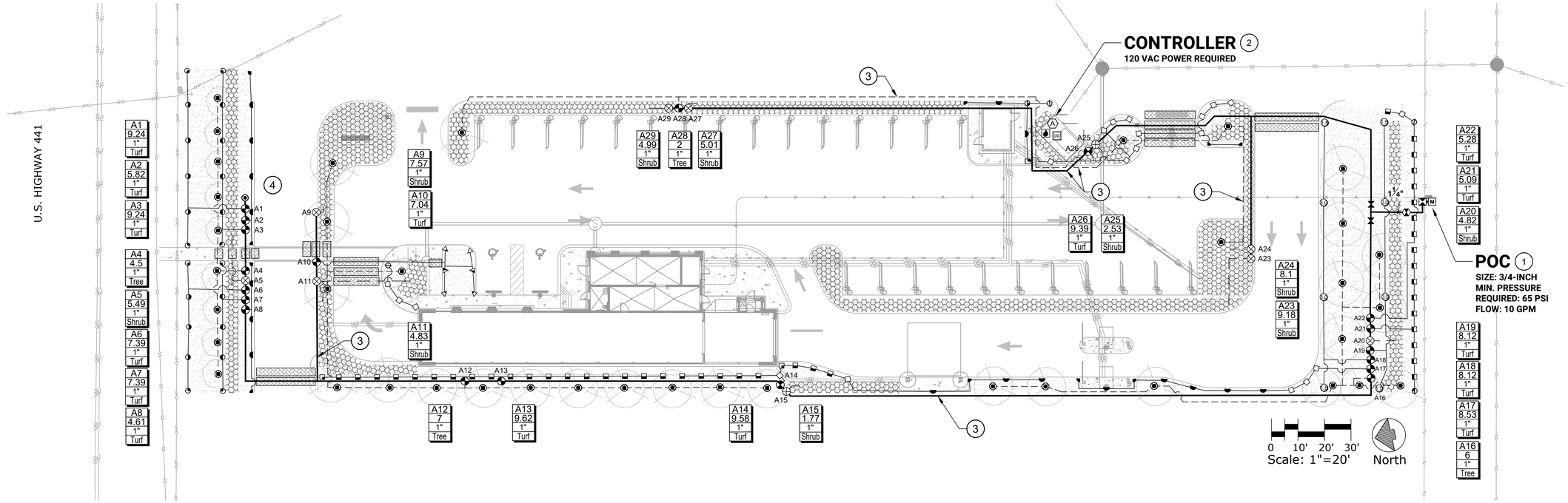
3	04.1.26	CITY COMMENTS

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

08.01.25

LANDSCAPE DETAILS & NOTES

SHEET L2.1



INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 65 PSI, AT A DESIGN FLOW OF 10 GPM AT THE 3/4-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. COORDINATE THE LOCATION OF IRRIGATION EQUIPMENT WITH ALL OTHER SITE UTILITIES, BOTH EXISTING AND NEW TO BE INSTALLED AS PART OF THIS PROJECT.
   D. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. VALVE CONTROL WIRE TO BE #14AWG SINGLE STRAND DIRECT BURIAL WIRE. PROVIDE AN INDIVIDUAL CONTROL WIRE FROM CONTROLLER TO EACH VALVE AND A COMMON WIRE TO ALL VALVES. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

IRRIGATION SLEEVE LEGEND

* ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

MAINLINE: 2.5-INCH SLEEVE
LATERAL LINE: 2-INCH SLEEVE
WIRE SLEEVE: 2-INCH SLEEVE

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
4. MAINLINE AND LATERAL LINES ARE SHOWN IN SAME SLEEVE FOR CLARITY ONLY. MAINLINE, CONTROL WIRES, AND LATERAL PIPE SHALL BE INSTALLED IN SEPARATE SLEEVES.

ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 191,198 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

IRRIGATION SYSTEM DESIGN PARAMETERS

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	65 PSI
MINIMUM FLOW REQUIRED AT POC	10 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	10 GPM
TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	14 HRS

IRRIGATION LEGEND

- SLEEVES: **CLASS 200 PVC**
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: **CLASS 200 PVC 1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO SPRINKLERS: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO TREE EMITTERS: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING: **RAIN BIRD XFS-06-12 WITH RAINBIRD XQF DRIPLINE HEADER SHRUBS 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING**
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: **RAIN BIRD PEB (SIZED PER PLAN)**
- REMOTE CONTROL DRIP VALVE ASSEMBLY: **RAIN BIRD XCZ-PRB-100-COM**
- QUICK COUPLING VALVE ASSEMBLY: **RAIN BIRD 5RC**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- BACKFLOW PREVENTION ASSEMBLY: **BY OTHERS**
- WATER METER AND CURB STOP ASSEMBLY: **BY OTHERS**
- MASTER VALVE ASSEMBLY: **RAIN BIRD PEB (1")**
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPED APPLICATION

- (A) IRRIGATION CONTROLLER UNIT WITH **WIRELESS RAIN/FREEZE SENSOR**
  RAIN BIRD LXME2
- WEATHER SENSOR: **RAIN BIRD WR2-RFC**
- GROUNDING AND SURGE ARRESTOR ASSEMBLY:
- TREE BUBBLER ASSEMBLY: **TWO (2) RAIN BIRD 1401 BUBBLERS** PRESSURE: **30 PSI** FLOW (GPM): **0.25 PER BUBBLER; 0.50 PER ASSEMBLY**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/U-SERIES 8 NOZZLE** PRESSURE: **30 PSI** RADIUS: **8 FEET** FLOW (GPM): **Q-0.26 H-0.52 F-1.05**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/U-SERIES 10 NOZZLE** PRESSURE: **30 PSI** RADIUS: **10 FEET** FLOW (GPM): **Q-0.41 H-0.82 F-1.64**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/U-SERIES 12 NOZZLE** PRESSURE: **30 PSI** RADIUS: **12 FEET** FLOW (GPM): **Q-0.65 H-1.30 F-2.60**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/U-SERIES 15 NOZZLE** PRESSURE: **30 PSI** RADIUS: **15 FEET** FLOW (GPM): **Q-0.92 H-1.85 F-3.70**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/MPR SERIES NOZZLE** PRESSURE: **30 PSI** RADIUS: **4 FEET X 15 FEET** FLOW (GPM): **HEVAN08-1.17 HEVAN10-1.78 HEVAN12-2.37 HEVAN15-3.70**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/ VAN NOZZLES** PRESSURE: **30 PSI** RADIUS: **AS SHOWN**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-S-P30 W/MPR SERIES NOZZLE** PRESSURE: **30 PSI** RADIUS: **4 FEET X 15 FEET** FLOW (GPM): **EST-0.61 SST-1.21**

POP-UP GEAR DRIVEN ROTORS: ~~RAINBIRD 5000S-SAM-R~~
PRESSURE: ~~45 PSI~~

	NOZZLE	RADIUS	FLOW
(1)	1.5	~~35'~~	~~1.58 GPM~~
(2)	2.0	~~35'~~	~~2.07 GPM~~
(3)	2.5	~~37'~~	~~2.57 GPM~~
(4)	3.0	~~38'~~	~~3.09 GPM~~
(5)	4.0	~~46'~~	~~5.80 GPM~~
(6)	5.0	~~46'~~	~~5.89 GPM~~
(7)	6.0	~~48'~~	~~5.03 GPM~~
(8)	8.0	~~44'~~	~~9.06 GPM~~

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

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TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com
PAULSON MITCHELL INCORPORATED
CA-7970

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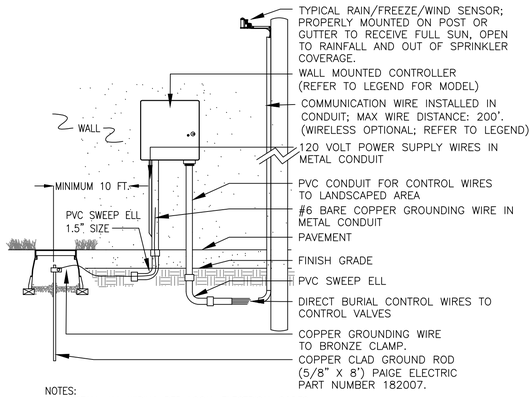
MR. JOHN WELLS
706-975-1983

04.08.26

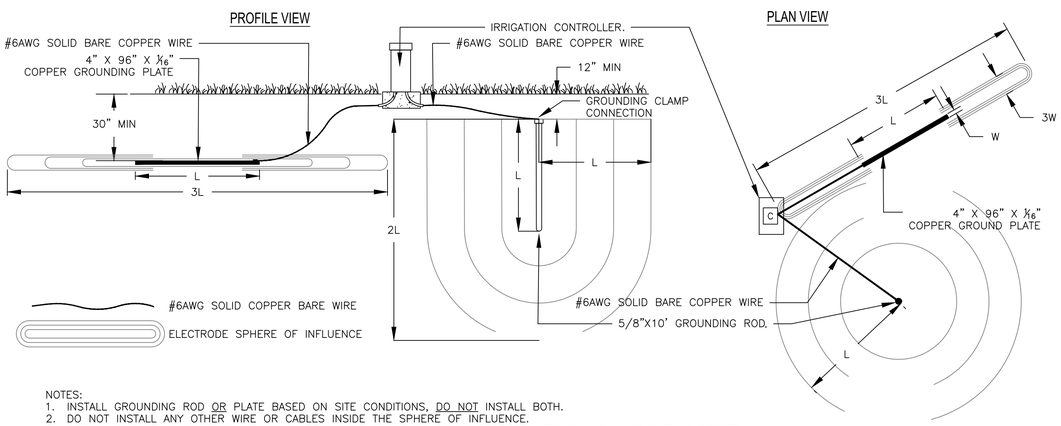
IRRIGATION PLAN & NOTES

SHEET IR1.1



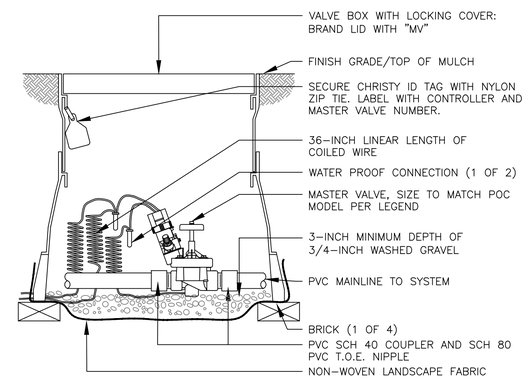
NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT CONTROLLER ASSEMBLY

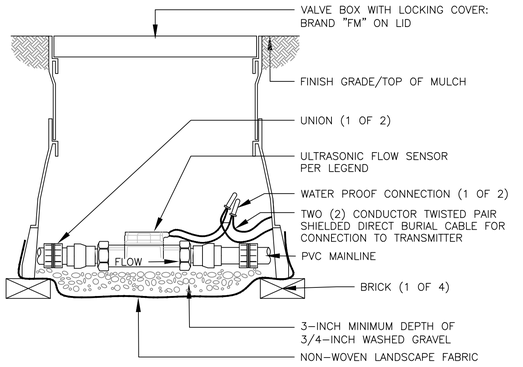


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

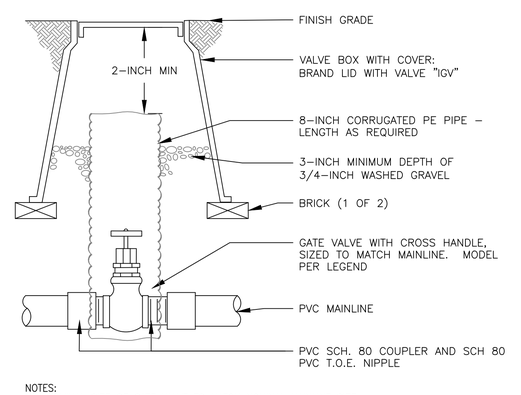


3 MASTER VALVE ASSEMBLY



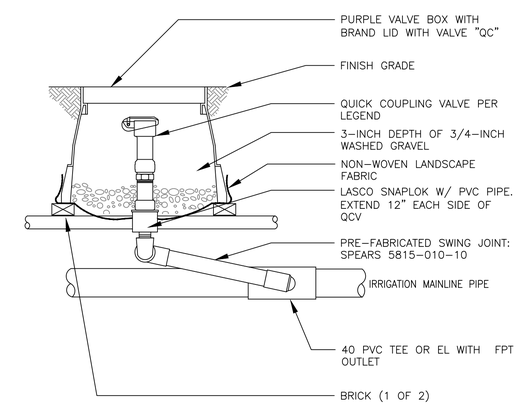
NOTES:
1. TYPICAL ULTRASONIC FLOW SENSORS DO NOT REQUIRE THE DISTANCES (5X AFTER / 10X BEFORE) OF TYPICAL FLOW SENSORS. VERIFY SPECIFIED FLOW SENSOR DISTANCE REQUIREMENTS, PRIOR TO INSTALLATION.

4 ULTRASONIC FLOW SENSOR ASSEMBLY

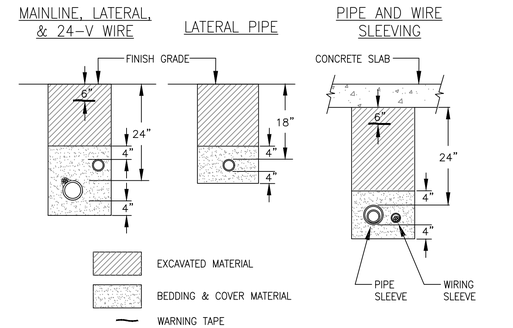


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

5 ISOLATION GATE VALVE ASSEMBLY 1.5-INCH MAINLINE AND SMALLER

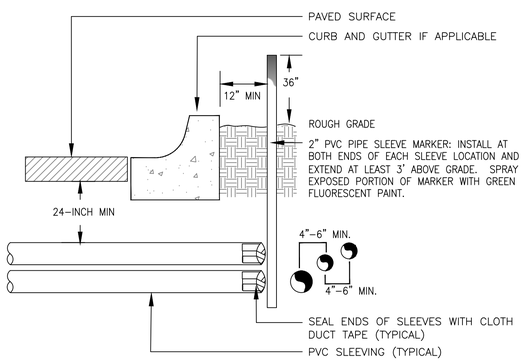


6 QUICK COUPLING VALVE ASSEMBLY



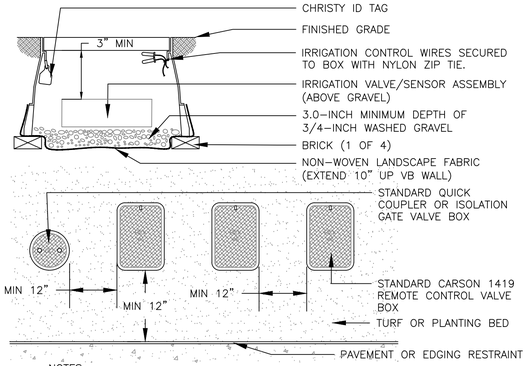
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

7 TYPICAL TRENCHING DETAIL



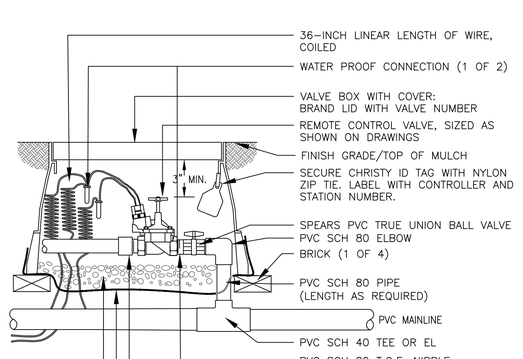
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

8 TYPICAL SLEEVING DETAIL



NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

9 TYPICAL VALVE BOX INSTALLATION



10 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com
PAULSON MITCHELL INCORPORATED
CA-7970

PROJECT:

TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A
CITY OF ALACHUA
FLORIDA 32615

FOR:

SHJ DEVELOPMENT LLC.
124 EAST THOMPSON STREET
THOMASTON, GA 30286

REVISIONS

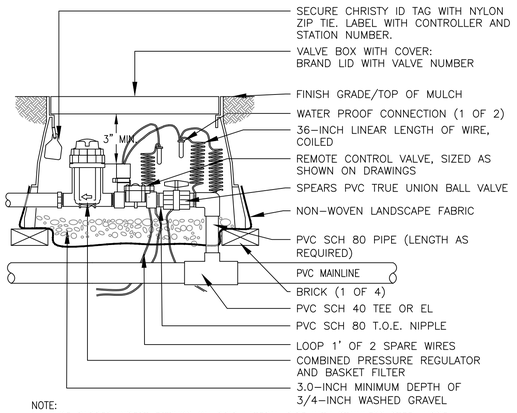
24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

04.08.2026

IRRIGATION DETAILS

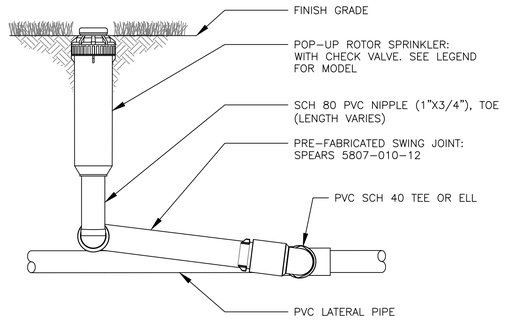
SHEET IR2.0

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com



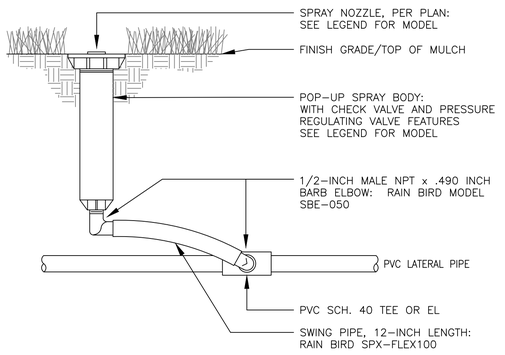
NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

11 REMOTE CONTROL DRIP VALVE ASSEMBLY

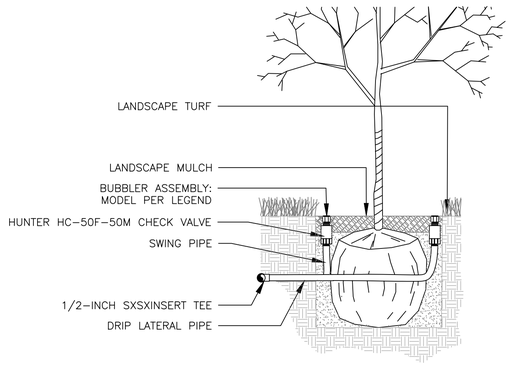


NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

12 6-INCH GEAR DRIVEN ROTOR ASSEMBLY W/SWING JOINT

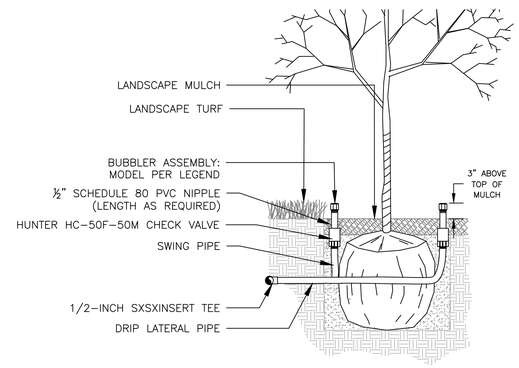


13 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY



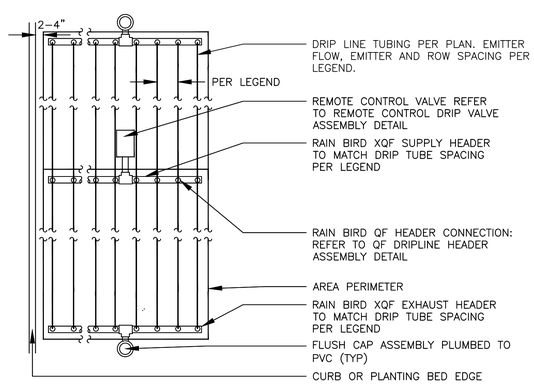
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

14 BUBBLER ASSEMBLY FOR TREES TURF



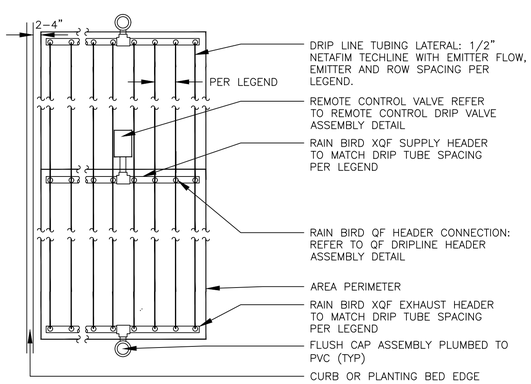
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

15 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



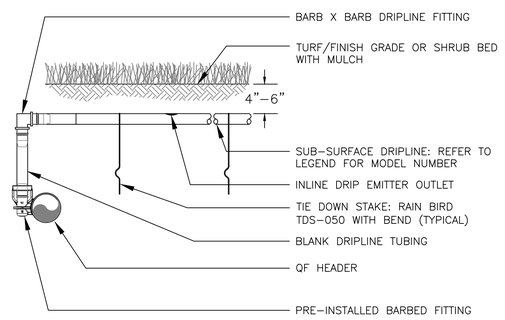
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 20 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

16 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



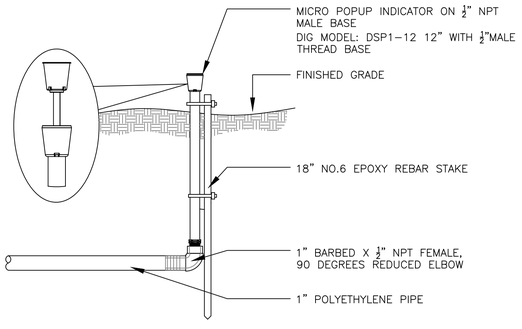
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 20 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

17 SUBSURFACE DRIP ASSEMBLY IN TURF AREAS

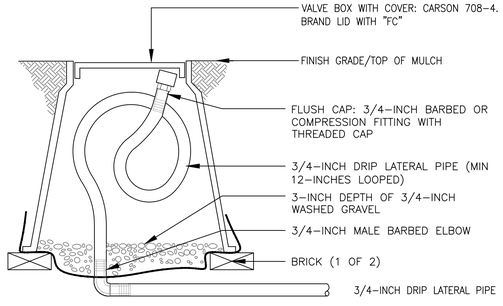


NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

18 QF DRIPLINE HEADER ASSEMBLY



19 DRIP SYSTEM OPERATION INDICATOR



NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

20 DRIP FLUSH CAP ASSEMBLY

Hines Inc

SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

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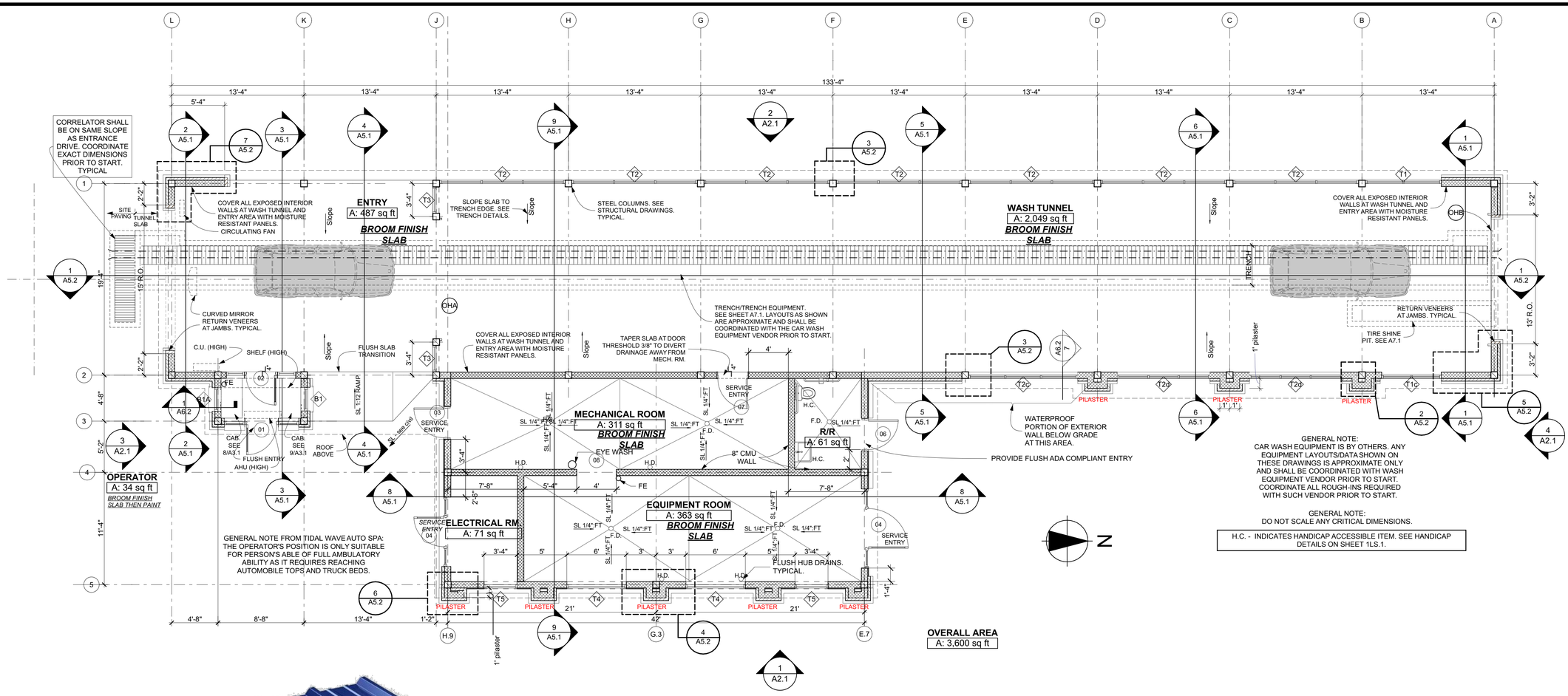
REVISIONS

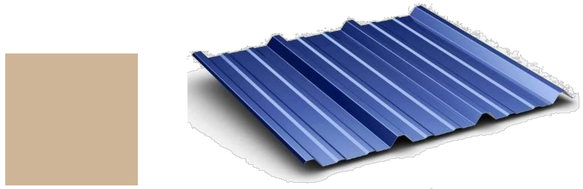
24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-975-1983

04.08.2026

IRRIGATION DETAILS

SHEET IR2.1





STUCCO/EIFS
COLOR: SW 9102 QUINOA
EIFS BAND OVER ARCH
AT ENTRY AND EXIT END = SW ALABASTER

PREFINISHED METAL ROOF
R PANEL. COLOR: REGAL BLUE
ROOF FLASHING, FASCIA, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.

WATERTABLE BANDING:
SMOOTH SPLIT FACE "SILL" BLOCK
WHITE RANGE. OLD CASTLE.
PRECAST CONCRETE IS AN APPROVED ALTERNATE



CULTURED STONE VENEER
KENTUCKY LEDGESTONE



GLASS: CLEAR



MASONRY VENEER
SPLIT FACE BLOCK
BEIGE RANGE. OLD CASTLE.

EXPOSED STRUCTURAL STEEL
(TRUSSES & COLUMNS)
PAINT COLOR: "BLACK"
DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS

STOREFRONT FRAMES
COLOR - BRONZE

HM DOORS AND FRAMES
PAINT COLOR: SW 2735 ROCKWEED

EXTERIOR FINISH SCHEDULE

ROOM FINISH SCHEDULE

NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 2X FURRING OVER FRAMING	
EQUIPMENT ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
MECHANICAL ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
OPERATOR	RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES	NONE	PAINTED CMU. SW9102	M.R. PANELS OVER 2X FURRING OVER FRAMING	BROOM FINISH FLOOR SLAB THEN PAINT
OVERALL AREA	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
R/R	CERAMIC TILE DALTILE VOLUMN 1.0 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COVE BASE DALTILE VOLUMN 1 REVERB ASH	CER. TILE DALTILE VOLUMN 1 12 X24 REVERB ASH. SEE REMARKS.	M.R. PANELS OVER FURRING OVER 2X6 FRAMING @ 16" O.C., 9'H	WALL CERAMIC TILE IS TO BE FULL HEIGHT @ PLUMBING WALL & 6'H @ OTHER 3 WALLS. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP".
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 2X FURRING OVER FRAMING	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION.

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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STATE OF FLORIDA
TODD ALBRITTON
CERTIFICATE NO ARB 0012647
REGISTERED ARCHITECT

TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA

US HWY 441 & CR 235A
ALACHUA, FL 32615

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

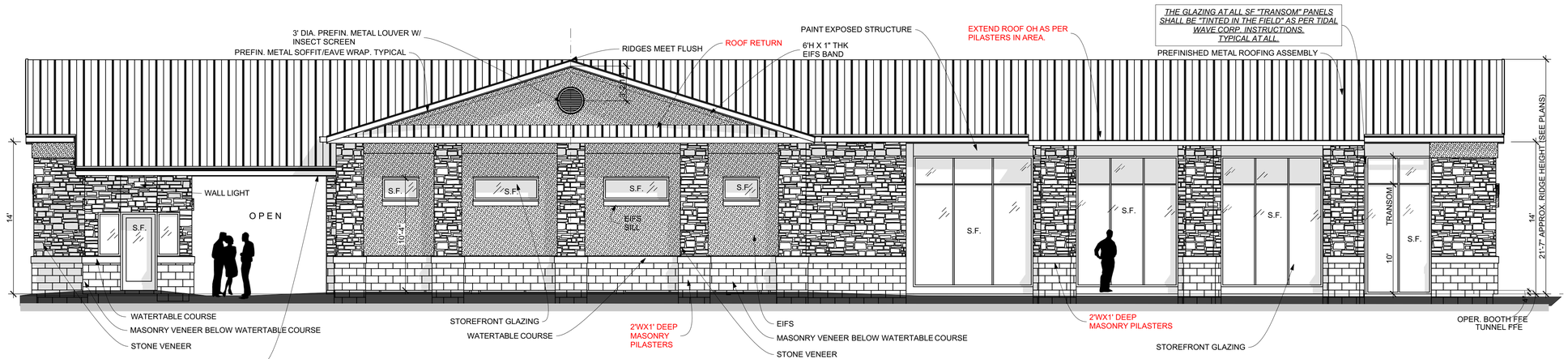
MARK	DATE	DESCRIPTION
		REV 4/3/26

SHEET TITLE

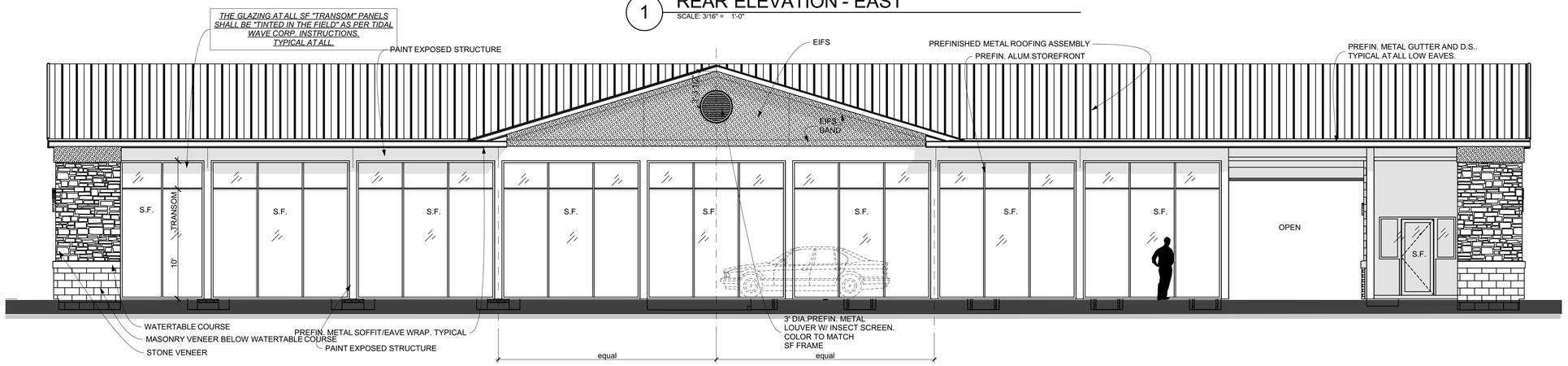
FIRST FLOOR PLAN

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

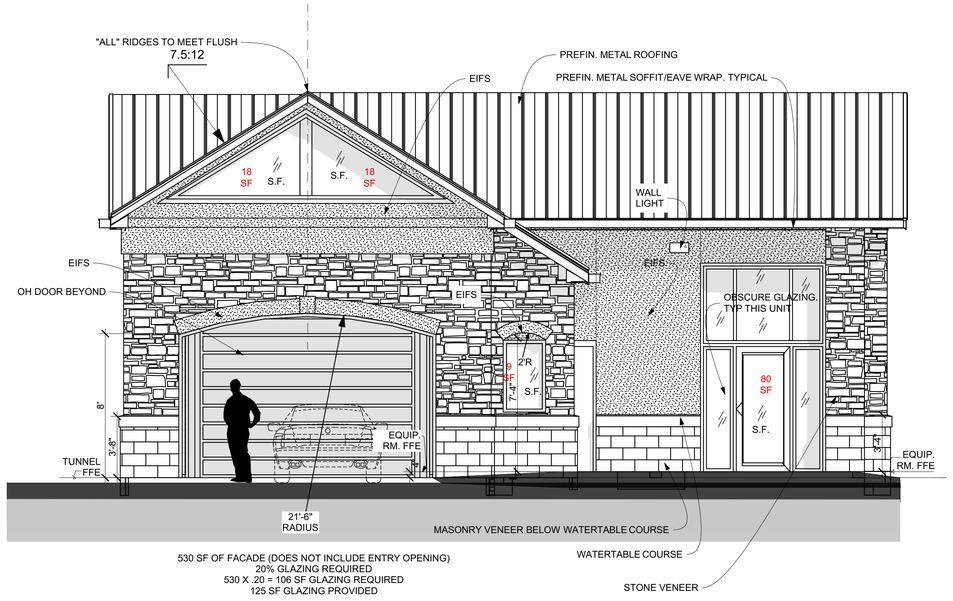
A1.1



1 REAR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

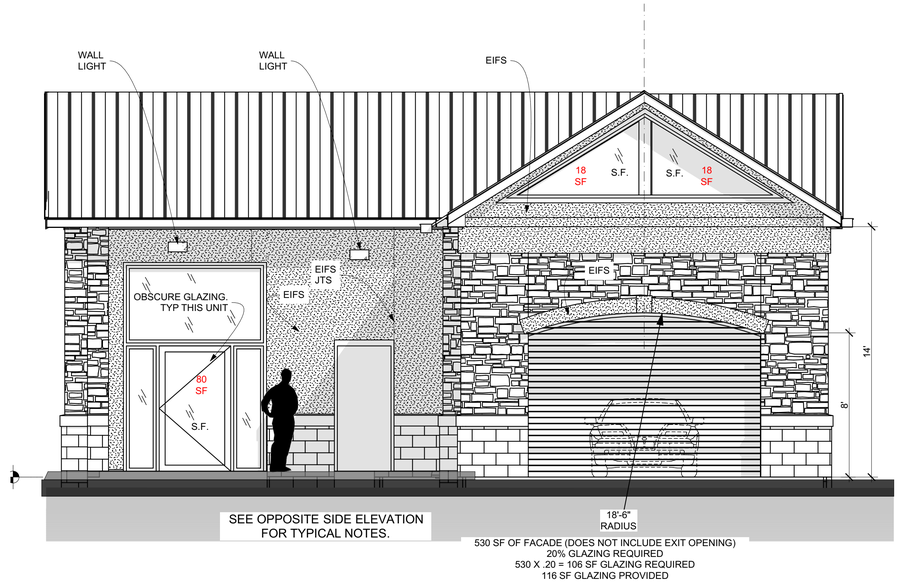


2 FRONT ELEVATION -WEST
SCALE: 3/16" = 1'-0"



530 SF OF FACADE (DOES NOT INCLUDE ENTRY OPENING)
20% GLAZING REQUIRED
530 X .20 = 106 SF GLAZING REQUIRED
125 SF GLAZING PROVIDED

3 SIDE ELEVATION - ENTRY SOUTH
SCALE: 1/4" = 1'-0"



530 SF OF FACADE (DOES NOT INCLUDE EXIT OPENING)
20% GLAZING REQUIRED
530 X .20 = 106 SF GLAZING REQUIRED
116 SF GLAZING PROVIDED

4 SIDE ELEVATION - EXIT NORTH
SCALE: 1/4" = 1'-0"

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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TODD ALBRITTON
CERTIFICATE NO. AR99272
REGISTERED ARCHITECT

TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A
ALACHUA, FL 32615

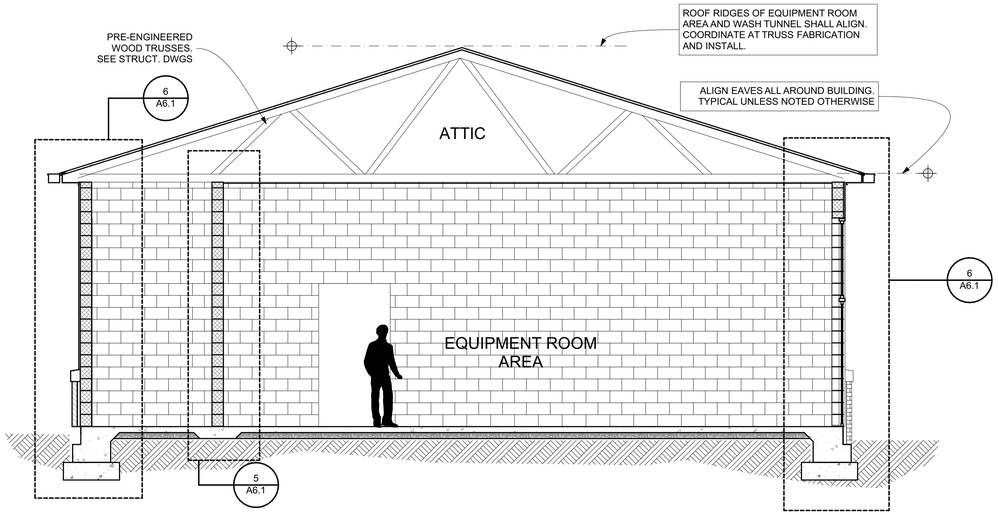
OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION
		REV 4/3/26

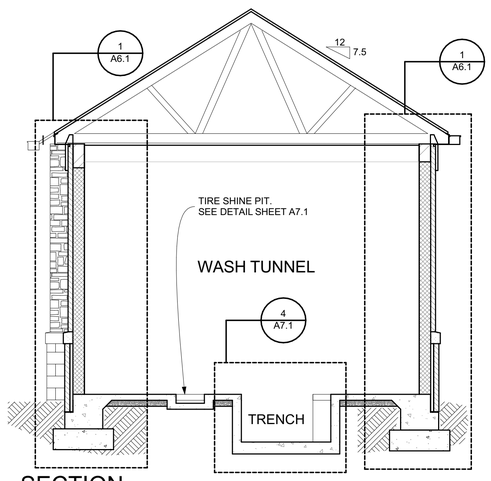
SHEET TITLE
EXTERIOR ELEVATION

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

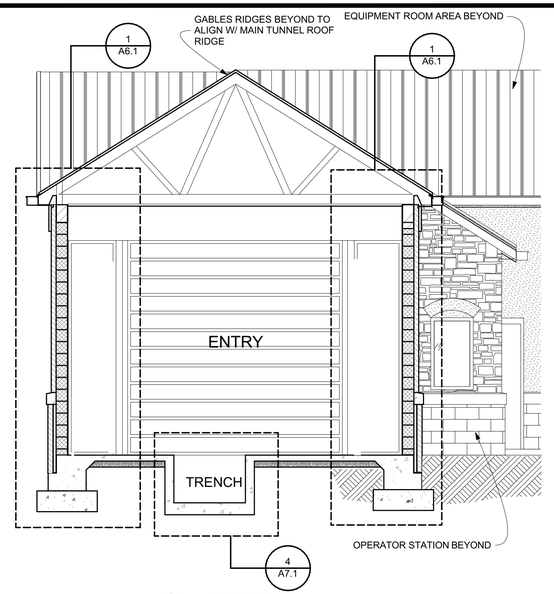
A2.1



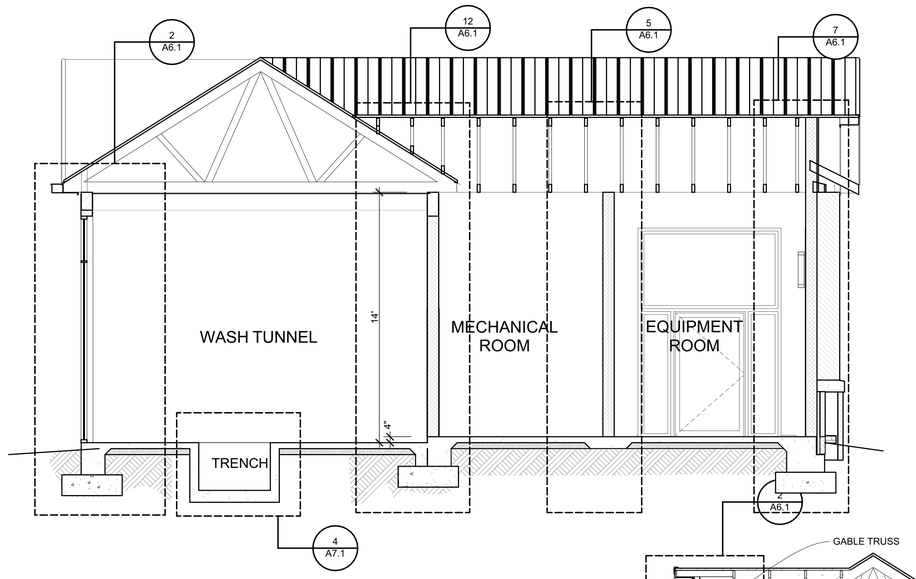
8 SECTION THRU EQUIPMENT ROOM AREA
SCALE: 1/4" = 1'-0"



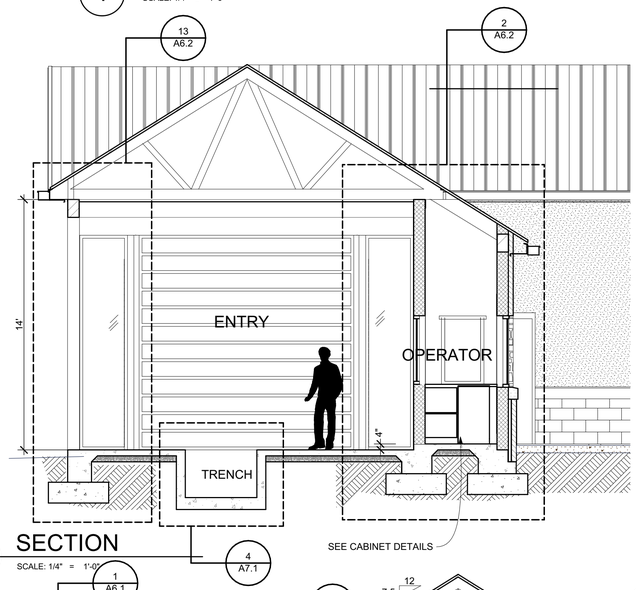
1 SECTION
SCALE: 1/4" = 1'-0"



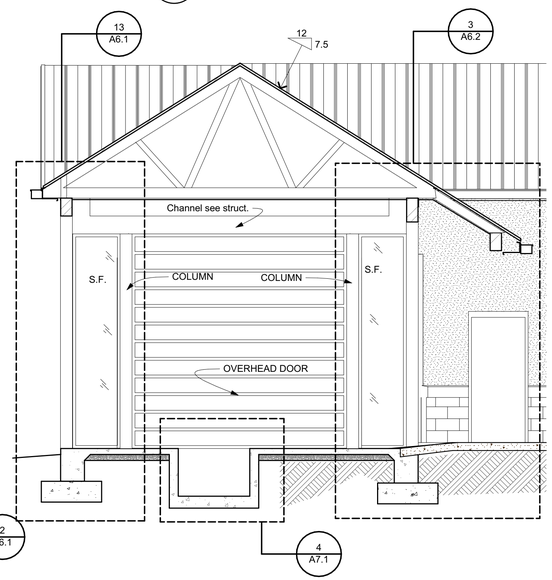
2 SECTION
SCALE: 1/4" = 1'-0"



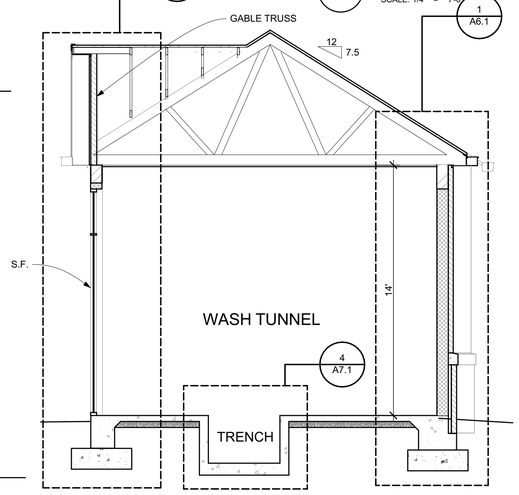
9 SECTION THRU TUNNEL/ EQUIP RM.
SCALE: 1/4" = 1'-0"



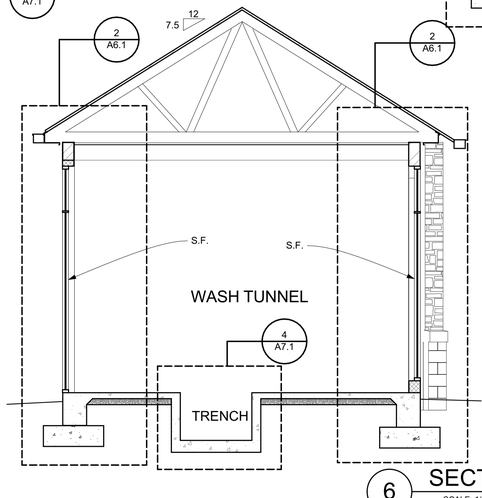
3 SECTION
SCALE: 1/4" = 1'-0"



4 SECTION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



6 SECTION
SCALE: 1/4" = 1'-0"

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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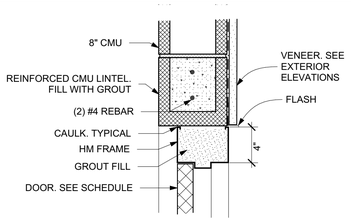
30286

MARK	DATE	DESCRIPTION
		REV 4/3/26

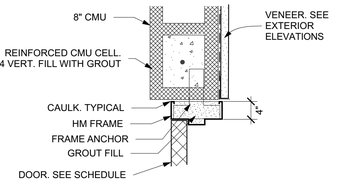
SHEET TITLE
BUILDING SECTION

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

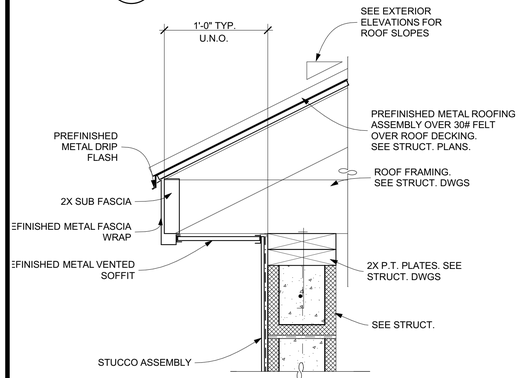
A5.1



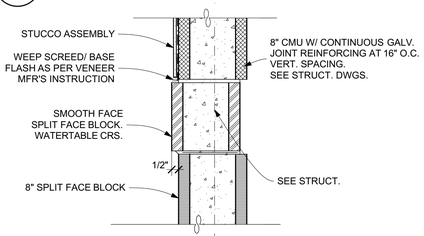
DH HEAD - DOOR
1 1/2"=1'-0"



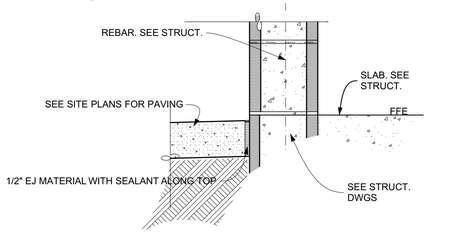
DJ JAMB - DOOR
1 1/2"=1'-0"



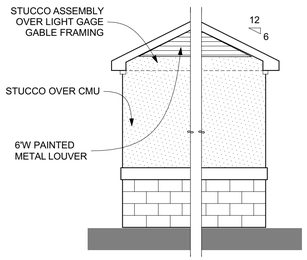
D3 DETAIL - EAVE
1 1/2"=1'-0"



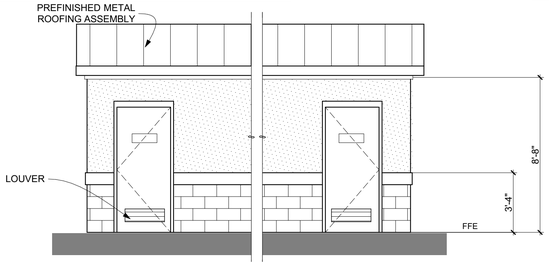
D2 DETAIL - WATERTABLE
1 1/2"=1'-0"



D1 DETAIL - WALL BASE
1 1/2"=1'-0"



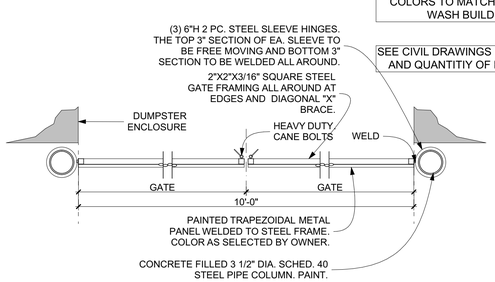
TYPICAL END ELEVATION
NONE VAC ENCLOSURE



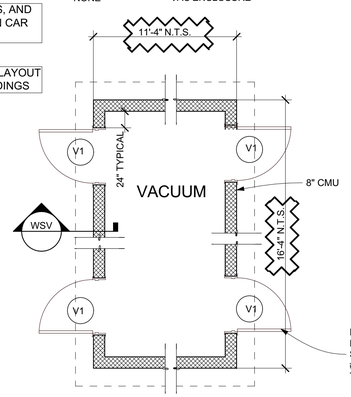
TYPICAL SIDE ELEVATION
NONE VAC ENCLOSURE

ALL FINISHES, MATERIALS, AND COLORS TO MATCH MAIN CAR WASH BUILDING

SEE CIVIL DRAWINGS FOR LAYOUT AND QUANTITIY OF BUILDINGS



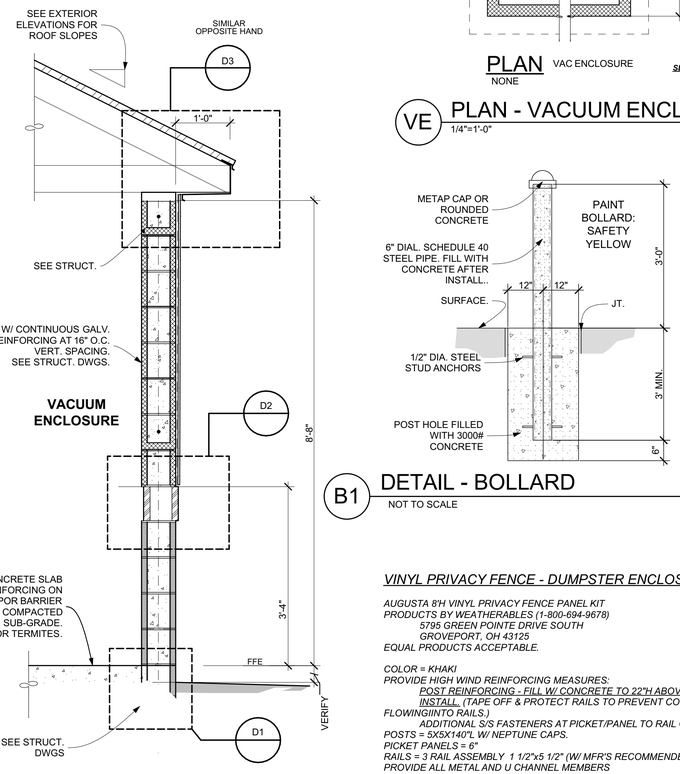
DG DUMPSTER ENCLOSURE GATE
NO SCALE



PLAN VAC ENCLOSURE
NONE

SEE CIVIL PLANS FOR FINAL LAYOUT

VE PLAN - VACUUM ENCLOSURE - TYPE A
1/4"=1'-0"



WSV WALL SECTION
3/4"=1'-0"

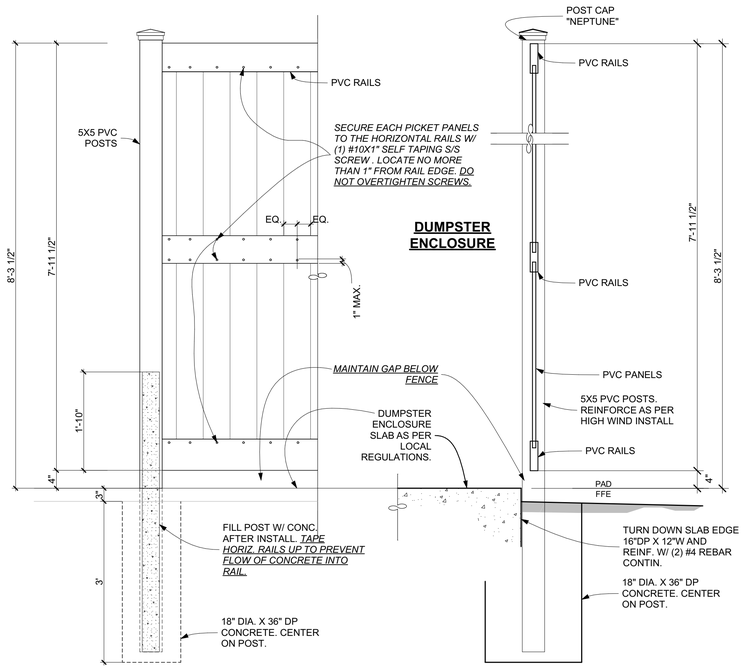
B1 DETAIL - BOLLARD
NOT TO SCALE

VINYL PRIVACY FENCE - DUMPSTER ENCLOSURE:

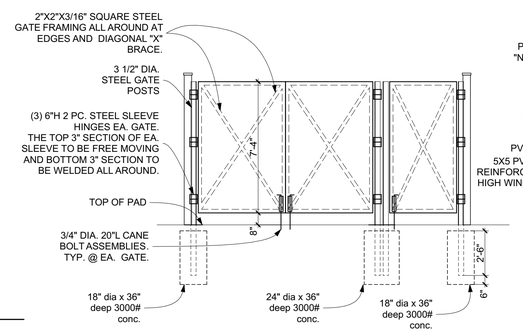
AUGUSTA 8'H VINYL PRIVACY FENCE PANEL KIT
PRODUCTS BY WEATHERABLES (1-800-694-9678)
5795 GREEN POINTE DRIVE SOUTH
GROVEPORT, OH 43125
EQUAL PRODUCTS ACCEPTABLE.

COLOR = KHAKI
PROVIDE HIGH WIND REINFORCING MEASURES:
POST REINFORCING - FILL W/ CONCRETE TO 22"H ABOVE GRADE AFTER INSTALL. (TAPE OFF & PROTECT RAILS TO PREVENT CONCRETE FROM FLOWINGIINTO RAILS.)
ADDITIONAL S/S FASTENERS AT PICKET/PANEL TO RAIL CONNECTIONS.
POSTS = 5X5X140"L W/ NEPTUNE CAPS.
PICKET PANELS = 6"
RAILS = 3 RAIL ASSEMBLY 1 1/2"x5 1/2" (W/ MFR'S RECOMMENDED ALUMINUM INSERTS.
PROVIDE ALL METAL AND U CHANNEL MEMBERS
INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AS PER HIGH WIND.

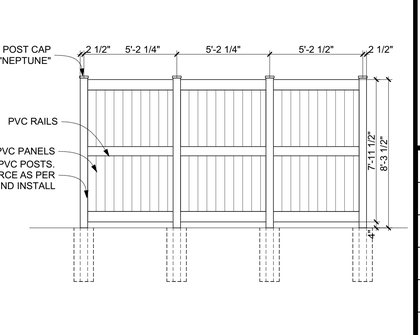
THE DUMPSTER ENCLOSURE AND VEND ENCLOSURES ARE RISK CATEGORY "I".



WSF DETAILS - VINYL PRIVACY FENCE ENCLOSURE
3/4"=1'-0"



ELEVATION - FRONT

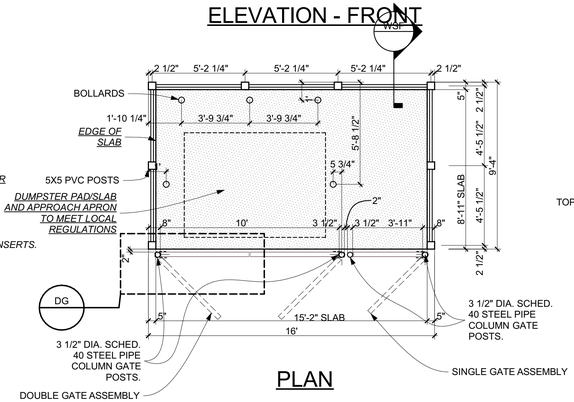


ELEVATION - REAR

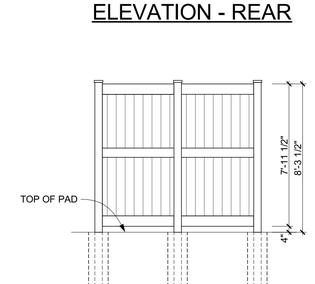
VINYL PRIVACY FENCE - DUMPSTER ENCLOSURE:

AUGUSTA 8'H VINYL PRIVACY FENCE PANEL KIT
PRODUCTS BY WEATHERABLES (1-800-694-9678)
5795 GREEN POINTE DRIVE SOUTH
GROVEPORT, OH 43125
EQUAL PRODUCTS ACCEPTABLE.

COLOR = KHAKI
PROVIDE HIGH WIND REINFORCING MEASURES:
POST REINFORCING - FILL W/ CONCRETE TO 22"H ABOVE GRADE AFTER INSTALL. (TAPE OFF & PROTECT RAILS TO PREVENT CONCRETE FROM FLOWINGIINTO RAILS.)
ADDITIONAL S/S FASTENERS AT PICKET/PANEL TO RAIL CONNECTIONS.
POSTS = 5X5X140"L W/ NEPTUNE CAPS.
PICKET PANELS = 6"
RAILS = 3 RAIL ASSEMBLY 1 1/2"x5 1/2" (W/ MFR'S RECOMMENDED ALUMINUM INSERTS.
PROVIDE ALL METAL AND U CHANNEL MEMBERS
INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AS PER HIGH WIND.



PLAN



ELEVATION -SIDE

STANDARD DUMPSTER ENCLOSURE SD
SEE CIVIL FOR ORIENTATION
1/4"=1'-0"

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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STATE OF FLORIDA
TODD ALBRITTON
CERTIFICATE NO ARxxxxx
REGISTERED ARCHITECT

TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A
ALACHUA, FL 32615

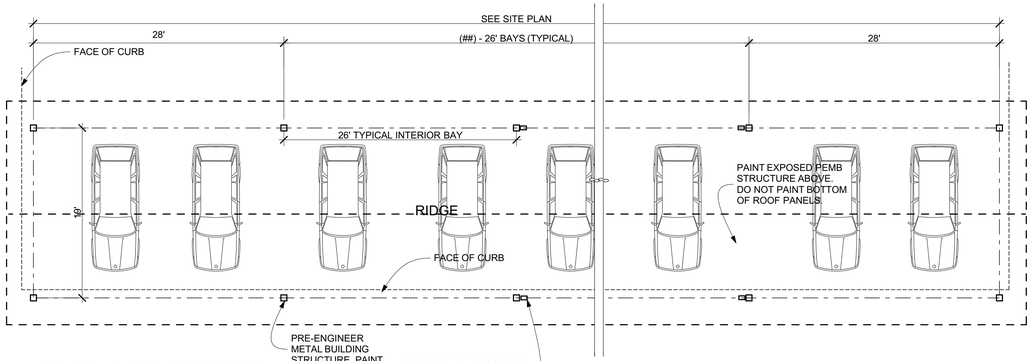
OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

		REV 4/3/26
MARK	DATE	DESCRIPTION

SHEET TITLE
AUXILIARY BUILDINGS

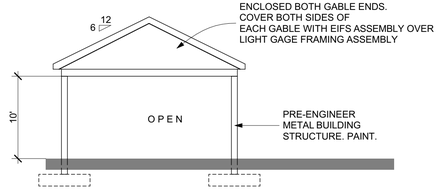
PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

AB.1



PLAN - VAC CANOPY

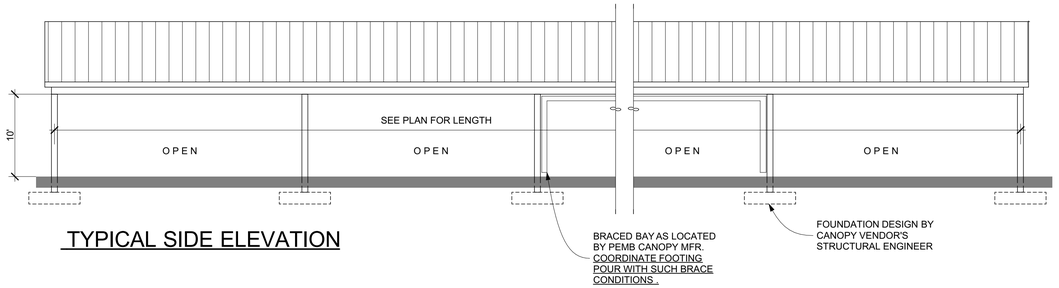
CANOPY IS A PRE-ENGINEERD METAL BUILDING STRUCTURE.



TYPICAL END ELEVATION

DEFFERRED SUBMITTALS:
PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYEED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.

COLORS:
COLORS TO MATCH MAIN CAR WASH BUILDING. COORDINATE WITH TIDAL WAVE, INC PRIOR TO START



TYPICAL SIDE ELEVATION

VC VACUUM CANOPY - SINGLE LOADED
1/8"=1'-0"

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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STATE OF FLORIDA
TODD ALBRITTON
CERTIFICATE NO AR99272
REGISTERED ARCHITECT

TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA
US HWY 441 & CR 235A
ALACHUA, FL 32615

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION
		REV 4/3/26

SHEET TITLE
AUXILIARY BUILDINGS

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

AB.2

PAY CANOPY AND PREP CANOPY:

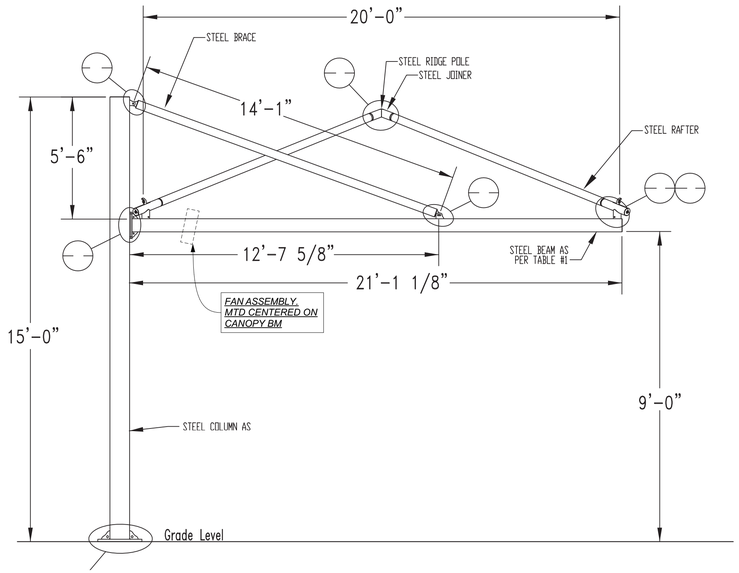
DESIGN INFORMATION INDICATED ON THIS SHEET IS DIAGRAMMATICAL IN NATURE AND NOT MEANT FOR CONSTRUCTION. FINAL DESIGN SHALL BE BY LICENSED STRUCTURAL ENGINEERS HIRED OR EMPLOYEED BY CANOPY MANUFACTURER.
DESIGNS SHALL MEET ALL RELATED LOCAL AND STATE CODES, REGULATIONS, AND LOAD CRITERIA.

COLORS:

COLORS TO MATCH MAIN CAR WASH BUILDING.
COORDINATE WITH TIDAL WAVE, INC PRIOR TO START

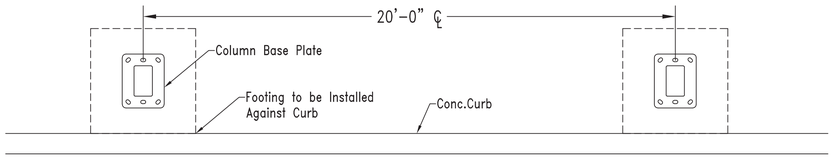
DEFFERRED SUBMITTALS:

PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYEED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.

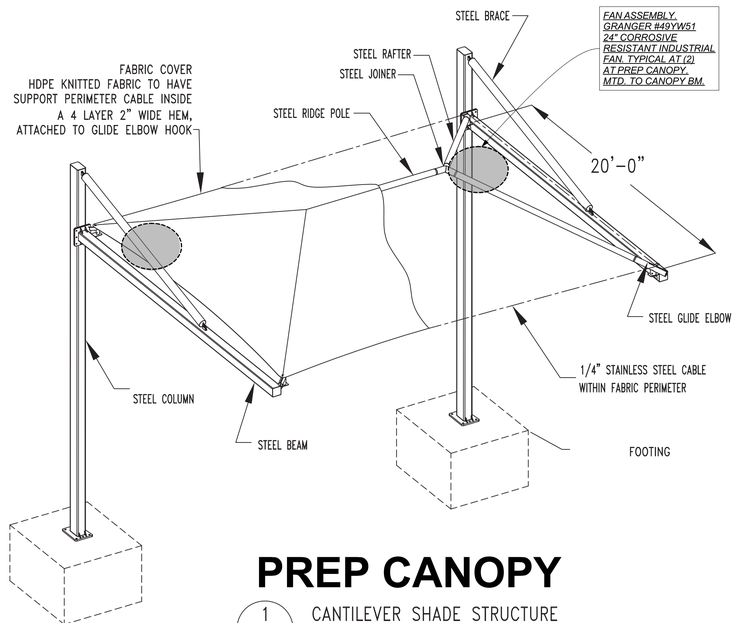


2/1 FRAME ELEVATION

PREP CANOPY

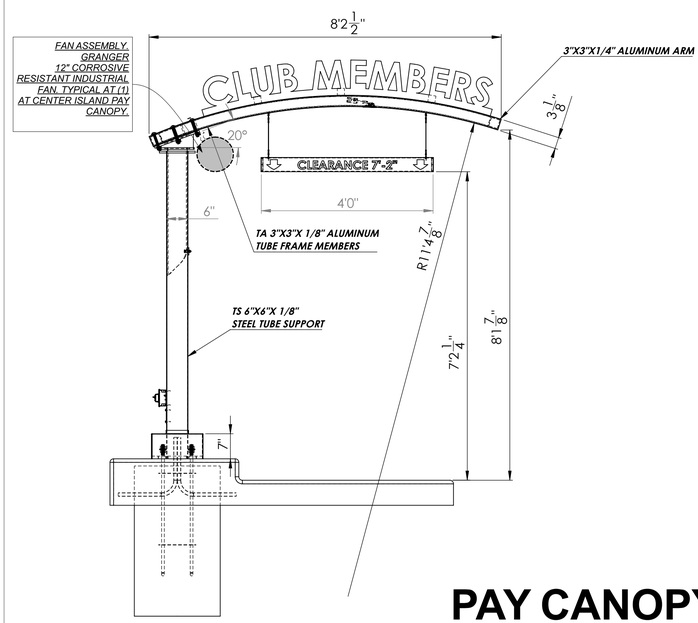


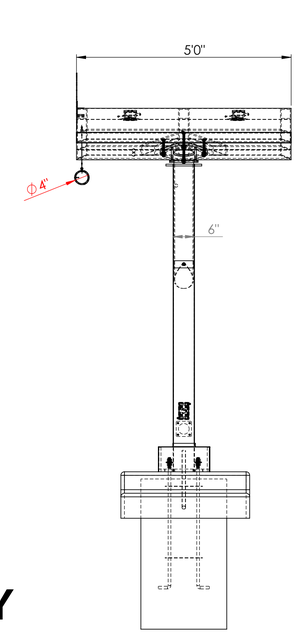
Column Layout
Plan View



PREP CANOPY

1/1 CANTILEVER SHADE STRUCTURE
20' x 20' x 9'





ALL ALUMINUM TO BE 6061-T6 U.N.O.
ALL ALUMINUM TO ALUMINUM WELDS TO BE 3/16" FILLETS ALL AROUND UTILIZING 4043 FILLER U.N.O.
ALL STEEL TO STEEL WELDS TO BE 3/16" FILLETS ALL AROUND U.N.O.

PAY CANOPY

Uni-Structures, Inc.
8540 COBB CENTER DR.
STE 100 KENNESAW, GA 30152
PHONE:(770)-499-2000
PHONE:(800)-386-9864

CLIENT: TIDAL WAVE AUTO SPA		MADE IN THE USA
LOCATION: STANDARD		DATE: 4/9/2025
SALES: UNISTRUCTURES	DESIGNER: C. RECINOS	DWG #: 20072
ASSEMBLY #: 20072-ORDER-POINT		STORE #: ####
FILE:E:\01----Projects\Tidal Wave Auto Spa\Order Point\CAD\		

NOTE:
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PART #: 20072-ORDER-POINT	
DESCRIPTION:	
MATERIAL:	STATUS: P D
THICKNESS: "	
WEIGHT: 5433.92 LBS	

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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STATE OF FLORIDA
TODD ALBRITTON
CERTIFICATE NO ARxxxxx
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ALACHUA, FL 32615

OWNER:
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EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION
		REV 4/3/26

SHEET TITLE

CANOPIES

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

AB.3

DESIGN CRITERIA:

BUILDING CODE - 8TH EDITION FLORIDA BUILDING CODE 2023

1. RISK CATEGORY & IMPORTANCE FACTORS:
   - A. RISK CATEGORY..... II
   - B. WIND FACTOR..... 1.0
   - C. SNOW FACTOR..... 1.0
   - D. SEISMIC FACTOR..... 1.0

2. DESIGN DEAD LOADS:
   - A. ROOF..... 20 PSF

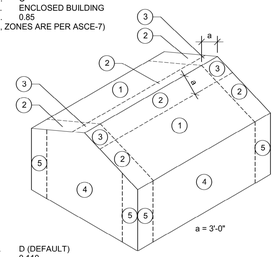
3. DESIGN LIVE LOADS*:
   - A. FLOOR: GRATING (VEHICULAR)..... 250 PSF
   - B. ROOF..... 20 PSF

   * LIVE LOADS ARE REDUCIBLE IN ACCORDANCE WITH THE BUILDING CODE.

4. WIND LOADS:
   - A. ULTIMATE WIND SPEED..... 123 MPH
   - B. DIRECTIONALITY FACTOR (Kd)..... 0.85
   - C. EXPOSURE CATEGORY..... C
   - D. ENCLOSURE CLASSIFICATION..... ENCLOSED BUILDING
   - E. GUST EFFECT FACTOR (G)..... 0.85
   - F. COMPONENT AND CLADDING LOADS (100 SQ. FT., ZONES ARE PER ASCE-7)

ROOFS	10 FT²	100 FT²
NEGATIVE ZONE 1	-56.4 PSF	-27.9 PSF
NEGATIVE ZONE 2	-62.1 PSF	-40.2 PSF
NEGATIVE ZONE 3	-76.4 PSF	-43.5 PSF
POSITIVE ALL ZONES	30.8 PSF	22.0 PSF
OVERHANG ZONE 1	-82.6 PSF	-49.1 PSF
OVERHANG ZONE 2	-88.3 PSF	-61.4 PSF
OVERHANG ZONE 3	-111.1 PSF	-68.2 PSF
WALLS		
NEGATIVE ZONE 4	-36.5 PSF	-31.4 PSF
NEGATIVE ZONE 5	-45.0 PSF	-35.0 PSF
POSITIVE ZONES 4 & 5	33.6 PSF	28.6 PSF

REFERENCE ASCE 7 FOR EFFECTIVE WIND AREAS NOT LISTED. OTHERWISE, USE THE SMALLEST APPLICABLE AREA.



5. EARTHQUAKE LOADS:
   - A. SITE CLASS..... D (DEFAULT)
   - B. Ss =..... 0.110
   - C. S1 =..... 0.055
   - D. SDS =..... 0.117
   - E. SD1 =..... 0.088
   - F. SEISMIC DESIGN CATEGORY..... B
   - G. BASIC SEISMIC FORCE RESISTING SYSTEM =..... STEEL ORDINARY MOMENT FRAMES
   - H. RESPONSE MODIFICATION COEFFICIENT, R =..... 3.5
   - I. OVER-STRENGTH FACTOR (Oo)..... 3.0
   - J. DEFLECTION AMPLIFICATION FACTOR (Cd)..... 3.0
   - K. SEISMIC RESPONSE COEFFICIENT (Cs) =..... 0.034
   - L. LONG PERIOD TRANSITION PERIOD (TL)..... 8
   - M. ANALYSIS PROCEDURE..... EQUIVALENT LATERAL FORCE
   - N. DESIGN BASE SHEAR =..... 9K

6. SNOW LOADS:
   - A. GROUND SNOW LOAD..... 4.0 PSF
   - B. UNIFORM ROOF SNOW LOAD (Ps)..... 3.4 PSF
   - C. THERMAL FACTOR (Ct)..... 1.2
   - D. SNOW EXPOSURE FACTOR (Ce)..... 1.0
   - E. RAIN ON SNOW SURCHARGE..... 0 PSF
   - F. LEEWARD SNOW LOAD (UNBALANCED)..... 6.9 PSF

SPECIAL INSPECTIONS:

1. SPECIAL INSPECTION AND A FINAL REPORT IN ACCORDANCE WITH IBC SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF THE WORK IS APPROVED FOR OCCUPANCY.
2. THE OWNER WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION ACCORDING TO THE SCHEDULE OF SPECIAL INSPECTIONS.
3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
4. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
   - A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE, OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
   - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL OF RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
   - C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
5. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
   - A. NOTIFY THE SPECIAL INSPECTOR THAT SPECIAL INSPECTIONS ARE NEEDED.
   - B. COORDINATE THE SCHEDULING AND TIMELY NOTIFICATION OF THE SPECIFIC INDIVIDUALS NEEDED FOR THE SPECIAL INSPECTION.
   - C. PROVIDE DIRECT ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT
   - D. SUBMIT FABRICATORS CERTIFICATES OF COMPLIANCE, WELDER'S CERTIFICATES, AND OTHER REQUIRED DOCUMENTATION FOR REVIEW BY THE SPECIAL INSPECTOR.
   - E. PROVIDE SAFE ACCESS TO THE WORK TO BE INSPECTED AND DELIVER SAMPLES FOR TESTING WHEN NEEDED.
6. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED.

QUALITY ASSURANCE:

1. THE CONTRACTOR/OWNER SHALL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY ACCEPTABLE TO THE OWNER TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS. THE TESTING AGENCY SHALL BE LICENSED BY THE PROJECT STATE AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE PROJECT STATE.
2. FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNER'S REPRESENTATIVE FOR FINAL ACCEPTANCE.
3. THE TESTING AGENCY AND ITS REPRESENTATIVE ARE NOT AUTHORIZED TO REVOKE, ALTER, RELAX, ENLARGE, OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR OR BE A PARTY TO SCHEDULING OF WORK.
4. RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.
5. A MINIMUM OF TWENTY-FIVE PERCENT OF ALL SHOP AND FIELD COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE INSPECTED AT RANDOM. ALL FIELD COMPLETE OR PARTIAL PENETRATION GROOVE WELDS ALONG THE COLUMN BASE PLATES SHALL BE TESTED IN COMPLIANCE WITH THE GOVERNING CITY, MUNICIPAL, OR FEDERAL BODY, IF THE TESTING REQUIREMENT, BOTH IN TERMS OF QUALITY AND QUANTITY, IS DIFFERENT THAN STATED ABOVE THE MORE STRINGENT OF THE TWO REQUIREMENTS SHALL BE FOLLOWED. ANY DEVIATION FROM THIS GUIDELINE IS SUBJECT TO THE ENGINEER OF RECORD'S APPROVAL.

SUBMITTALS:

1. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATES MAY IMPACT REVIEW SCHEDULE.
2. ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THE MATERIAL OR PRODUCTS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED.
   - A. A COST SAVINGS TO THE OWNER IS DOCUMENTED AND SUBMITTED WITH THE REQUEST.
   - B. THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE ICC-ES, AND THE ICC-ES REPORT IS SUBMITTED WITH THE REQUEST. SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.
3. REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER OF RECORD DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. SEE SPECIFIC PROVISIONS IN THE CONTRACT DOCUMENT DEALING WITH THE APPROPRIATE DESIGN RESPONSIBILITIES OF CONTRACTORS, SUBCONTRACTORS, AND CONTRACT SUPPLIERS.
4. THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT AND OBLIGATES HIM TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING FROM ANY ERRORS THAT MAY OCCUR HEREIN.

DEFERRED SUBMITTALS:

1. DEFERRED SUBMITTALS ARE DEFINED AS THE FOLLOWING PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD:
   - A. PRE-MANUFACTURED WOOD TRUSSES
2. THE DEFERRED SUBMITTALS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND/OR ENGINEER OF RECORD. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN AUTHORIZED BY THE BUILDING OFFICIAL.

MISCELLANEOUS:

1. STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, EQUIPMENT, AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PERTINENT ASPECTS OF ALL DISCIPLINES INTO THEIR SHOP DRAWINGS AND WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS.
2. NO OPENINGS OR MODIFICATIONS SHALL BE MADE IN OR TO ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
4. OPENINGS 1'-4" OR LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL THE TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
7. DO NOT SCALE THESE DRAWINGS: USE DIMENSIONS. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE ARCHITECTURAL DRAWINGS.
8. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN THE WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
10. WHERE A SECTION/DETAIL IS CUT ON THE PLAN, IT IS ASSUMED/UNDERSTOOD TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
11. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE AT THE JOB SITE OR REVIEW OF WORK DOES NOT IMPLY CONFIRMATION OF THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS.
12. CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION, SIZE AND EXTENT OF CHASES, INSERTS, RECESSES, RIDGES, FINISHES, DEPRESSIONS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
14. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT WEIGHTS AS WELL AS FLOOR AND/OR ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
15. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE STRUCTURAL ENGINEER OF RECORD OF CONDITIONS ENCOUNTERED IN THE FIELD WHICH ARE CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.
16. STRUCTURAL CONTRACT DOCUMENTS SHALL NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR ANY MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR OR SUBCONTRACTOR.
17. REFERENCE TO STANDARD SPECIFICATIONS OR ANY TECHNICAL SOCIETY, ORGANIZATION OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES SHALL MEAN THE LATEST STANDARD, CODE SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AND PUBLISHED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
18. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPE, AND LOCATION OF DEPRESSED FLOOR AREAS. THE CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.

FOUNDATIONS:

1. SPREAD FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUSTAINING A NET ALLOWABLE BEARING PRESSURE OF 2.5 KSF FOR INDIVIDUAL SPREAD COLUMN FOOTINGS AND 2.5 KSF FOR CONTINUOUS WALL FOOTINGS ON AN AGGREGATE MAT MEETING THE GEOTECHNICAL FILL REQUIREMENTS UNDER FULL SERVICE LIVE AND DEAD LOAD.
2. THE FOOTINGS HAVE BEEN POSITIONED AT THE ESTIMATED ELEVATION WHICH WILL PROVIDE SUITABLE BEARING. HOWEVER, IF ADEQUATE BEARING CAPACITY IS NON-EXISTENT AT THESE ESTIMATED ELEVATIONS, THE FOOTING SHALL BE LOWERED TO AN ELEVATION WHERE THE PRESCRIBED SAFE BEARING CAPACITY EXISTS.
3. FOOTINGS MAY BE CAST INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
4. EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZES AND DIMENSIONS, AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.
5. IN THE AREA OF THE BUILDING, EXISTING ORGANIC MATERIAL, UNSUITABLE SOIL, ABANDONED FOOTINGS, AND ANY OTHER EXISTING UNSUITABLE MATERIALS AS IDENTIFIED BY THE GEOTECHNICAL INVESTIGATION REPORT SHALL BE REMOVED. ANY FILL MATERIAL REQUIRED AT THE SITE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY A SOILS ENGINEER. ROCKS OF A DIAMETER GREATER THAN THAT SPECIFIED SHALL BE EXCLUDED FROM STRUCTURAL FILL LIFTS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS ACCORDING TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND COMPACTED TO A SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST (ASTM D1557). ADEQUATE FIELD DENSITY AND MOISTURE CONTENT TESTS SHALL BE PERFORMED TO ENSURE COMPLIANCE.
6. FOOTING CONCRETE SHALL BE CAST ON THE SAME DAY THE EXCAVATION IS APPROVED. IF THE BEARING SURFACE IS ALLOWED TO BECOME DISTURBED IN ANY WAY, IT SHALL BE REWORKED TO THE SATISFACTION OF THE TESTING ENGINEER PRIOR TO CASTING THE CONCRETE.
7. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
8. WHEN UNSATISFACTORY OR UNCONTROLLED FILL IS ENCOUNTERED, REMOVAL, AND REPLACEMENT WILL BE PAID ON THE BASIS OF UNIT PRICES SET FORTH IN THE CONTRACT.
9. DRAINAGE FILL SHALL BE AN EVENLY GRADED MIXTURE OF NATURAL OR CRUSHED STONE, CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C33, AND HAVING A GRADATION AS FOLLOWS:

   100 % PASSING.....A 3/4" SIEVE
   10-30 % PASSING..... A 1/2" SIEVE
   0-10 % PASSING..... A 3/8" SIEVE
   0-5 % PASSING..... A #4 SIEVE
10. ANY FILL WITHIN 10'-0" OF THE BUILDING LIMIT SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR PREPARATION.
11. BACKFILL AROUND AND OVER FOUNDATION ELEMENTS SHALL BE OF SUITABLE MATERIAL, INSPECTED AND PRE-APPROVED BY THE TESTING ENGINEER.
12. BACKFILL AGAINST WALLS SHALL BE PLACED IN 8 INCH LIFTS AND SHALL BE DEPOSITED EVENLY AGAINST EACH SIDE OF THE WALL UNTIL THE LOWER FINAL GRADE IS REACHED. BACKFILL SHALL NOT BE PLACED AGAINST WALLS DEPENDENT UPON TOP AND BOTTOM SLABS/FOUNDATION FOR SUPPORT UNTIL SUCH SLABS HAVE ATTAINED MINIMUM DESIGN COMPRESSIVE STRENGTH. WALLS WITH SLAB-ON-GROUND AT THE TOP OF THE WALL SHALL BE SAFELY SHORED AND BRACED DURING BACKFILLING.
13. MAXIMUM SLOPE OF EXCAVATIONS SHALL BE IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT AND ADHERED TO. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PRESERVE SAFETY AND PREVENT CAVING.
14. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
15. COLUMN FOOTINGS AND WALL FOOTINGS SHALL BE POURED MONOLITHIC WITH TOPS OF ADJACENT FOOTINGS AT THE SAME ELEVATION.
16. THERE SHALL BE NO HORIZONTAL OR VERTICAL CONSTRUCTION JOINTS IN ANY FOOTING WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
17. CONCRETE CAST ON SLOPING SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATION UNTIL THE INTENDED POUR IS COMPLETED.
18. FOUNDATION DESIGN IS BASED ON THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION "DATED MAY 6, 2025 AS PREPARED BY S&ME, INC. PROJECT NO 25350231".

CONCRETE:

1. CODE: AMERICAN CONCRETE INSTITUTE (ACI) 318 (LATEST ADDITION)
2. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE FOLLOWING:

   TUNNEL SLAB & TRENCH..... 5000 PSI
   OTHER SLABS ON GRADE..... 3000 PSI
   FOOTINGS..... 3000 PSI
3. ALL CONCRETE SHALL HAVE A DENSITY OF 145 PCF UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR ALL UNIQUE CONCRETE APPLICATIONS FOR REVIEW WELL IN ADVANCE OF CONCRETE PLACEMENT. CONCRETE MIX DESIGN SHALL BE CERTIFIED BY AN ENGINEER REGISTERED IN THE PROJECT STATE. MIX DESIGN TEST DATA SHALL COMPLY WITH ACI 318 AND SHALL INCLUDE (AT A MINIMUM) AVERAGE 28 DAY STRENGTH, NUMBER OF SAMPLES, AND STANDARD DEVIATION (IF APPLICABLE). TEST RESULTS SHALL NOT BE MORE THAN 24 MONTHS OLD AT TIME OF SUBMITTAL.
5. REINFORCING SHALL CONFORM TO ASTM A615, GR60, UNLESS NOTED OTHERWISE.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 60.
7. WELDED WIRE FABRIC SHALL BE PLACED 1" BELOW T/SLAB, UNLESS NOTED OTHERWISE. LAP FABRIC 6" ON SIDES AND ENDS.
8. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ADDITION OF THE ACI DETAILING MANUAL.
9. ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE.
10. ALL "CONTINUOUS" REINFORCEMENT SHALL HAVE A MINIMUM LAP OF "B" TYPE (ACI 318) AT SPLICES, UNLESS NOTED OTHERWISE.
11. SUBMIT REINFORCING PLACEMENT AND DETAIL (SHOP) DRAWINGS FOR REVIEW. NO REINFORCING BARS SHALL BE INSTALLED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND RETURNED.
12. PRODUCTS AND MATERIALS:
   - A. TYPE I/II PORTLAND CEMENT SHALL CONFORM TO ASTM C-150.
   - B. AGGREGATES SHALL CONFORM TO ASTM C-33.
   - C. REINFORCING BARS SHALL CONFORM TO ASTM A-615 (GRADE 60).
   - D. FORMING SHALL BE OF WOOD, STEEL, OR FIBERGLASS OF SATISFACTORY QUALITY AND CONDITION.
   - E. NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE UNLESS APPROVED BY THE ENGINEER.
   - F. NON-SHRINK GROUT SHALL BE READY TO USE NON-METALLIC AGGREGATE AND DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.
13. ALL REINFORCING SHALL BE SUPPORTED IN FORMS SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ACCORDANCE WITH LATEST ADDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE".
14. MINIMUM CONCRETE COVER (UNLESS NOTED OTHERWISE) SHALL BE:

   UNFORMED SURFACE IN CONTACT WITH THE GROUND.....3 INCHES
   FORMED SURFACES EXPOSED TO EARTH OR WEATHER
   #6 BARS AND LARGER.....2 INCHES
   #5 BARS AND SMALLER.....1 1/2 INCHES
   FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER
   SLABS, WALLS, AND JOISTS.....3/4 INCHES
15. SCHEDULED OR DETAILED REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL SPLICES ARE NOT PERMITTED WITHOUT ENGINEER'S APPROVAL. WHERE WELDING IS APPROVED IT SHALL CONFORM TO AWS D1.4 STRUCTURAL WELDING CODE - REINFORCING STEEL.
16. SLAB-ON-GRADE SHALL BE SAW CUT IMMEDIATELY AFTER CONCRETE HARDENS. THE CONTRACTOR SHALL SUBMIT LAYOUT AND CONSTRUCTION SCHEDULE ("SOFT CUT" ® INTERNATIONAL OR SIM.)
17. CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 15'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS DEEP IF CUT WITH A CONVENTIONAL SAW, OR 1" DEEP IF CUT WITH AN EARLY-ENTRY DRY-CUT SAW. THE CONTROL JOINTS SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE. CUT EVERY OTHER MESH WIRE AT THE CONTROL JOINT LOCATION PRIOR TO PLACING CONCRETE.
18. SAWN CONTROL JOINTS SHALL BE PLACED AS SOON AS CONCRETE IS ABLE TO BE SAWN WITHOUT PULLING AGGREGATE FROM FLOOR. SLABS SHALL NOT BE LEFT OVERNIGHT, OR ANY REASONABLE AMOUNT OF TIME, WITHOUT SAWING JOINTS. WEATHER IS CRITICAL TO THE SCHEDULE OF SAWN JOINTS. IF LARGE AREAS OF SLAB ARE POURED AT ONE TIME, SEVERAL SAWS MAY BE REQUIRED SO THAT JOINTS ARE PLACED IN TIME TO PREVENT SHRINKAGE CRACKING. PROPER JOINTING OF THE SLAB IS CRITICAL. REFER TO THE ACI MANUAL OF CONCRETE PRACTICE FOR PROPER JOINTING TECHNIQUES.
19. BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES, ETC. BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 4" OF CONCRETE.
20. THE FLATNESS AND LEVELNESS OF THE SLAB-ON-GRADE SHALL BE DETERMINED ACCORDING TO ASTM E-1155 OR ACI 117, SLAB CLASS 5 (ACI 302) STANDARD TEST METHOD USING F NUMBERS. THE SPECIFIC FLATNESS AND LEVELNESS SHALL BE F/F-35 AND F/L-20.
21. WHERE FOOTINGS, WALLS, OR OTHER STRUCTURAL ELEMENTS INTERSECT, CORNER OR TEE, PROVIDE CORNER BARS WITH REQUIRED LAP LENGTHS TO PROVIDE CONTINUITY OF HORIZONTAL STEEL REINFORCING, UNLESS NOTED OTHERWISE.
22. PROVIDE A MINIMUM OF 3" COVER FOR ANCHOR BOLTS AND LOCATE HORIZONTAL REINFORCEMENT TO THE OUTSIDE FOR ANCHOR BOLT CONTAINMENT, UNLESS NOTED OTHERWISE.
23. WHERE DOWELS, BOLTS OR INSERTS ARE CALLED OUT TO BE ANCHORED TO CAST IN PLACE OR PRECAST CONCRETE ELEMENTS USING ADHESIVE ANCHORS, USE AN ANCHORAGE SYSTEM EQUAL TO "HILTI" HIT HY-200. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE USED WITH ENGINEER'S PRIOR APPROVAL.
24. PROVIDE TEMPORARY SHORING AND BRACING OF ALL STRUCTURAL AND MISCELLANEOUS ELEMENTS UNTIL CONCRETE HAS OBTAINED 80% OF DESIGN STRENGTH AND ALL PERMANENT BRACING ELEMENTS ARE INSTALLED.
25. PLACEMENT OF CONCRETE, COLD WEATHER AND HOT WEATHER PRECAUTIONS, MATERIAL AND PROPORTIONING REQUIREMENTS, REBAR COVER AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE ACI 318.

CONCRETE REINFORCEMENT LAP LENGTH SCHEDULE

BAR SIZE	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 4,500 PSI	
	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER
#3	28"	22"	25"	19"	23"	18"
#4	38"	29"	33"	25"	31"	24"
#5	47"	36"	41"	31"	38"	30"
#6	56"	43"	49"	37"	46"	35"
#7	81"	63"	71"	54"	67"	51"
#8	93"	72"	81"	62"	76"	59"

NOTES:
1. WHERE THE CLEAR SPACING BETWEEN BARS BEING SPLICED IS LESS THAN (2) BAR DIAMETERS, INCREASE THE LAP LENGTH BY 50%.
2. WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER, INCREASE THE LAP LENGTH BY 50%.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. LAP SPLICE LENGTHS ARE PROVIDED FOR NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT CONCRETE IS USED, INCREASE LAP SPLICE LENGTHS BY 30%.
5. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
6. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS CONTAINED TWO MATTS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.

STRUCTURAL STEEL:

1. CODE: LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ANSI/AISC 360. STEEL SHALL CONFORM TO THE FOLLOWING GRADES:

   WIDE FLANGE SHAPES..... ASTM A992 (Fy=50ksi)
   ALL CHANNELS, ANGLES, PLATES, ETC. (UNO)..... A36 (Fy=36ksi)
   STRUCTURAL TUBES..... A500, GRADE B (Fy=46ksi)
   ANCHOR BOLTS..... F1554, GRADE 36

POST-INSTALLED ANCHORS:

1. POST-INSTALLED ANCHORS SHALL ONLY BE INSTALLED WHERE SPECIFIED ON THE CONTRACT DRAWINGS. POST-INSTALLED ANCHORS SHALL NOT BE USED FOR MISSING OR MIS-PLACED CAST-IN-PLACE ANCHORS WITHOUT PERMISSION FROM THE ENGINEER OF RECORD.
2. TESTING, SCANNING, AND LOCATING OF EXISTING REINFORCEMENT IS REQUIRED PRIOR TO INSTALLATION OF POST-INSTALLED ANCHORS TO AVOID INTERFERENCE AND/OR DAMAGE TO IN-PLACE REINFORCEMENT.
3. SUBSTITITION REQUESTS FOR SPECIFIED POST-INSTALLED ANCHORS SHALL BE ACCOMPANIED BY ADEQUATE CALCULATIONS BY A ENGINEER LICENSED IN THE PROJECT STATE THAT THE REQUESTED ANCHOR MEETS OR EXCEEDS THAT OF WHAT IS SPECIFIED.
4. MECHANICAL ANCHORS SHALL BE TESTED AND ASSESSED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ACI 355.2 QUALIFICATION OF POST INSTALLED MECHANICAL ANCHORS IN CONCRETE AND COMMENTARY.
5. ADHESIVE ANCHOR SYSTEMS SHALL BE TESTED AND ASSESSED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ACI 355.4 QUALIFICATION OF POST-INSTALLED ADHESIVE ANCHORS IN CONCRETE (355.4) AND COMMENTARY. BULKMIXED (E.G., BUCKET-MIXED) ADHESIVES ARE NOT PERMITTED.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 2,500 PSI AT THE TIME OF ADHESIVE ANCHOR INSTALLATION.
7. CONCRETE AT TIME OF ADHESIVE ANCHOR INSTALLATION SHALL HAVE A MINIMUM AGE OF 21 DAYS. FOR INSTALLATION OF ADHESIVE ANCHORS IN CONCRETE HAVING AN AGE LESS THAN 21 DAYS, TESTS SHALL BE CONDUCTED TO VERIFY THE PERFORMANCE OF THE PRODUCT IN ACCORDANCE WITH ACI 355.4.
8. THE CONCRETE TEMPERATURE AT THE TIME OF ADHESIVE ANCHOR INSTALLATION SHALL BE AT LEAST 50°F UNLESS TESTING HAS BEEN CONDUCTED IN ACCORDANCE WITH RECOGNIZED CRITERIA TO VERIFY PERFORMANCE IN CONCRETE AT LOWER TEMPERATURES.
9. ADHESIVE ANCHORS SHALL BE SUPPLIED AS AN ENTIRE SYSTEM. THE SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS (MPII) AS SUPPLIED WITH THE ADHESIVE, ADHESIVE CARTRIDGE, MIXING NOZZLE, EXTENSION TUBE, DISPENSER, AND ALL REQUIRED EQUIPMENT FOR PROPERLY CLEANING THE DRILLED HOLE.
10. ALL-THREADED ROD (EYEBOLTS, THREADED STUDS, INTERNAL THREADED PARTS) TO BE USED IN ADHESIVE ANCHOR ASSEMBLIES SHALL CONFORM TO ASTM A36, F1554 OR OTHER APPROVED ANCHOR ASSEMBLY TYPES. (STAINLESS STEEL ANCHOR RODS SHALL BE AISI TYPE 304 OR TYPE 316.) THREADS SHALL BE UNC COARSE THREADS, UNLESS NOTED OTHERWISE. COMPATIBLE NUTS AND WASHERS SHALL BE FURNISHED WITH THE ALL-THREAD ROD AND CONSIDERED PART OF THE ASSEMBLY. WITH HOT-DIPPED GALVANIZED RODS, USE OVERSIZED TAPPED, HOT-DIPPED GALVANIZED NUTS.
11. NUTS, WASHERS, AND OTHER HARDWARE USED WITH AN ALL-THREADED BAR ADHESIVE ANCHOR SYSTEM OR WITH A MECHANICAL EXPANSION ANCHOR SHALL HAVE A MATERIAL OR AN ALLOY DESIGNATION THAT IS COMPATIBLE WITH THE ANCHOR ROD/ALLOY. GALVANIZED ASSEMBLIES SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 CLASS C. ELECTROPLATE GALVANIZING IS NOT ACCEPTABLE. DISSIMILAR METAL ASSEMBLIES SHALL BE SEPARATED BY NYLON, EPDM, OR OTHER APPROVED NON-METALLIC WASHERS.
12. REINFORCING BARS TO BE USED IN ADHESIVE ANCHOR ASSEMBLIES OR AS POST-INSTALLED REINFORCING SHALL CONFORM TO ASTM A615, A706, A995, OR A1035.
13. THE EMBEDMENT DEPTH SPECIFIED SHALL BE DEFINED AS THE DEPTH FROM THE BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN FULLY INSTALLED.
14. ADHESIVE CARTRIDGES SHALL BE STORED UNDER CONDITIONS IN COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS REGARDING TEMPERATURE, EXPOSURE TO SUNLIGHT, ETC. AND EVIDENCE OF COMPLIANCE SHALL BE MADE AVAILABLE UPON REQUEST. THE USE OF EXPIRED ADHESIVE, AS INDICATED BY THE EXPIRATION DATE ON THE CARTRIDGE, IS PROHIBITED.
15. ADHESIVE ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS IN ACCORDANCE WITH THE SPECIFICATIONS (ALT: CONTRACT DOCUMENTS). BOTH POST-INSTALLED EXPANSION AND ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
16. ADHESIVE ANCHORS WITH DIAMETER GREATER THAN 3/8- INCH INSTALLED IN ORIENTATIONS FROM HORIZONTAL TO VERTICAL SHALL EMPLOY A PISTON PLUG FOR THE ADHESIVE INJECTION.
17. INSTALLATION OF ADHESIVE ANCHORS IN ORIENTATIONS FROM HORIZONTAL TO VERTICAL TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE ACI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM OR EQUIVALENT.
18. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO INSTALL THE EXPANSION AND/OR ADHESIVE ANCHOR INCLUDING, BUT NOT LIMITED TO, DRILLS, SETTING TOOLS, CLEAN-OUT BRUSHES, BLOWOUT BULBS, OIL-FREE COMPRESSED AIR, VACUUMS, WRENCHES, ETC.
19. UNLESS OTHERWISE SPECIFIED, ANCHORS SHALL BE INSTALLED IN HOLES DRILLED WITH A ROTARY IMPACT HAMMER DRILL OR, WHERE NOT OTHERWISE PRESCRIBED, A ROCK DRILL. WHERE SPECIFIED AND WHERE PERMITTED BY THE MPII, HOLES MAY BE DRILLED WITH A DIAMOND CORE DRILL. IN ALL CASES, THE BIT DIAMETER SHALL BE IN ACCORDANCE WITH THE MPII.
20. ANCHOR HOLES SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE MPII PRIOR TO ADHESIVE INJECTION.
21. DRILLED AND CLEANED ANCHOR HOLES SHALL BE PROTECTED FROM CONTAMINATION AND WATER (E.G. RAIN) UNTIL THE ADHESIVE IS INSTALLED.
22. A DRILLED ANCHOR HOLE SHALL BE RE-CLEANED JUST PRIOR TO ADHESIVE INJECTION IF, IN THE OPINION OF THE ENGINEER, INSPECTOR, OR OWNER'S REPRESENTATIVE, THE HOLE HAS BECOME CONTAMINATED AFTER INITIAL CLEANING.
23. ADHESIVE SHALL BE INJECTED IN ACCORDANCE WITH THE MPII USING EQUIPMENT AND PROCEDURES AS SPECIFIED THEREIN FOR THE SPECIFIC CONDITIONS ASSOCIATED WITH THE INJECTION. THIS SHOULD BE CLEARLY SPECIFIED IN THE MPII, IF NOT, ANOTHER PRODUCT SHOULD BE SPECIFIED.
24. ANCHOR ELEMENTS TO BE INSTALLED IN THE ADHESIVE SHALL BE CLEAN, OIL-FREE, AND FREE OF LOOSE RUST, PAINT, OR OTHER COATINGS. THREADS ON THE PROJECTING PORTION OF THE ANCHOR ELEMENT SHALL BE PROTECTED FROM ADHESIVE CONTAMINATION.
25. INSTALLED ADHESIVE ANCHORS SHALL BE SECURELY FIXED IN-PLACE TO PREVENT DISPLACEMENT WHILE THE ADHESIVE CURES. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE CONCRETE SURFACE. ANCHORS DISPLACED BEFORE FULL ADHESIVE CURE SHALL BE CONSIDERED DAMAGED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
26. POST-INSTALLED REINFORCING BARS OR ALL-THREADED BARS SHALL NOT BE BENT AFTER BEING INSTALLED.

FBC 110.3 REQUIRED INSPECTIONS

MATERIAL / ACTIVITY	SERVICE	Y/N	AGENT	DATE COMPLETED
1. Foundation Inspection: After trenches are excavated and forms erected				
Stem-Wall	Field inspection	N		
Monolithic Slab on Grade	Field inspection	Y		
Piling/Pile Caps	Field inspection	N		
Footers/Grade Beams	Field inspection	Y		
2. Framing Inspection: After the roof, framing, fireblocking, and bracing is in place. All concealing wiring, all pipes, chimneys, ducts and vents are completed.				
Window/Door Framing	Field inspection	Y		
Vertical Cells/Columns	Field inspection	Y		
Lintel/Tie Beams	Field inspection	Y		
Framing/Trusses/Bracing/Connectors	Field inspection	Y		
Draft Stopping/Fire Blocking	Field inspection	Y		
Curtain Wall Framing	Field inspection	N		
Energy Insulation	Field inspection	Y		
Accessibility	Field inspection	Y		
Verify Rough Opening Dimensions Are Within Tolerances	Field inspection	Y		
3. Sheathing Inspections: As part of the dry-in inspection or after all roof and wall sheathing and fasteners are complete.				
Roof Sheathing	Field inspection	Y		
Wall Sheathing	Field inspection	Y		
Sheathing Fasteners	Field inspection	Y		
Roof/Wall Dry-in	Field inspection	Y		
4. Exterior Wall Coverings				
Roof Sheathing	Field inspection	Y		
Wall Sheathing	Field inspection	Y		
5. Roof Inspection				
Dry-In	Field inspection	Y		
Insulation	Field inspection	Y		
Roof Coverings	Field inspection	Y		
Flashing	Field inspection	Y		
6. Final Inspections : After the building is complete and ready for occupancy				
Final Inspection	Field inspection	Y		

STUDS, JOISTS, HEADERS, ETC.

NAILING SCHEDULE

CONNECTION	FASTENER	# OR SPACING
BRIDGING TO JOIST TOE NAIL EACH END	8D COMMON	2
JOIST TO SILL OR GIRDER TOE NAIL	8D COMMON	3
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	8D COMMON	2
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2-INCH SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAILED	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLED STUDS, FACE NAIL	16D COMMON	24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16D COMMON	16" O.C.
BLOCKING BETWEEN JOISTS TO TOP PLATE. TOE NAIL	8D COMMON	3
RIM JOIST TO TOP PLATE, TOE NAIL	8D COMMON	6" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	16D COMMON	2
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EA. EDGE
CEILING JOISTS TO PLATES, TOE NAIL	8D COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8D COMMON	4
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	16D COMMON	3
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	16D COMMON	3
RAFTER TO PLATE, TOE NAIL	8D COMMON	3
1-INCH BRACE TO EACH STUD & PLATE, FACE NAIL	8D COMMON	2
1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	8D COMMON	3
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	3
BUILT CORNER STUDS EACH BEARING, FACE NAIL	16D COMMON	24" O.C.
BUILT GIRDERS & BEAMS, FACE NAIL	20D COMMON	32" O.C. AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
2-INCH PLANKS	16D COMMON	AT EACH BEARING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
LEDGER STRIP, FACE NAIL	16D COMMON	3 AT EACH JOIST

SHEATHING @ NON-SHEAR WALL LOCATIONS

PLYWOOD AND O.S.B. BOARD WALL SHEATHING

THICKNESS	FASTENER	NUMBER OR SPACING
1/2" OR LESS	6D COMMON	6" O.C. EDGES AND 12" O.C. INTERMEDIATE
5/16", 1/2"	16 GA GALV. WIRE STAPLES, 3/8" MIN. CROWN	4" O.C. EDGES AND 8" O.C. INTERMEDIATE

FIBERBOARD AND GYPSUM WALL SHEATHING

THICKNESS	FASTENER	NUMBER OR SPACING
1/2" FIBERBOARD SHEATHING	1 1/2" GALV. ROOFING NAIL 6D COMMON WALL	3" O.C. AT EDGES / 6" O.C. AT OTHER BEARING
1/2" GYPSUM SHEATHING	11 GA 1 1/2" GALV. 7/16" HEAD	4" O.C. AT EDGES / 8" O.C. AT OTHER BEARING
1/2" GYPSUM WALLBOARD	1 3/8" DRY- WALL NAIL	7" O.C. ON CEILING / 8" O.C. ON WALLS

NOTES:
1. FOR ALL EXTERIOR WOOD STUD WALLS NOT DESIGNATED AS SHEAR WALLS PROVIDE 1/2" THICK STRUCT I PLYWOOD SHEATHING W/ 8d NAILS @ 6" O.C. @ PANEL EDGES, AND @ 12" O.C. @ FIELD AT EXTERIOR FACES (INCLUDING CANOPIES).
2. PROVIDE 1/2" THICK STRUCT I PLYWOOD SHEATHING W/ 8d NAILS @ 6" O.C. @ PANEL EDGES, AND @ 12" O.C. @ FIELD FOR EAVES AND CANOPY CEILINGS.

IBC NAILING SCHEDULE

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3528 Habersham at Northlake
Tucker, Georgia 30084
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STRUCTURAL SPECIAL INSPECTIONS

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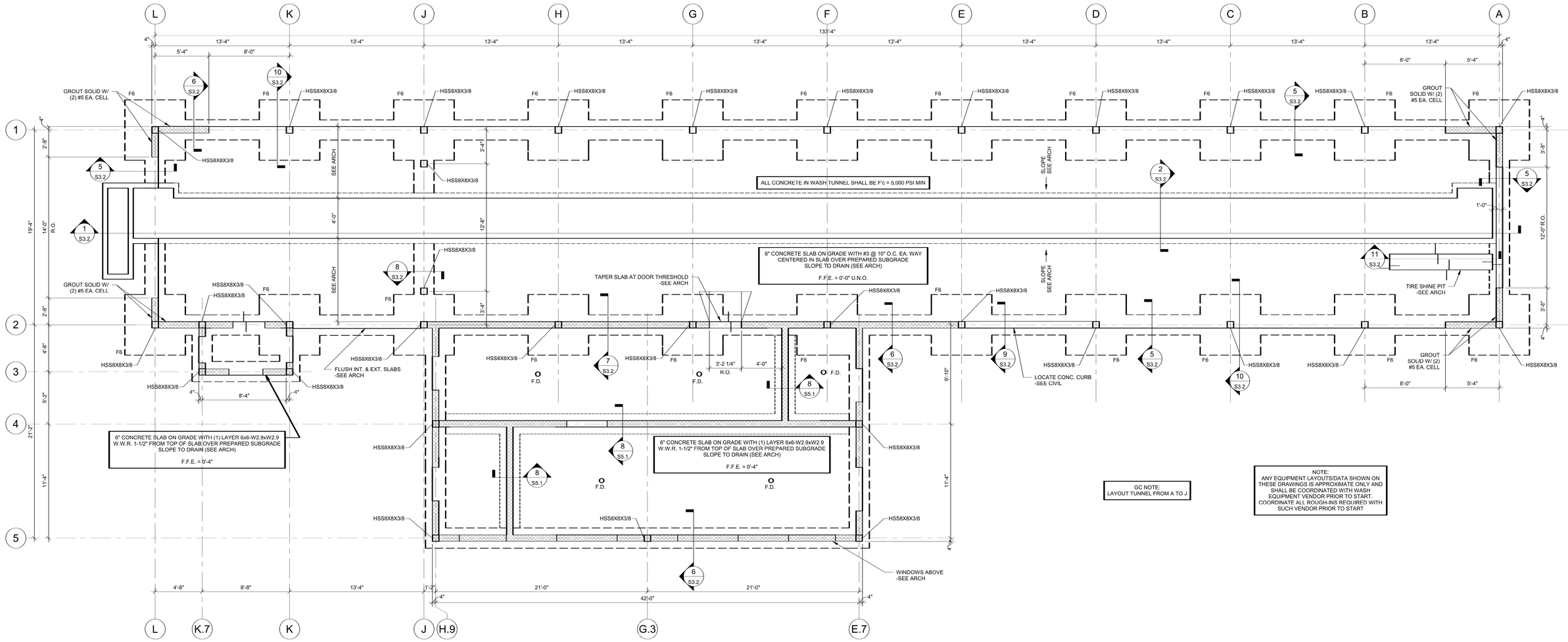
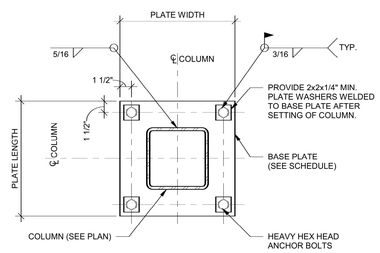


GC NOTE:
LAYOUT TUNNEL FROM A TO J

NOTE:
ANY EQUIPMENT LAYOUTS/DATA SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY AND SHALL BE COORDINATED WITH WASH EQUIPMENT VENDOR PRIOR TO START. COORDINATE ALL ROUGH-INS REQUIRED WITH SUCH VENDOR PRIOR TO START

1 S1.1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



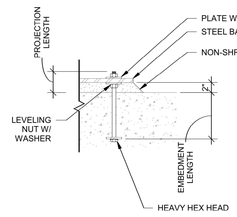
BASE PLATE SCHEDULE				
PLAN MARK	PLATE LENGTH	PLATE WIDTH	PLATE THICKNESS	ANCHOR BOLTS
TYP.	14"	14"	1"	(4) 3/4" DIA. x12" EMBED

NOTE: ALL COLUMNS TO HAVE TYP. BASE PLATE U.N.O.

2 S1.1 BASE PLATE SCHEDULE

SCALE: 1 1/2" = 1'-0"

FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
F6	6' - 0"	6' - 0"	1' - 4"	(7) #5 E.W.



EMBEDMENT SCHEDULE			
ANCHOR BOLT DIA	ANCHOR BOLT GRADE	MIN. EMBED. IN FOOTING	MIN. PROJECTION
3/4" Ø	F1554 GR. 36	1'-0"	6"

3 S1.1 ANCHOR BOLT DETAIL

SCALE: 1" = 1'-0"

FOUNDATION PLAN NOTES:

1. TOP OF ALL EXTERIOR FOOTINGS SHALL BE -1'-4" BELOW FINISHED FLOOR, U.N.O.
2. TOP OF ALL INTERIOR FOOTINGS SHALL BE -1'-4" BELOW FINISHED FLOOR, U.N.O.
3. BOTTOM OF ALL FOOTINGS SHALL BEAR A MINIMUM OF -1'-0" BELOW FINISHED FLOOR FOR FROST PROTECTION.
4. REFER TO ARCH'L AND CIVIL DRAWINGS FOR LOCATION OF MOISTURE BARRIER, CURBS, EXTERIOR SLABS, DRAINAGE, RAMPS, STEPS, WALKS, ETC.
5. BUILDING SLAB IS NOT DESIGNED TO SUPPORT CRANE LOADS, CONCRETE MIXING TRUCKS, OR OTHER SPECIFIC CONSTRUCTION LOADINGS.
6. FOOTINGS SHALL BE CENTERED ON THE CENTERLINE OF THE WALL AND/OR COLUMNS, U.N.O.
7. COORDINATE LOCATION OF LOWERED FOOTINGS WITH PLUMBING AND CAR WASH EQUIPMENT DRAWINGS.
8. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. COORDINATE SLAB ELEVATIONS AND SLOPES WITH ARCHITECTURAL PLANS.
9. REFER TO ARCHITECTURAL, MEP, AND CAR WASH EQUIPMENT DRAWINGS FOR SIZE AND LOCATION OF SLAB AND FOUNDATION PENETRATIONS.
10. THICKEN SLAB TO MAINTAIN THE SLAB THICKNESS AROUND FLOOR BOXES AND CONDUIT.
11. BROOM FINISH ALL SLABS NOT TO RECEIVE A FINISH. SEE ARCH. FOR SLAB FINISHES.
12. UNDERLAY SLABS WITH A MIN. 6" FREE DRAINING BASE COURSE.
13. F.D. DENOTES FLOOR DRAINS. SEE PLUMBING AND ARCH. FOR SLOPES AND LOCATIONS.

FOUNDATION PLAN LEGEND

- INDICATES STEP IN FOUNDATION (SEE STEPPED FOOTING DETAIL)
- -X'-XX" — INDICATES ATYPICAL TOP OF FOOTING ELEVATION
- INDICATES A STEP IN THE SLAB ON GRADE

CONCRETE MIX DESIGN NOTES:

1. ALL CONCRETE SHALL HAVE A MAX. W/CM = 0.45, AND SHALL BE AIR-ENTRAINED. REFER TO ACI 318 TABLE 4.4.1 FOR AIR CONTENT REQUIREMENTS.
2. THE CONCRETE MIX FOR THE TUNNEL SLAB SHALL LIMIT CEMENTITIOUS MATERIALS PER ACI 318 TABLE 4.4.2.
3. SEE CONCRETE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

Willett Engineering Company
Consulting Structural Engineers
3528 Habersham at Northlake
Tucker, Georgia 30084
Phone: (770) 270-9484
www.WillettEngineering.com

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DRAWING TITLE:
FOUNDATION PLAN

NEW TIDAL WAVE AUTO SPA

US HWY 441 & CR 235A
ALACHUA, FLORIDA 32615

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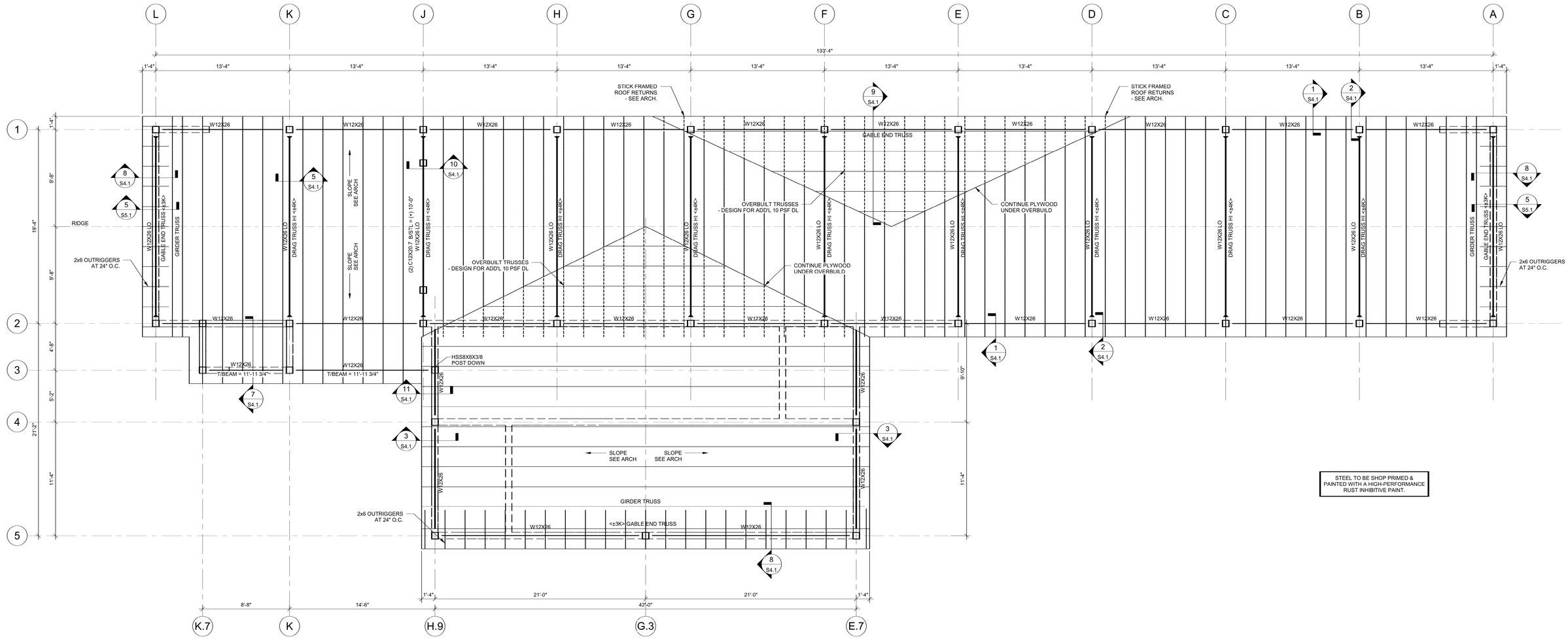
SHEET NO:	S1.1

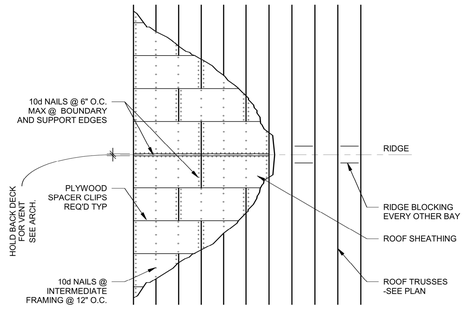
TIDAL WAVE AUTO SPA



STEEL TO BE SHOP PRIMED & PAINTED WITH A HIGH-PERFORMANCE RUST INHIBITIVE PAINT.

1 S2.1 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



ROOF DIAPHRAGM NAILING

ROOF TRUSS LOADS		
LOAD	TOP CHORD	BOTT. CHORD
DEAD	7.5 PSF	12.5 PSF
ROOF LIVE	20.0 PSF	0.0 PSF
LIVE	0.0 PSF	10.0 PSF [1, 2]
SNOW	6.9 PSF	0.0 PSF
WIND (DOWN)	30.8 PSF (ULT)	0.0 PSF

1. NON-CONCURRENT WITH ROOF LIVE LOAD.
2. TRUSS MANUFACTURER SHALL DESIGN FOR ADDITIONAL LOADS WHERE PARAMETERS FOR UNINHABITABLE ATTICS WITH STORAGE CRITERIA ARE MET PER ASCE 7.

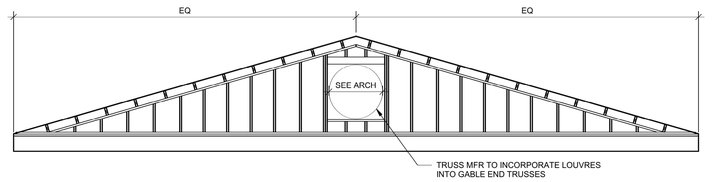
ROOF FRAMING PLAN NOTES

1. INDICATES SPAN OF 5/8" PLYWOOD ROOF DECK UNDER 26 GAUGE METAL PANELS. SEE NOTES & DETAILS FOR NAILING.
2. TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL BRACING AND UPLIFT BRIDGING.
3. B/TRUSS = 14'-0" U.N.O. T/BEAM = 13'-9" U.N.O.
4. ROOF IS NOT DESIGNED TO SUPPORT ANY FUTURE ROOF TOP EQUIPMENT- WHAT IS INDICATED ON THIS DRAWING SHALL BE INCORPORATED INTO THE DESIGN BY THE TRUSS MFR.
5. THE TRUSS MANUFACTURER SHALL DESIGN ALL JOISTS FOR A MAXIMUM DEFLECTION DUE TO TRANSIENT LOAD OF L/240.
6. REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR SIZE AND LOCATION OF DECK PENETRATIONS.

ROOF FRAMING PLAN LEGEND:

<±XXX> INDICATES AXIAL ASD (0.6W OR 0.7EQ) LOAD TO BE INCORPORATED INTO MEMBERS AND CONNECTION DESIGN

◄—— DENOTES MOMENT CONNECTION



TYP. GABLE END ELEVATION

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TIDAL WAVE AUTO SPA

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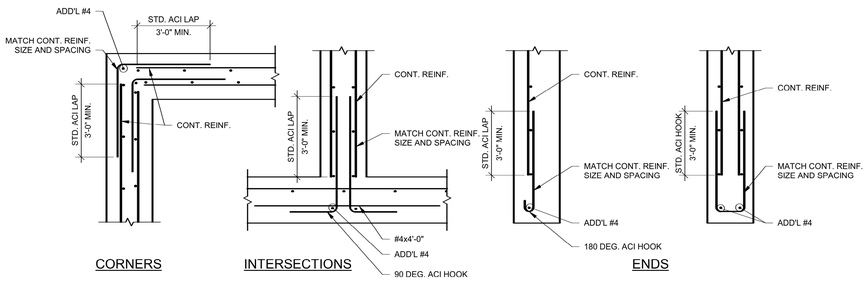
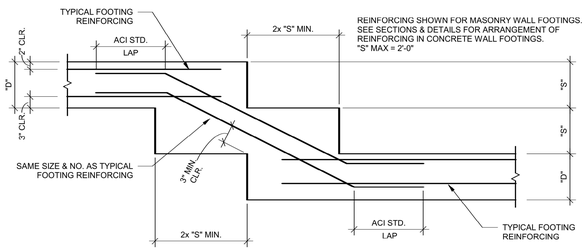


TYP. REINF. ARRANGMENTS AT CORNERS

1 S3.1

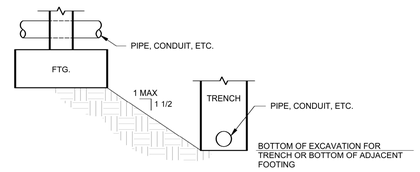
SCALE: 3/4" = 1'-0"



TYP. STEPPED FOOTING

2 S3.1

SCALE: 3/4" = 1'-0"

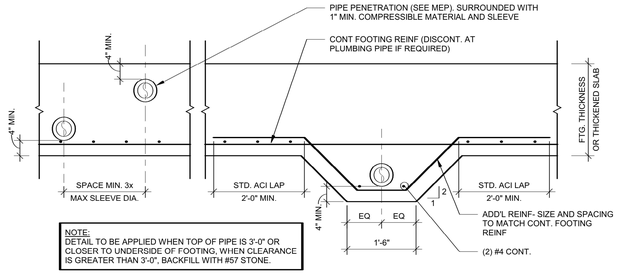


LOWER FOOTING AS REQUIRED TO PROVIDE MAX 1 1/2:1 SLOPE FROM BOTTOM EDGE OF FOOTING TO BOTTOM OF TRENCH EXCAVATION OR LOWER FOOTING SO THAT TOP OF FOOTING IS BELOW PIPE, CONDUIT, ETC.

TYP. FOUNDATION INFLUENCE DETAIL

3 S3.1

SCALE: 3/4" = 1'-0"

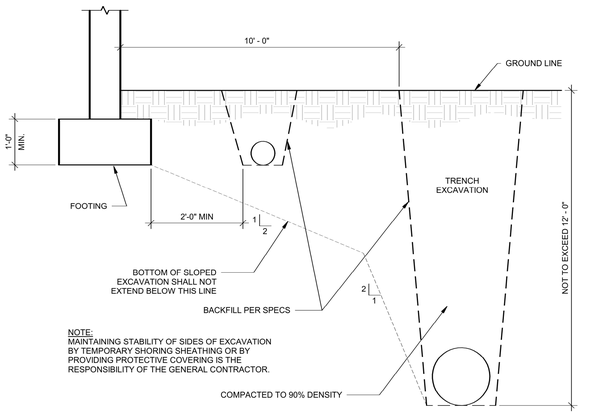


NOTE:
DETAIL TO BE APPLIED WHEN TOP OF PIPE IS 3'-0" OR CLOSER TO UNDERSIDE OF FOOTING, WHEN CLEARANCE IS GREATER THAN 3'-0", BACKFILL WITH #57 STONE.

TYP. UTILITIES UNDER SLAB OR WALL FOOTING

4 S3.1

SCALE: 3/4" = 1'-0"

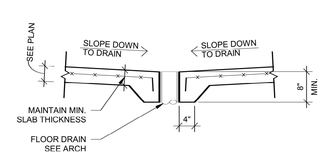


NOTE:
MAINTAINING STABILITY OF SIDES OF EXCAVATION BY TEMPORARY SHORING SHEATHING OR BY PROVIDING PROTECTIVE COVERING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

TYP. EXCAVATIONS PARALLEL TO WALL FOOTING

5 S3.1

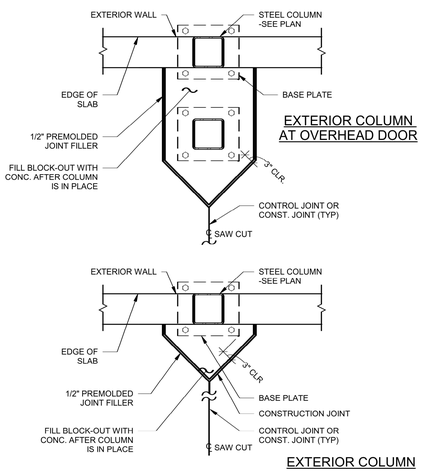
SCALE: 3/4" = 1'-0"



TYP. SLAB AT FLOOR DRAIN

6 S3.1

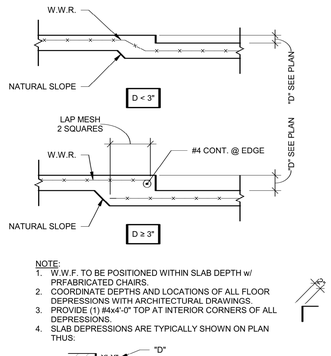
SCALE: 3/4" = 1'-0"



COLUMN ISOLATION JOINTS

7 S3.1

SCALE: 3/4" = 1'-0"

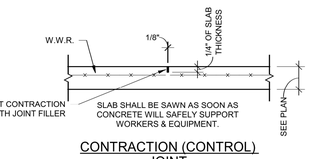


NOTE:
1. W.W.F. TO BE POSITIONED WITHIN SLAB DEPTH w/ PRFABRICATED CHAIRS.
2. COORDINATE DEPTHS AND LOCATIONS OF ALL FLOOR DEPRESSIONS WITH ARCHITECTURAL DRAWINGS.
3. PROVIDE (1) #4x4'-0" TOP AT INTERIOR CORNERS OF ALL DEPRESSIONS.
4. SLAB DEPRESSIONS ARE TYPICALLY SHOWN ON PLAN THUS:

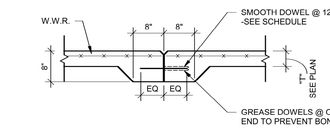
TYP. DEPRESSED SLAB ON GRADE

8 S3.1

SCALE: 3/4" = 1'-0"



CONTRACTION (CONTROL) JOINT



CONSTRUCTION JOINT T > 4"

CONSTRUCTION JOINT NOTES:
1. SEE PLAN FOR SLAB THICKNESS (T) AND REINFORCEMENT.
2. SLAB REINFORCEMENT SHALL BE CHAIRED BY SOIL SUPPORTED SLAB BOLSTERS.
3. BREAK BOND BETWEEN NEW AND PREVIOUSLY PLACED SLAB BY SPRAYING OR PAINTING EXPOSED SIDE OF KEY AND DOWEL WITH A CURING COMPOUND, ASPHALTIC EMULSION, OR FORM OIL.
4. REFER TO SPECIFICATIONS AND DRAWINGS FOR SUB FLOOR DRAINAGE SYSTEM, SUBGRADE PREPARATION AND/OR MUD SLAB ON VAPOR BARRIER REQUIREMENTS.
5. SUBGRADE SHALL BE FREE OF STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.

CONSTRUCTION JOINT DOWELS

"T"	DOWEL SIZE
5"	5/8" DIA. x1'-0"
6"	3/4" DIA. x1'-2"
7"	7/8" DIA. x1'-2"
8"	1" DIA. x1'-2"
9"	1 1/8" DIA. x1'-4"
10"	1 1/4" DIA. x1'-4"

TYP. JOINTS IN SLAB ON GRADE

9 S3.1

SCALE: 3/4" = 1'-0"

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PROJECT NUMBER:	225223
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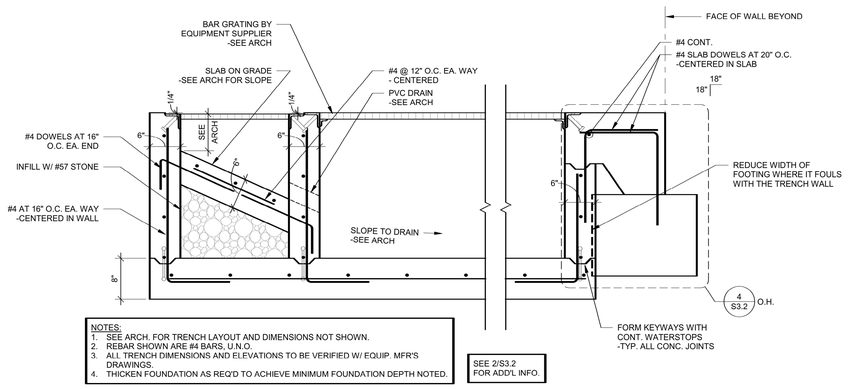
DRAWN BY:	KAG
CHECKED BY:	BJH
SHEET NO:	S3.1



1 S3.2 TRENCH SECTION AT CORRELATOR

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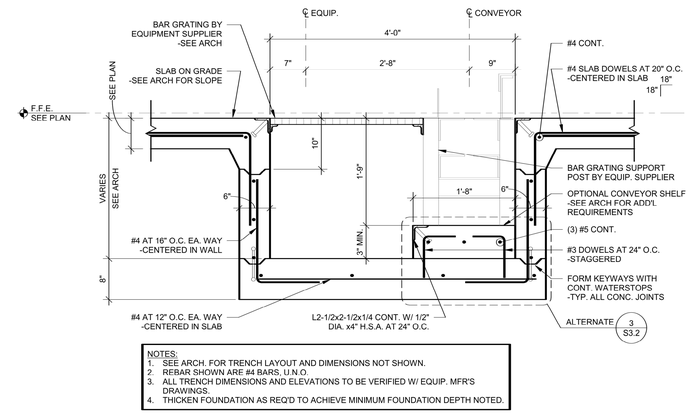

2 S3.2 TRENCH SECTION

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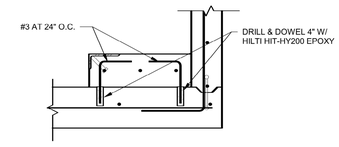

ALTERNATE OPTION - AT CONTRACTOR'S PREFERENCE

3 S3.2 TRENCH SECTION ALT.

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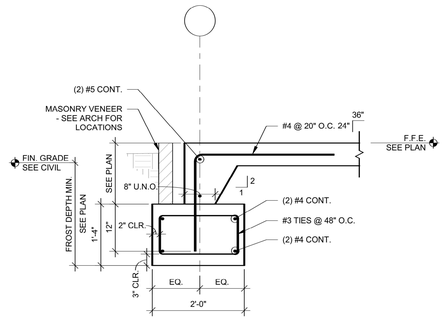

4 S3.2 TYP. FOOTING REINF.

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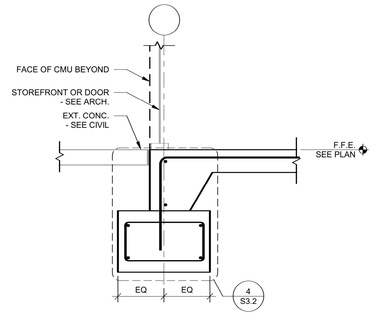
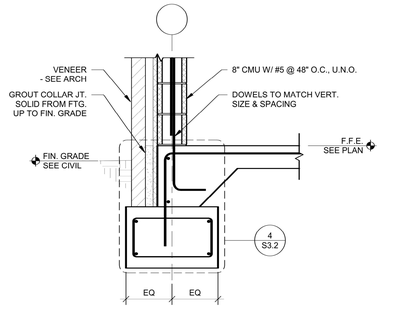


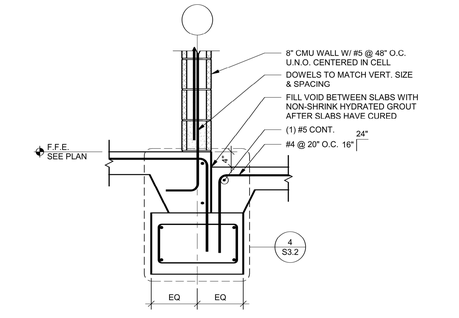
5 S3.2 TYP. EXT. WALL @ GLAZING

SCALE: 3/4" = 1'-0"



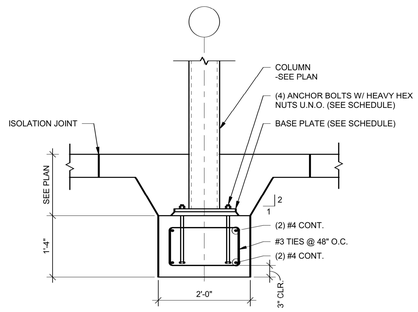
6 S3.2 TYP. EXT. WALL @ CMU

SCALE: 3/4" = 1'-0"



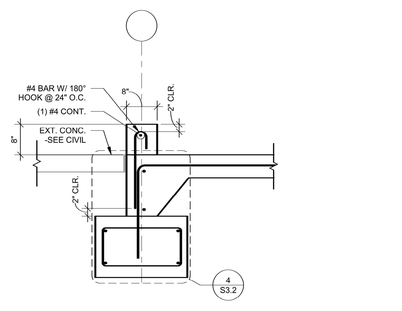
7 S3.2 SLAB STEP DETAIL

SCALE: 3/4" = 1'-0"



8 S3.2 INT. COLUMN FOOTING

SCALE: 3/4" = 1'-0"



9 S3.2 FOUNDATION AT CURB

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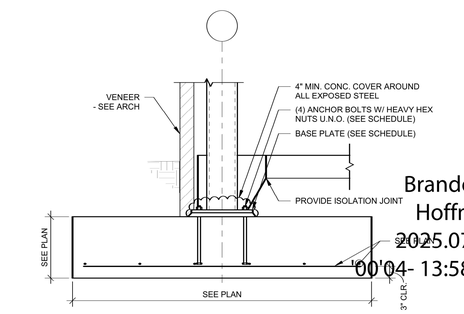
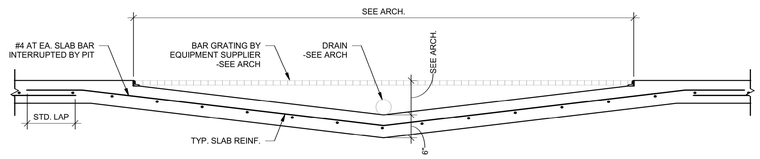
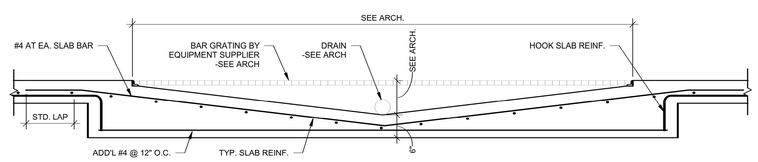


10 S3.2 EXT. COLUMN FOOTING

SCALE: 3/4" = 1'-0"



OPTION A



OPTION B

11 S3.2 SECTION @ TIRE SHINE PIT

SCALE: 3/4" = 1'-0"

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FOUNDATION SECTIONS & DETAILS

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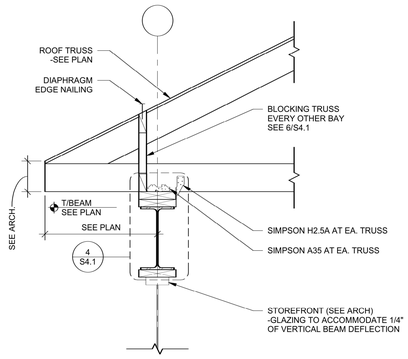
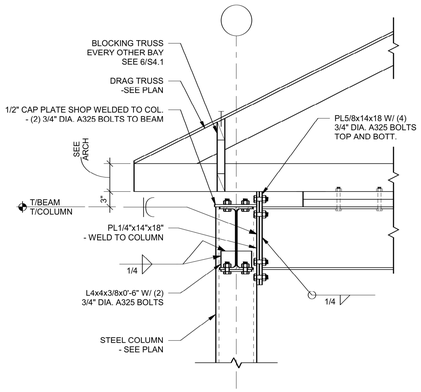


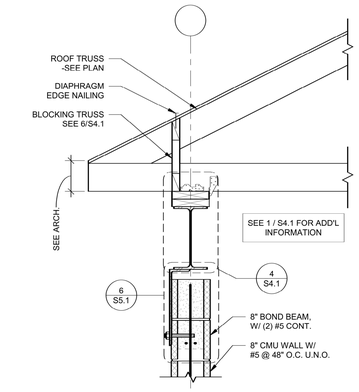
1 S4.1 EAVE DETAIL AT STEEL BEAM

SCALE: 1" = 1'-0"



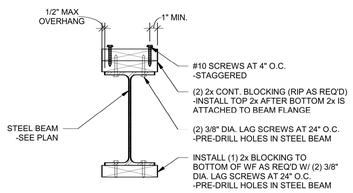
2 S4.1 EAVE DETAIL AT COLUMN

SCALE: 1" = 1'-0"



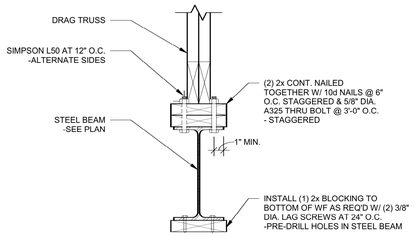
3 S4.1 EAVE DETAIL AT MASONRY

SCALE: 1" = 1'-0"



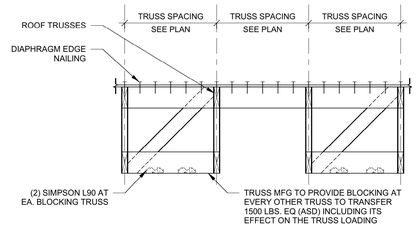
4 S4.1 TYP. BLOCKING TO STEEL BEAM

SCALE: 1 1/2" = 1'-0"



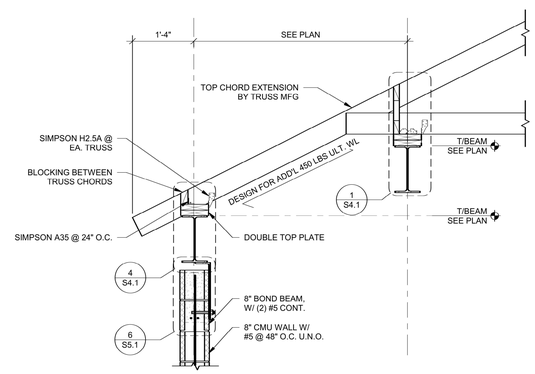
5 S4.1 BEAM AT DRAG TRUSS

SCALE: 1 1/2" = 1'-0"



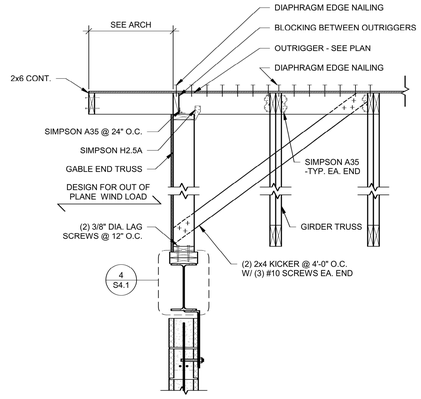
6 S4.1 BLOCKING TRUSS DETAIL

SCALE: 3/4" = 1'-0"



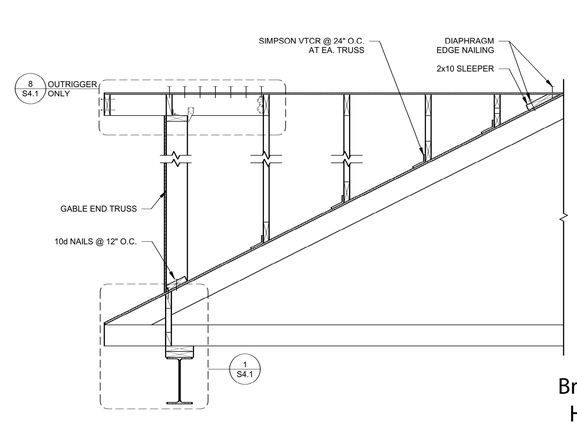
7 S4.1 EAVE DETAIL AT OPERATOR STAND

SCALE: 3/4" = 1'-0"



8 S4.1 OUTRIGGER DETAIL

SCALE: 3/4" = 1'-0"



9 S4.1 OVERBUILT GABLE END

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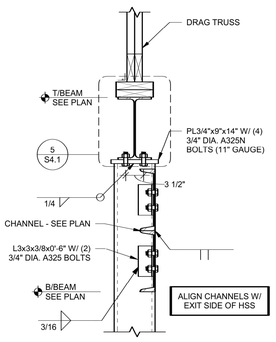
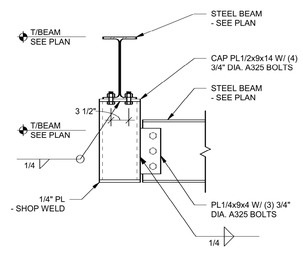


10 S4.1 INTERIOR COL AT BEAM

SCALE: 1" = 1'-0"



11 S4.1 SECTION

SCALE: 1" = 1'-0"

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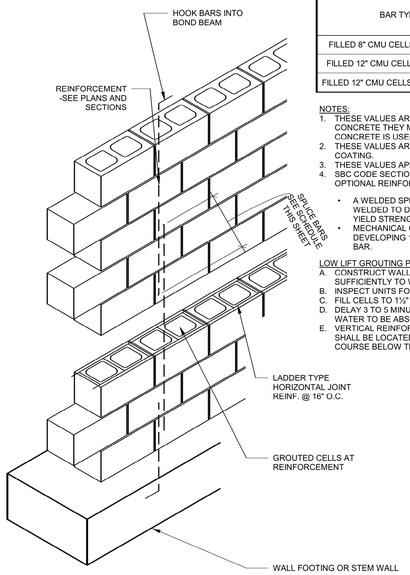


MINIMUM REINFORCING LAP LENGTH SCHEDULE (SD)

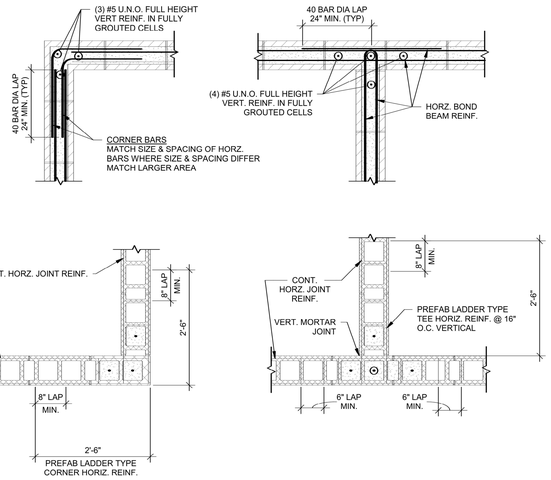
BAR TYPE	BAR SIZE AND LAP LENGTH			
	#3	#4	#5	#6
FILLED 8" CMU CELLS (SINGLE BAR)	16"	21"	32"	54"
FILLED 12" CMU CELLS (SINGLE BAR)	16"	21"	26"	40"
FILLED 12" CMU CELLS (DOUBLE BARS)	19"	34"	45"	54"

NOTES:
1. THESE VALUES ARE ADEQUATE FOR REGULAR WEIGHT CONCRETE THEY MAY BE MULTIPLIED BY 1.3 IF LIGHT WEIGHT CONCRETE IS USED.
2. THESE VALUES ARE ADEQUATE FOR BARS WITHOUT EPOXY COATING.
3. THESE VALUES APPLY TO MASONRY W/ f'm = 1,500 PSI.
4. SBC CODE SECTION 2108.9.2.11 ANS SECTION 12.14.3 ALLOW OPTIONAL REINFORCING SPLICES AS FOLLOWS:
   - A WELDED SPLICE WHEREBY BARS ARE BUTTED AND WELDED TO DEVELOP IN TENSION 125 PERCENT OF THE YIELD STRENGTH OF THE BAR
   - MECHANICAL CONNECTIONS THAT ARE CAPABLE OF DEVELOPING 125 PERCENT OF THE YIELD STRENGTH OF THE BAR.

LOW LIFT GROUTING PROCEDURE:
A. CONSTRUCT WALL TO HEIGHT OF 5'-0". ALLOW MORTAR TO SET SUFFICIENTLY TO WITHSTAND GROUT PRESSURE.
B. INSPECT UNITS FOR ALIGNMENT. CLEAN OUT CELLS TO BE FILLED.
C. FILL CELLS TO 1½" BELOW TOP COURSE.
D. DELAY 3 TO 5 MINUTES PRIOR TO CONSOLIDATING TO ALLOW WATER TO BE ABSORBED BY MASONRY.
E. VERTICAL REINFORCING PRE-MANUFACTURED REBAR POSITIONER SHALL BE LOCATED AT THE TOP OF THE FIRST COURSE AT THE COURSE BELOW THE TOP OF THE WALL AND 4'-0" O.C. (MAX.)

TYPICAL DETAIL OF LOW-LIFT REINFORCED MASONRY CONSTRUCTION

1 S5.1 — SCALE: 3/4" = 1'-0"

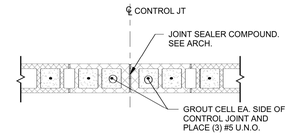


@ CORNER **@ TEE INTERSECTION**

NOTE:
1. CORNER/TEE INTERSECTION REINF. SHALL BE LAPPED WITH THE TYPICAL LADDER TYPE HORIZ. REINF. AND EXTEND A MINIMUM OF 30" IN EACH DIRECTION AT THE INTERSECTION.

TYPICAL CMU WALL CORNERS AND INTERSECTIONS

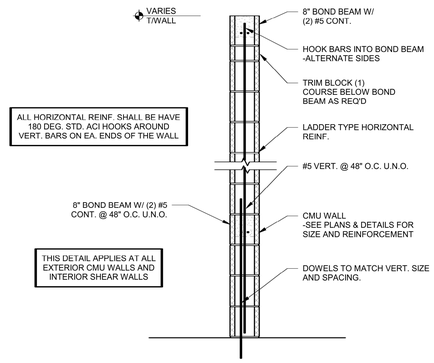
2 S5.1 — SCALE: 3/4" = 1'-0"



NOTES:
1. SPACING OF CONTROL JOINTS IN INTERIOR/EXTERIOR CMU WALL SHALL NOT EXCEED 18'-0".
2. SEE ARCH FOR EXACT LOCATIONS OF CONTROL JOINTS.
3. CONTINUE HORZ. JOINT REINF. THRU CONTROL JOINTS.
4. WHERE CMU WALLS INTERSECT CONTROL JOINTS IN THE SLAB ON GRADE, ALIGN CMU CONTROL JOINTS WITH THOSE IN THE SLAB ON GRADE.

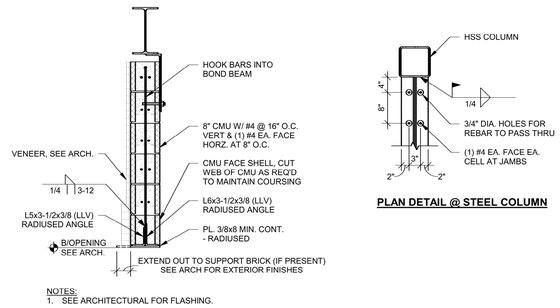
TYPICAL CMU CONTROL JOINTS

3 S5.1 — SCALE: 3/4" = 1'-0"



TYP. CMU STRUCTURAL WALLS

4 S5.1 — SCALE: 3/4" = 1'-0"

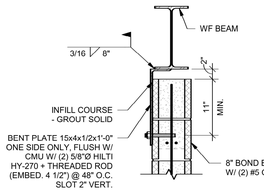


NOTES:
1. SEE ARCHITECTURAL FOR FLASHING.

PLAN DETAIL @ STEEL COLUMN

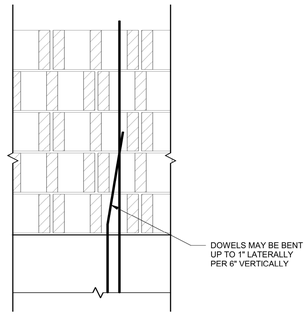
LINTEL FOR ARCHED OPENING

5 S5.1 — SCALE: 3/4" = 1'-0"



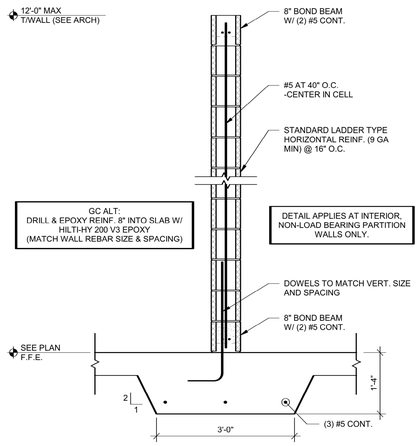
CMU WALL BRACING TO WF BEAM

6 S5.1 — SCALE: 1" = 1'-0"



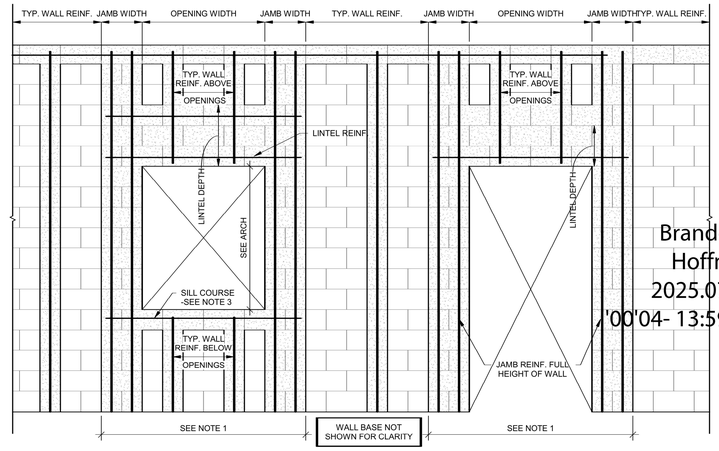
PERMISSIBLE BENDING OF FOUNDATION DOWELS

7 S5.1 — SCALE: 1" = 1'-0"



TYP. CMU PARTITION WALLS

8 S5.1 — SCALE: 3/4" = 1'-0"

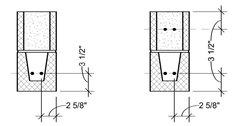


NOTES:
1. DO NOT PLACE CONTROL JOINTS WITHIN OPENING OR JAMB REGIONS.
2. GROUT SOLID ALL CELLS CONTAINING REINFORCEMENT.
3. SILL COURSE AS REQ'D:
   A. 8" CMU = (2) #5 CONT. (8'-0" MAX)
   B. 6" CMU = (1) #5 CONT. (6'-0" MAX)
4. NOTIFY STRUCTURAL ENGINEER OF RECORD IF OPENING WIDTHS EXCEED THOSE SCHEDULED.

SCHEDULE FOR CMU LINTELS IN 8" NON-LOAD BEARING MASONRY WALLS

OPENING WIDTH	LINTEL DEPTH	REINFORCING	END BEARING REQ'D	JAMB REINF. REQ'D
UP TO 4'-0"	8"	(2) #5 CONT. BOTT.	8"	(2) #5
4'-0" TO 8'-0"	16"	(4) #5 CONT.	8"	(2) #6
OVER 8'-0"	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN

NOTES:
1. MIN. END BEARING REQ'D ALSO IS MINIMUM JAMB WIDTH. IF THERE IS NOT ADEQUATE JAMB WIDTH, USE STEEL LINTEL FOR APPROPRIATE SPAN AND NOTIFY THE STRUCTURAL ENGINEER.
2. HOOK BARS 8" INTO FILLED JAMBS.
3. LINTELS SHALL BE CONSTRUCTED WITH U-BLOCKS AT THE BOTTOM AND DEPRESSED WEB BLOCKS ABOVE AND SHALL BE FULLY GROUTED.



LINTEL WITH (2) BARS **LINTEL WITH (4) BARS**

CMU OPENING SCHEDULE

9 S5.1 — SCALE: 1" = 1'-0"

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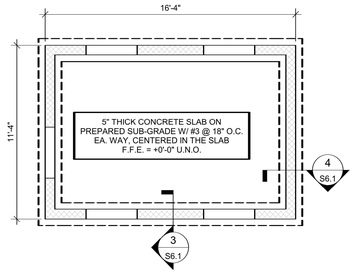
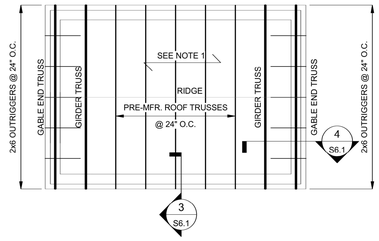


1 S6.1 VACUUM FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

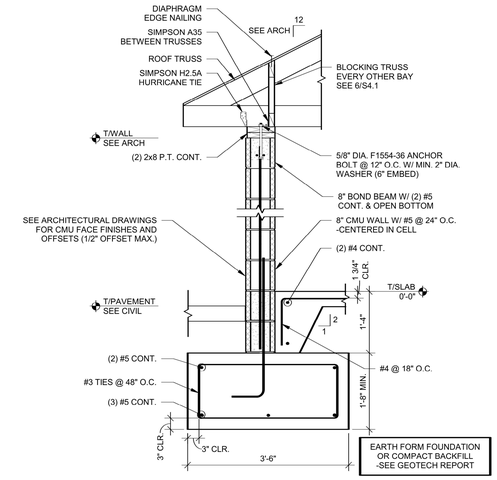
AUX BUILDINGS FOUNDATION PLAN NOTES:
1. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
2. CAST BOLLARDS AND GATE POSTS WITH CONCRETE FOUNDATION WALLS. SEE ARCHITECTURAL DRAWINGS FOR BOLLARD AND GATE POSTS FOUNDATIONS.



2 S6.1 VACUUM ROOF FRAMING PLAN

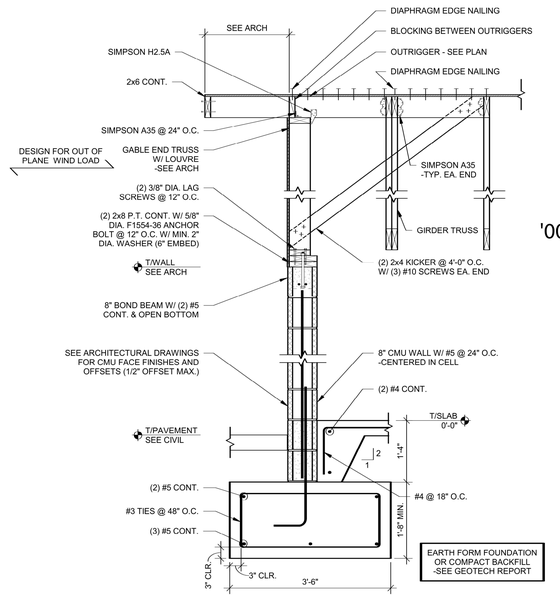
SCALE: 1/4" = 1'-0"

AUX BUILDINGS ROOF FRAMING PLAN NOTES:
1. INDICATES SPAN OF 5/8" PLYWOOD ROOF DECK UNDER 26 GAUGE METAL PANELS. SEE NOTES & DETAILS FOR NAILING.
2. VERIFY ALL DIMENSIONS, ROOF SLOPES, AND OVERHANGS W/ ARCH. DRAWINGS.
3. TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL BRACING AND UPLIFT BRIDGING.
4. TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES FOR A MAXIMUM DEFLECTION DUE TO TRANSIENT LOAD OF L/240.
5. ROOF IS NOT DESIGNED TO SUPPORT ANY FUTURE ROOF TOP EQUIPMENT.



3 S6.1 TYP. CMU WALL TYPICAL

SCALE: 3/4" = 1'-0"



4 S6.1 CMU WALL AT GABLE

SCALE: 3/4" = 1'-0"

Willett Engineering Company
Consulting Structural Engineers
3528 Habersham at Northlake
Tucker, Georgia 30084
Phone: (770) 270-9484
www.WillettEngineering.com

NEW TIDAL WAVE AUTO SPA

US HWY 441 & CR 235A
ALACHUA, FLORIDA 32615

TIDAL WAVE AUTO SPA

SEAL:

Brandon J Hoffman 2025.07.31 '00'04- 13:59:21

BRANDON HOFFMAN LICENSE No. 93184 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Brandon Hoffman PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAWING TITLE:

AUXILIARY BUILDINGS

REVISIONS:

NO.	DESCRIPTION	DATE

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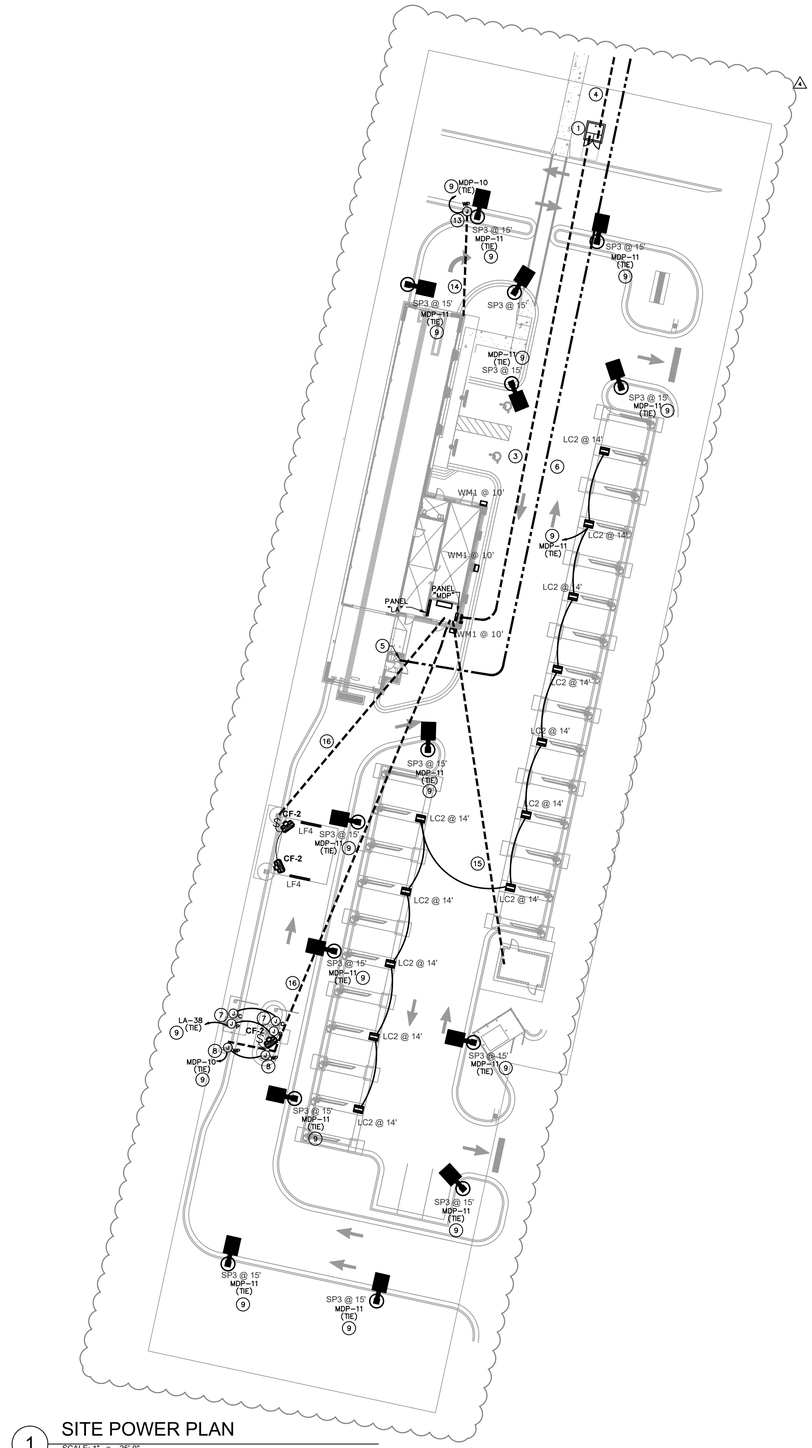
WILLETT ENGINEERING

PROJECT NUMBER:	225223
DATE:	
DRAWN BY:	KAG
CHECKED BY:	BJH

SHEET NO:

S6.1



1 SITE POWER PLAN
SCALE: 1" = 25'-0"

KEY NOTES

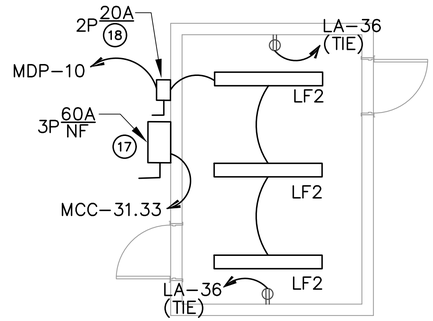
1. PROPOSED LOCATION OF PAD MOUNTED UTILITY TRANSFORMER. COORDINATE EXACT LOCATION WITH UTILITY PRIOR TO ROUGH IN.
2. PROPOSED LOCATION OF BUILDING METER / SHUNT TRIP BUTTON, REFER TO ELECTRICAL RISER DIAGRAM ON SHEET E5.1 FOR REQUIREMENTS.
3. PROPOSED ROUTING OF UNDERGROUND SERVICE LATERAL, COORDINATE EXACT ROUTING AS REQUIRED, REFER TO ELECTRICAL RISER DIAGRAM ON SHEET E5.1 FOR REQUIREMENTS.
4. PROPOSED ROUTING OF UNDERGROUND UTILITY PRIMARY. CONTRACTOR TO COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY PRIOR TO STARTING ANY WORK.
5. LOCATION OF COMMUNICATION OUTLET IN OPERATOR'S STATION, REFER TO TELEPHONE DETAIL ON SHEET E5.1 FOR REQUIREMENTS.
6. PROPOSED ROUTING OF COMMUNICATION CONDUITS, COORDINATE EXACT ROUTING AS REQUIRED. REFER TO TELEPHONE DETAIL ON SHEET E5.1 FOR REQUIREMENTS.
7. PROVIDE ELECTRICAL AND DATA CONNECTION FOR PAY STATION KIOSKS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SYSTEM INSTALLER AND CONNECT FOR OPERATION.
8. JUNCTION BOX FOR PAY STATION / PREP CANOPY LIGHTING.
9. WIRE CIRCUIT THRU TIME CLOCK AND LIGHTING CONTACTOR. REFER TO ELECTRICAL RISER DIAGRAM ON SHEET E5.1 FOR REQUIREMENTS.
10. JUNCTION BOX FOR VACUUM ENCLOSURE LIGHTING. PROVIDE MANUAL SWITCH(ES) AT ENCLOSURE ENTRANCE FOR LIGHTING CONTROL.
11. JUNCTION BOX FOR VACUUM ENCLOSURE VENDING RECEPTACLE.
12. PROVIDE 60 AMP, NEMA 3R ELECTRICAL DISCONNECT FOR VACUUM MOTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SYSTEM INSTALLER AND CONNECT FOR OPERATION.
13. JUNCTION BOX FOR ELECTRICAL CONNECTION TO WAIT & GO LIGHT (30-C). COORDINATE EXACT LOCATION AND REQUIREMENTS WITH CAR WASH VENDOR DRAWINGS AND CIVIL DRAWINGS PRIOR TO ROUGH IN AND CONNECT FOR OPERATION. 2
14. (2) 3/4" CONDUITS UNDER SLAB FOR WAIT & GO CAMERA AND WAIT & GO LIGHT 120V RELAY. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH CAR WASH VENDOR DRAWINGS PRIOR TO ROUGH IN AND CONNECT FOR OPERATION.
15. 3" CONDUITS FOR COMPRESSOR.
16. (1) 4" PVC AND (1) 2" CONDUIT FROM ELECTRICAL ROOM TO PREP CANOPY COLUMN.
17. (1) 1" CONDUIT TO MCC (BRANCH CIRCUIT & CONNECTION BY EQUIPMENT VENDOR).
18. PROVIDE FUSES ACCORDING TO MANUFACTURER'S RECOMMENDATION.

GENERAL NOTES

- REFER TO SITE LIGHTING FIXTURE SCHEDULE ON SHEET E1.2 FOR REQUIREMENTS OF FIXTURES.
- REFER TO LIGHTING PLAN ON SHEET E2.1 FOR WALL PACK ELECTRICAL REQUIREMENTS.

GENERAL MECHANICAL POWER NOTE

REFER TO SHEET E5.1, MECHANICAL EQUIPMENT-ELECTRICAL SCHEDULE, FOR POWER REQUIREMENTS TO ALL MECHANICAL EQUIPMENT INDICATED ON THIS SHEET.



2 VACUUM ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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NEW TIDAL WAVE AUTO SPA

US HWY 441 & CR 235A
ALACHUA, 32615

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

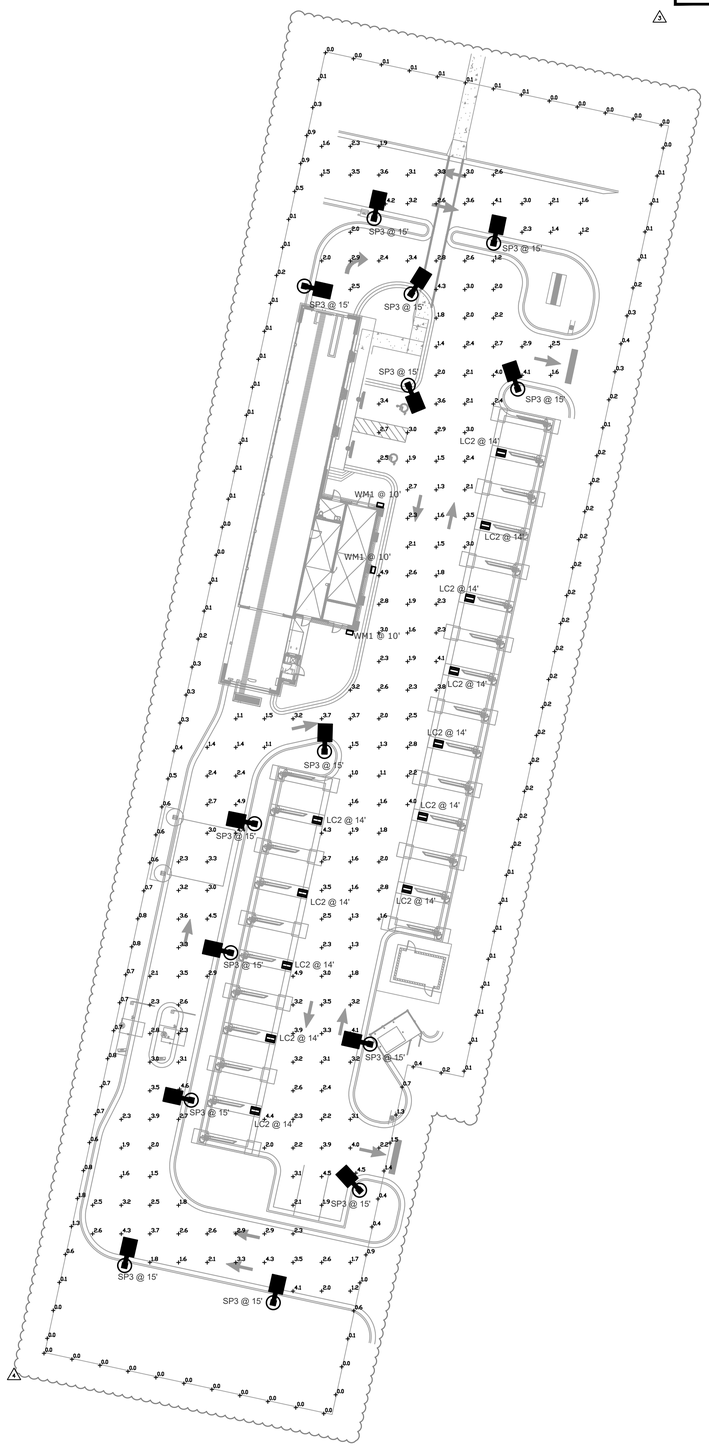
MARK	DATE	DESCRIPTION
4	04/08/26	REVISION 4
3	04/01/26	REVISION 3
2	02/11/26	PERMIT COMMENTS
1	10/07/25	UPDATED PERMIT

SHEET TITLE
SITE POWER PLAN

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

E1.1

SHEET 2 OF 5



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 25'-0"

KEY NOTES

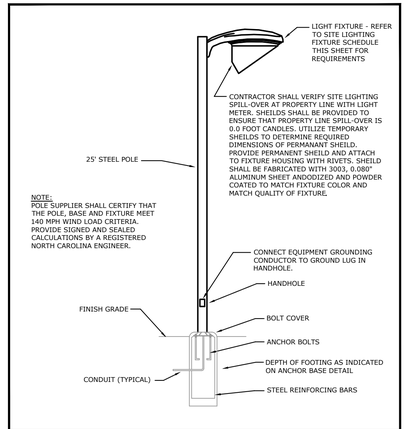
1. CONTRACTOR TO PROVIDE AND INSTALL LIGHTING FIXTURE SHIELD AS PER MANUFACTURER'S SPECIFICATIONS.

SITE LIGHTING FIXTURE SCHEDULE

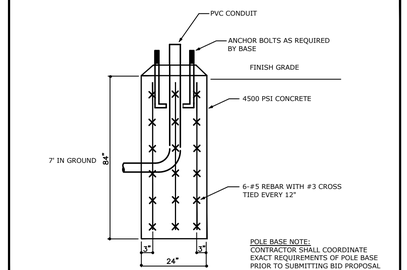
SYMBOL	LABEL	QTY	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	SP3	14	OSQ-A-XX-3ME-Z-50K- ULXXXXX W/OSQ-BLSMF	CREE INC	CREE OSQ SERIES AREA LUMINAIRE, TYPE III MEDIUM W/ BACKLIGHT SHIELD, 8 INPUT POWER DESIGNATOR, 5700K	4540	0.9	53
	WM1	3	WPTZ-L27-750	WILLIAMS OUTDOOR	MEDIUM TRAPEZOID WALLPACK	2851	0.9	27
1	LC2	12	ESXF1 LED 50K SWW2	LITHONIA LIGHTING	ESXF1-SERIES FLOODLIGHT, 5000K , 70CRI AND TYPE FL DISTRIBUTION	3000	0.9	19

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	+	2.6 fc	4.9 fc	1.0 fc	4.9:1	2.6:1
BOUNDARY LINE	+	0.3 fc	1.8 fc	0.0 fc	N/A	N/A



POLE DETAIL-TYPICAL
NOT TO SCALE



POLE ANCHOR BASE DETAIL
NOT TO SCALE

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

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1	10/07/25	UPDATED PERMIT

SHEET TITLE

SITE PHOTOMETRIC PLAN

PROJECT DATE: xxxxx
PROJECT NUMBER: ##
DRAWN BY: Name

E1.2

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

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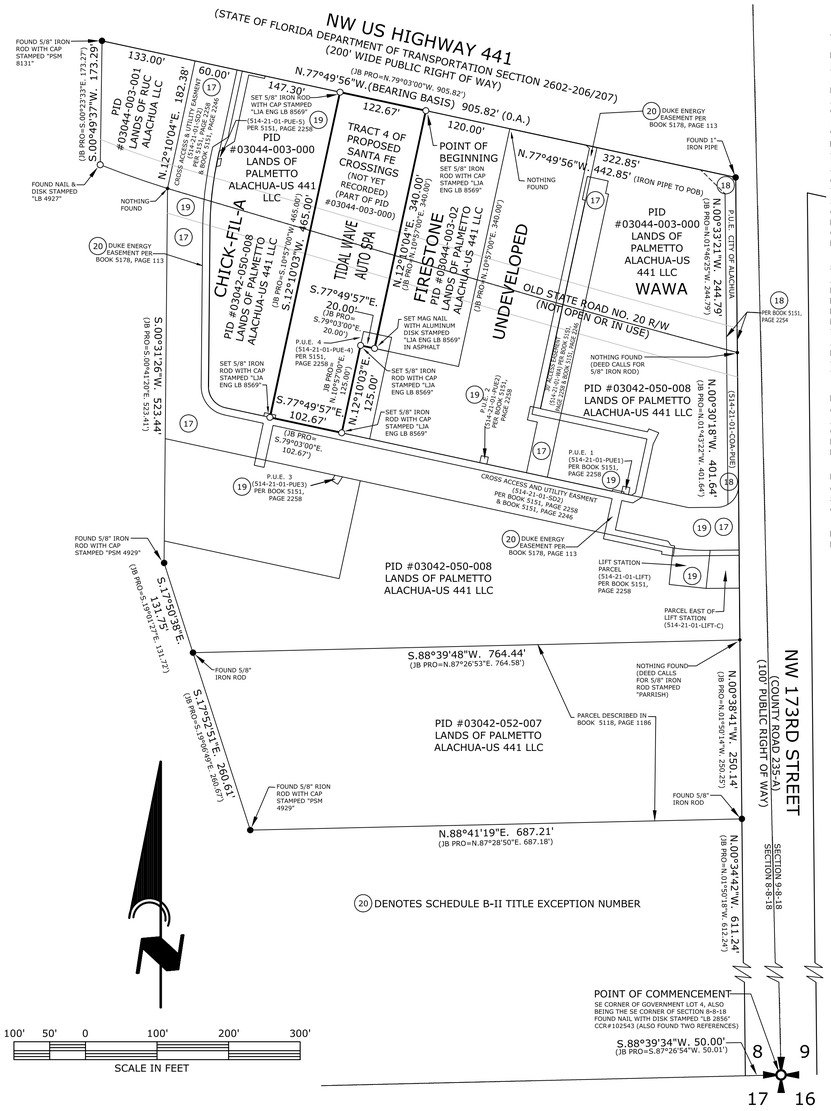

TITLE LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN, 14 SEC, WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN, 46 SEC, WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG, 34 MIN, 56 SEC., A RADIUS OF 13, 163,97 FEET, A LENGTH OF 363,52 FEET, AND A CHORD OF NORTH 75 DEG, 39 MIN, 20 SEC, WEST, 363,5 1 FEET; THENCE RUN NORTH 74 DEG, 51 MIN, 52 SEC, WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG, 01 MIN, 16 SEC, A RADIUS OF 1238,90 FEET, A LENGTH OF 324,80 FEET, AND A CHORD OF NORTH 67 DEG, 21 MIN, 14 SEC, WEST, 323,87 FEET; THENCE RUN NORTH 59 DEG, 50 MIN, 36 SEC, WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO, 20, 257,85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO, 441; THENCE SOUTH 79 DEG, 06 MIN, 00 SEC, EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441, 1315,12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210,39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

AND:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN, 14 SEC, WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN, 46 SEC, WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG, 50 MIN, 25 SEC, WEST A RADIUS OF 13,163,97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363,64 FEET; THENCE RUN NORTH 74 DEG, 53 MIN, 16 SEC, WEST A DISTANCE OF 440,59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG, 57 MIN, 49 SEC, WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126,42 FEET; THENCE RUN SOUTH 00 DEG, 31 MIN, 04 SEC, WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO, 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG, 57 MIN, 49 SEC, EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126,42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG, 53 MIN, 1 6 SEC, EAST A DISTANCE OF 441 FEET MORE OR LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG, 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34,35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE- 18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263,48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49,95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13 196,97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373,20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373,19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439,91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271,90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 1 1 SECONDS, FOR AN ARC DISTANCE OF 15,61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15,61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271,90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99,71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99,69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 1 73,27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF- WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 1 8 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47 '55" W, 861,24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27,06" W, 764,76 FEET; THENCE RUN N 19 DEGREES 05 '30" W, 131,62 FEET; THENCE RUN N 00 DEGREES 43'17"" W, 523,49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271,90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15,61 FEET) AN ARC DISTANCE OF 15,61 FEET TO A POINT OF TANGENCY; THENCE RUN S 74 DEGREES 4751' E, 439,91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'13", A RADIUS OF 13,196,97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373,19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611,24 FEET TO AND FOR THE POINT OF BEGINNING, THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 687,23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260,78 FEET; THENCE RUN N 87 DEGREES 27'06 " E, 764,76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47 '55" E, 250,00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 26, 2023, IN OFFICIAL RECORDS BOOK 5101, PAGE 702; WARRANTY DEED RECORDED JULY 2, 2024, IN OFFICIAL RECORDS BOOK 5167, PAGE 1332; AND SPECIAL WARRANTY DEED RECORDED AUGUST 12, 2024, IN OFFICIAL RECORDS BOOK 5173, PAGE 2776.

NOTES CORRESPONDING TO SCHEDULE B-II EXCEPTIONS

(SURVEYORS COMMENTS IN ALL CAPS & PARENTHESES)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (NOT A SURVEY MATTER)

2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)

3. Standard Exceptions:

   a. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   b. Rights or claims of parties in possession not shown by the public records.

   c. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   d. Taxes or assessments which are not shown as existing liens in the public records.

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (NO PHYSICAL EVIDENCE OBSERVED)

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.(NOT A SURVEY MATTER)

6. Oil, gas and mineral reservations as contained in that certain Deed recorded in Deed Book 33, Page 99. NOTICE: No further search of title has been made as to this outstanding interest or of the holders of such interest. (INSTRUMENT IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.)

7. Easement in favor of AMERICAN TELEPHONE & TELEGRAPH COMPANY, a New York corporation, recorded in Official Records Book 415, Page 139 ; as amended in Official Records Book 2373, Page 187 ; and as further amended in Official Records Book 2381, Page 893. (INSTRUMENTS ARE BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY).

8. Reservation of easement in favor of AMERICAN TELEPHONE & TELEGRAPH COMPANY, a New York corporation, as set forth Deed recorded in Official Records Book 425, Page 7 . (THE PROPERTY DESCRIBED IN BOOK 425, PAGE 7 DOES NOT INCLUDE THE SUBJECT PROPERTY.)

9. Easement in favor of CLAY ELECTRIC COOPERATIVE, INC., a Florida corporation, as disclosed and affected by Assignment and Re-Assignment of Easements recorded in Official Records Book 2056, Page 1873 ; and in Official Records Book 2068, Page 2303 . (BOOK 2056, PAGE 1873 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY. BOOK 2068, PAGE 2303 IS VAGUE IN NATURE AND SURVEYOR IS UNABLE TO ACCURATELY PLOT ITS EXACT LOCATION).

10. Terms and provisions as contained in that certain Road Maintenance Agreement recorded in Official Records Book 2121, Page 2047. (INSTRUMENT IS VAGUE IN NATURE AND THE SURVEYOR IS UNABLE TO ACCURATELY PLOT ITS EXACT LOCATION).

11. Ordinance No. 0-90-29, extending the corporate limits of the City of Alachua, recorded September 24, 1990, in Official Records Book 1786, Page 818 . (INSTRUMENT IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY).

12. Ordinance No. 0-94-7, revising the carter of the City of Alachua by extending the corporate limits, recorded May 11, 1994, in Official Records Book 1963, Page 1106 . (THE LEGAL DESCRIPTIONS IN BOOK 1963, PAGE 1106 DO NOT INCLUDE THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS A PORTION OF 3044-3 AS DEPICTED ON THE THIS SURVEY).

13. Terms, provisions, and obligations of that certain Infrastructure Plan Agreement for Santa Fe Crossing by and between Alachua 441/235, LLC, a Florida limited liability company and the City of Alachua, a municipality in Alachua County, FL, recorded May 24, 2023, in Official Records Book 5093, Page 1447 ; as amended by Amendment to Infrastructure Plan Agreement for Santa Fe Crossing recorded May 8, 2024 in Official Records Book 5158, Page 1299. Book 5093, Page 1447 & Book 5158, Page 1299 (INSTRUMENTS ARE BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY).

14. Any right, title or interest in those certain oil, gas, and mineral interests referenced in that certain Warranty Deed, recorded November 18, 2022, in Official Records Book 5052, Page 2107 . (INSTRUMENT IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY).

15. Terms, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, of that certain Declaration of Unified Control, Easements, Covenants and Restrictions for Santa Fe Crossings Shopping Center, and the exhibits and attachments thereto, recorded June, 22, 2023 in Official Record Book 5100, page 1064 ; as re-recorded June 26, 2023, in Official Records Book 5101, Page 255. Book 5100, Page 1064 (INSTRUMENTS ARE BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY. BOOK 5101, PAGE 255 WAS NOT PROVIDED AND SURVEYOR UNABLE TO ADDRESS).

16. Easement in favor of Duke Energy Florida, LLC, a Florida limited liability company, recorded September 7, 2023, in Official Records Book 5118, Page 1186 . (Instrument does not affect the subject property).

17. Terms and provisions of that certain Cross Access & Sidewalk Easement recorded March 26, 2024, in Official Records Book 5151, Page 2246. (THESE ARE SHOWN ON THE SURVEY AND ALSO REFERENCES THE P.U.E. EASEMENTS AS SHOWN HEREON).

18. Public Utility & Sidewalk Easement in favor of the City of Alachua recorded March 26, 2024, in Official Records Book 5151, Page 2254. (SHOWN HEREON).

19. Public Utility Easement in favor of the City of Alachua recorded March 26, 2024, in Official Records Book 5151, Page 2258. (SHOWN HEREON).

20. Easement in favor of Duke Energy Florida, LLC, a Florida limited liability company recorded September 11, 2024, in Official Records Book 5178, Page 113 . (SHOWN HEREON).

NOTE: Recorded notice of environmental resource permit recorded february 6, 2023, in official records book 5068, page 1711. instrument is blanket in nature and includes the subject property.

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED SURVEYOR)

(TRACT 4 OF PROPOSED SANTA FE CROSSINGS, A SUBDIVISION NOT YET RECORDED)

A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF SAID GOVERNMENT LOT, ALSO BEING THE SE CORNER OF SAID SECTION 8, FOUND MARKED IN THE FIELD WITH A NAIL & DISK STAMPED "LB 2856", AS REFERENCED WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS CERTIFIED CORNER RECORD CCR#102543; THENCE S.88°39'34"W., A DISTANCE OF 50.00' TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #235-A, ALSO KNOWN AS NW 173RD STREET (100' WIDE PUBLIC RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°34'42"W., A DISTANCE OF 611.24' TO A 5/8" IRON ROD; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°38'41"W., A DISTANCE OF 250.14'; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, N.00°30'18"W., A DISTANCE OF 401.64'; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°33'21"W., A DISTANCE OF 244.79' TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NW US HIGHWAY 441 (200' WIDE PUBLIC RIGHT OF WAY, SAID POINT BEING MARKED BY A 1" IRON PIPE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.77°49'56"W., A DISTANCE OF 442.85' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569" MARKING THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.77°49'57"W., A DIST OF 122.67' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569", THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S.12°10'03"W., A DISTANCE OF 465.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE S.77°49'57"E., 102.67' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE N.12°10'03"E., A DISTANCE OF 125.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE S.77°49'57"E., A DISTANCE OF 20.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG LB 8569"; THENCE N.12°10'04"E., A DISTANCE OF 340.00' TO THE POINT OF BEGINNING AND CONTAINING 54,541 SQUARE FEET,OR 1.25 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

SURVEYOR'S REPORT (LAST DAY OF FIELD SURVEY: 05/05/2025) (FIELD BOOK 203/1-7) (ADDED CHIC FILLET BUILDING AND OFFSITE SPOT ELEVATIONS 2-9-2026)

I HEREBY CERTIFY THAT:

I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4521, AND THAT I AM ACTING ON BEHALF OF LJA ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED LAND SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 8569;

THIS ALTA/NSPS LAND TITLE SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON;

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT NO. (NACS250184) BY (FIDELITY NATIONAL TITLE INSURANCE COMPANY) (OFFICE FILE #(NAC250184) WITH AN EFFECTIVE DATE OF (MARCH 14, 2025) AT (8:00) (AM). (SEE SCHEDULE B SECTION II EXCEPTIONS IN NOTES CORESPONDING TO SCHECHULE B-II HEREON:

THE LOCATION OF UNDERGROUND UTILITIES WERE MARKED IN THE FIELD BY "THE UNDERGROUND DETECTIVE"(UGDET.COM). NO OTHER ATTEMPT TO LOCATE ANY OTHER UNDERGROUND UTILITIES OR PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED NOR SURVEYED AS PART OF THE SCOPE OF THIS SURVEY EXCEPT AS SHOWN;

WETLAND OR JURISDICTIONAL AREAS (IF ANY) WERE NOT DETERMINED NOR LOCATED AS A PART OF THE SCOPE OF SURVEY;

PROPERTY SITUCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 12001C0120D WITH AN EFFECTIVE DATE OF 06/16/2006;

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). A BEARING OF N.77°49'56"W. FOR THE NORTH LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON, WAS USED;

COORDINATES FOR THIS SURVEY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NAD1983 (2011 ADJUSTMENT) USING GEOID18 (NAVD1988), AND WERE ESTABLISHED USING RTK GPS BASE STATION AND ROVER, WITH THE BASE STATION OCCUPYING F.D.O.T. CONTROL MONUMENT 2626010GPS4, HAVING A PUBLISHED NORTHING OF 297,599.110, EASTING OF 2,595871.390, AND AN ELEVATION 99.94' (NAVD 1988);

ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BENCHMARK'S USED WERE F.D.O.T. CONTROL MONUMENT 2626010GPS4 HAVING A PUBLISHED ELEVATION OF 99.94' (NAVD 1988);

OTHER INFORMATION USED IN THE PREPARTION OF THIS SURVEY:

1. PREVIOUS SURVEY OF THE OVERALL PROPOSED SUBDIVISION OF SANTA FE CROSSINGS (NOT YET RECORDED) PREPARED BY JB PRO, CERTIFICATE OF AUTHORIZATION LB8031, PROJECT NUMBER 514-21-01, SIGNED BY RICHARD L. WHITE, LS4816 DATED 12/02/2022;
2. BASE CAD FILE OF SANTA FE CROSSINGS ENTITILED "xbase-SFC.dwg FURNISHED BY CLIENT;
3. PDF FILE ENTITLED "Santa Fe Crossings - S&D Package.pdf" CONSISTING OF 11 PAGES, EACH WITH DESCRIPTION & SKETCHES OF THE EASEMENTS (NOT YET RECORDED) AS SHOWN HEREON;
4. F.D.O.T. RIGHT OF WAY MAPS FOR US HIGHWAY #441 (F.D.O.T. SECTION 2602-206/207)

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE FIELD MEASURED OR CALCULATED FROM OBSERVATIONS ELECTRONICALLY COLLECTED DURING THE FIELD SURVEY. DATA CONTAINED WITHIN PARENTHESIS (IF ANY) REPRESENTS THE RECORD DEED OR PLAT INFORMATION AND IS SHOWN FOR COMPARISON BETWEEN THE TWO;

THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY;

THIS SURVEY MEETS THE STANDARDS OF PRACTICE (FORMERLY KNOWN AS THE MINIMUM TECHNICAL STANDARDS) FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

TO SHJ DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY:
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, 7A, 8, 11B, 14, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/16/2025. DATE OF PLAT OR MAP: (SEE PLOT STAMP IN MARGIN HEREON)

LJA ENGINEERING, INC.
LB NO. 8569

Steven E Burkholder
Digitally signed by Steven E Burkholder
Date: 2026.02.11 13:07:59 -05'00'

BY: _____
STEVEN E. BURKHOLDER, P.L.S., VP
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521

STEVEN E. BURKHOLDER CERTIFICATE NO. 4521 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)
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LJA ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
7501 WHITFIELD AVENUE, SUITE A
SARASOTA, FL. 34240 941-924-1600
FLORIDA LB #8569

Project Name:
GSA TIDAL WAVE, ALACHUA
LANDS OF PALMETTO ALACHUA-US 441 LLC ACQUISITION
TYPE OF SURVEY SERVICES PROVIDED:
SECTION 8-8-18,ALACHUA COUNTY, FLORIDA
ALTA/NSPS LAND TITLE SURVEY

Revised By:	Description	Date

Revision Block

STEVEN E. BURKHOLDER CERTIFICATE NO. 4521 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Drawing Name: SEE PLOT STAMP	
Project Number: 25007	
Date: 2/10/2026	Scale: 1"=20'
Drawn By: SEB	Checked By: SEB & G.P.

Drawing No.
1 OF 2

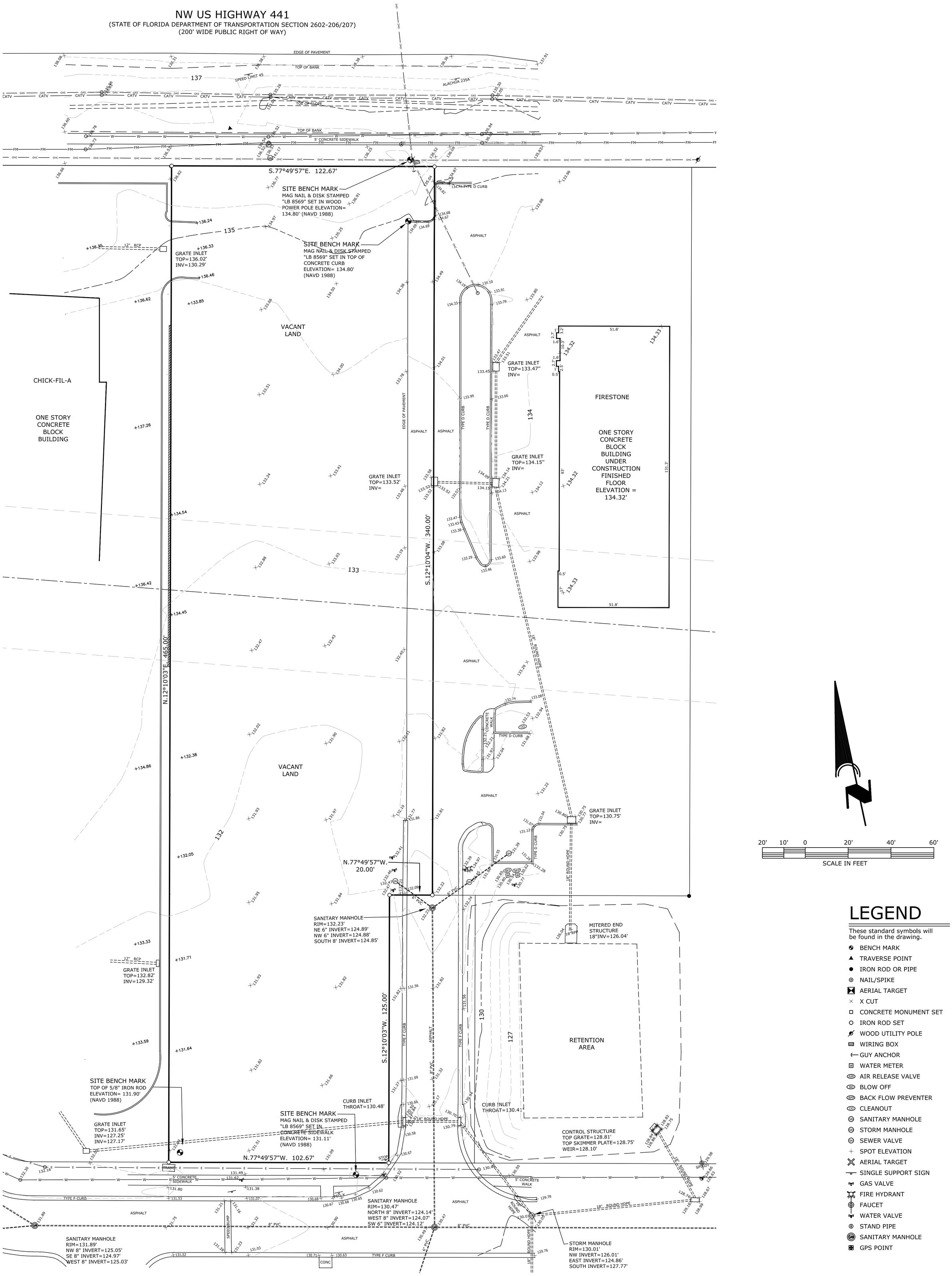
N:\Projects\PROJECTS 2025\25007 GSA 16308 NW US HWY 441 ALACHUA TIDAL WAVE CAR WASH HIGHSPRINGS\Revisions by Garrett 2--11--2026\25007 GSA Alachua Add Topo--1.dwg, Feb 11, 2026 - 1:01:54PM, sburkholder

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

© COPYRIGHT 2025 LJA ENGINEERING, INC.

THIS SURVEY IS CERTIFIED TO: (INSERT NAMES HERE)



LEGEND

These standard symbols will be found in the drawing.

- BENCH MARK
- TRAVERSE POINT
- IRON ROD OR PIPE
- NAIL/SPIKE
- AERIAL TARGET
- X CUT
- CONCRETE MONUMENT SET
- IRON ROD SET
- WOOD UTILITY POLE
- WIRING BOX
- GUY ANCHOR
- WATER METER
- AIR RELEASE VALVE
- BLOW OFF
- BACK FLOW PREVENTER
- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SEWER VALVE
- SPOT ELEVATION
- AERIAL TARGET
- SINGLE SUPPORT SIGN
- GAS VALVE
- FIRE HYDRANT
- FAUCET
- WATER VALVE
- STAND PIPE
- SANITARY MANHOLE
- GPS POINT

Drawing No. 2 OF 2

Drawing Name: SEE PLOT STAMP
Project Number: 25007
Date: 2/10/2026
Scale: 1"=20'
Drawn By: SEB
Checked By: SEB

Revision Block

Date	Description	Revised By:

Project Name:

GSA TIDAL WAVE, ALACHUA

LANDS OF PALMETTO ALACHUA-US 441 LLC ACQUISITION

TYPE OF SURVEY SERVICES PROVIDED:

SECTION 8-8-18,ALACHUA COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

LJA ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
325 INTERSTATE BOULEVARD
SARASOTA, FL. 34240 941-924-1600
FLORIDA LB #8569

had valid authorization to possess marijuana at the time.

According to the report, Wheler then moved from the front of the patrol vehicle back toward his car, got inside and started it, placing his hand on the gear shifter as if preparing to leave. A second officer ordered him to return to the patrol vehicle, but Wheeler allegedly ignored

SENTENCING:
Continued from page A1

Video shows suspect entering business, taking cash

lasted about two minutes, investigators said.

By the time the complaint was filed in April 2024, Webb had moved to New Smyrna Beach. She was arrested in St. Johns County about a week later and released on bail.

In March 2026, prosecutors formally charged Webb with burglary of an unoccupied structure while wearing a mask. A theft charge was not pursued.

A jury found Webb guilty April 1, 2026. Judge Robert Groeb sentenced her the same day to 10 years in state prison. Webb has filed an appeal.

# # #

email cwalker@alachuatoday.com

ADVERTISE IN ALACHUA COUNTY TODAY

A search of the vehicle yielded about 30 grams of marijuana in a bag in the back seat and a Glock 26

felony, possession of more than 20 grams of marijuana and resisting an officer without violence.

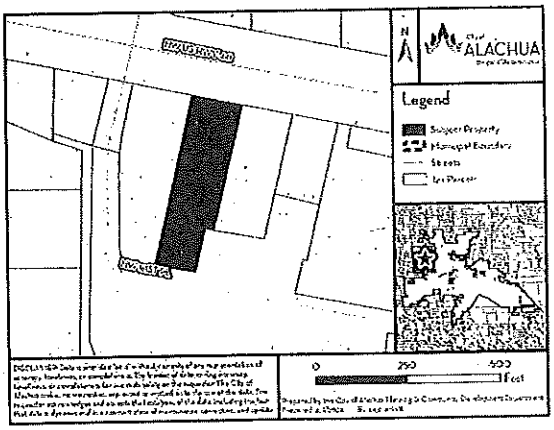
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0011 | Tidal Wave Auto Spa Site Plan

A request by Paulson Mitchell Wise, Inc. (Applicant/Agent) on behalf of Alachua 441/235 LLC (Property Owner) for a site plan proposing the construction of a ± 3,600 square foot carwash with associated site improvements on a ± 1.25-acre subject property, generally located on the southside of US Highway 441, between NW 173rd Street (CR 235A) and NW 174th Drive (Tax parcel 03044-003-000 (portion thereof); 03044-050-008 (portion thereof)). FLU: Commercial; Zoning: CI.



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 - April 09, 2026)

City of ALACHUA

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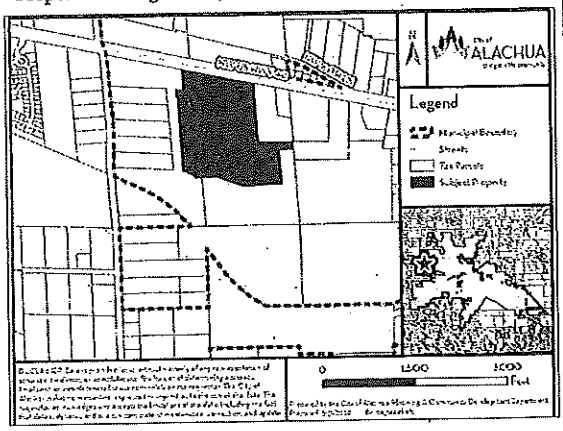
Application #: PSSC26-0002 | Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) to amend the City of Alachua Comprehensive Plan Future Land Use Map from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.68-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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(Published: Alachua County Today - April 09, 2026)

City of ALACHUA
the good life community

MAILED
APR 0 6 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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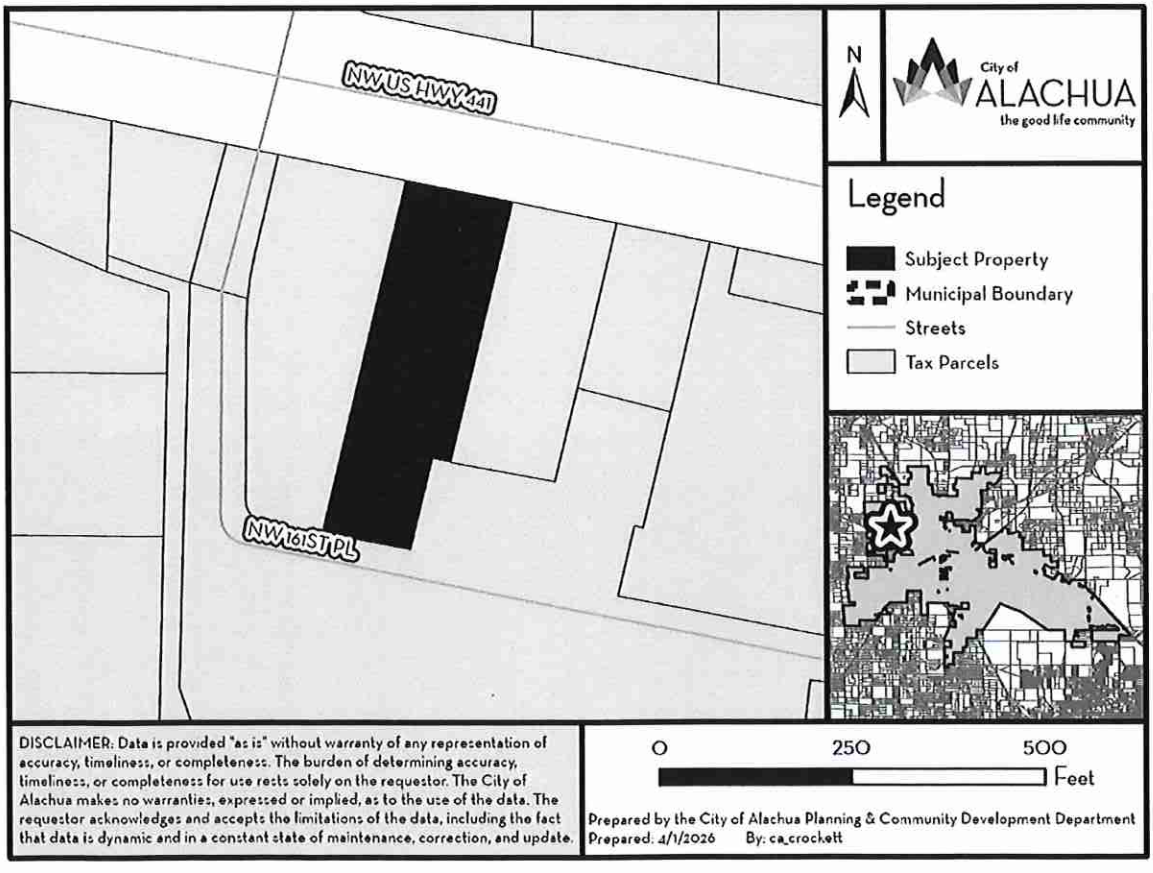

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Pat. avery.com/patents

109 WEST CT LLC & BG DANBURY LLC
6 FAIRFIELD BLVD STE 1
PONTE VEDRA BEACH, FL 32082

1390 ALACHUA LLC
ACCOUNTS PAYABLE DEPARTMENT WA
260 W BALTIMORE PIKE WAWA
WAWA, PA 19063

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

MAILED
APR 0 6 2026

ALACHUA CFA LLC
5200 BUFFINGTON RD
ATLANTA, GA 30349

ALACHUA COUNTY
PO BOX 2877
GAINESVILLE, FL 32602

ALACHUA OUTPARCEL LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

CITY OF ALACHUA
15100 NW 142ND TER
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

MAGPIE 441 PROPERTY LLC
PO BOX 674
WALNUT, CA 91788

MOSER JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

WAITCUS GREGORY MICHAEL SR TRUS
15218 NW 258TH PL
ALACHUA, FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

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Use Avery Template 5160
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MAILED
APR 06 2026

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, JAKE LOVAN, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 4/6/26 FOR THE Tidal Wave Auto Spa Site 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)

Posted Notice Location Map
PSP25-0011 | Tidal Wave Auto Spa

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 regular 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 37.5 75 150 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 4/1/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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: Tidal Wave Auto Spa **APPLICATION NO.:** PSP25-0011

APPLICATION TYPE: Site Plan **CURRENT ZONING:** CI

NATURE/SCOPE OF PROPOSAL: Proposes the construction of a +/- 3,600 square foot carwash with associated site improvements

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a 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. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology | Bachelor of Science in Social Sciences, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

Florida State University
Master of Urban and Regional Planning
Expected Graduation: May 2026

Santa Fe Community College
High School Diploma
Graduated: May 2020

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

City of Monticello, Florida | Planning Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Public Speaking | Proficient

Board Agenda
Item

MEETING DATE: April 21, 2026

SUBJECT: PSP25-0012 | Westside Commons/Heartland Dental Site Plan Permit — A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC and Santa Fe Hills Church of Christ, Inc. (Property Owners) for a site plan proposing the construction of a ± 4,200 square foot dental clinic with associated site improvements on a 0.69-acre subject property generally located along the north side of US Highway 441, just west of the intersection of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof); 03044-002-000 (portion thereof). FLU: Commercial, Zoning: Community Commercial (CC). (Quasi-judicial hearing)

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

Summary

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 4,200 square foot medical office with associated site improvements on a ± 1.28-acre subject property.

The ± 1.28-acre subject property (parts of Tax Parcels 03044-001-002 and 03044-002-000) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an off-site facility that is part of the Westside

Commons Infrastructure Plan approved on December 8, 2025.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Site Plan
4. Public Notice Materials
5. Resume on File - Bryan S. Thomas, AICP

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PSP25-0012**

SUBJECT:	A request for a site plan proposing the construction of a ± 4,200 square foot medical office with drive-through service and associated site improvements.
APPLICANT/AGENT:	Alakai Acquisitions
PROPERTY OWNER:	Alachua Outparcel, LLC
LOCATION:	Generally located on the northeast intersection of US Highway 441 and NW 173rd Street
PARCEL ID NUMBER:	03044-001-002 and 03044-002-000 (parts of)
FLUM DESIGNATION:	Commercial
ZONING:	Community Commercial
OVERLAY:	N/A
ACREAGE:	± 1.28
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

SUMMARY

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 4,200 square foot medical office with associated site improvements on a ± 1.28-acre subject property.

The ± 1.28-acre subject property (parts of Tax Parcels 03044-001-002 and 03044-002-000) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an off-site facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

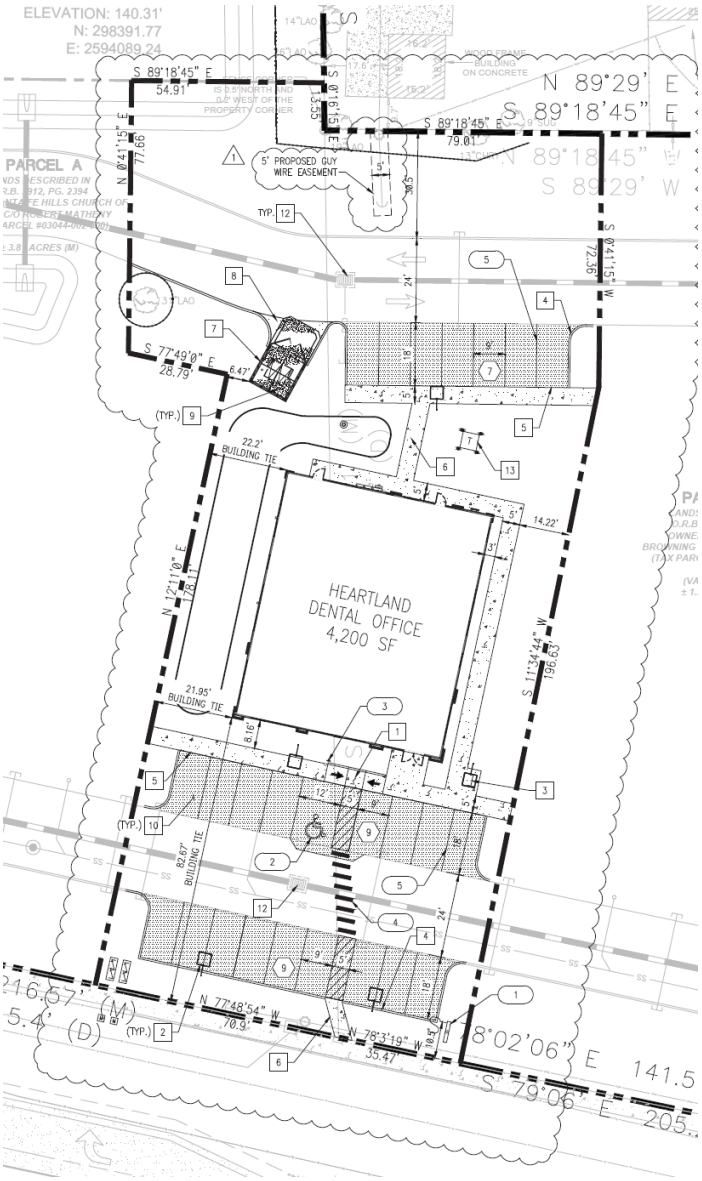

Figure 1. Proposed Site Plan Overview

EXISTING USES

The subject property is currently undeveloped and mostly cleared.

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	Residential	Agriculture	Agricultural
South	Gas Station	Commercial	Commercial Intensive
East	Vacant	Commercial	Community Commercial
West	Church	Commercial	Community Commercial

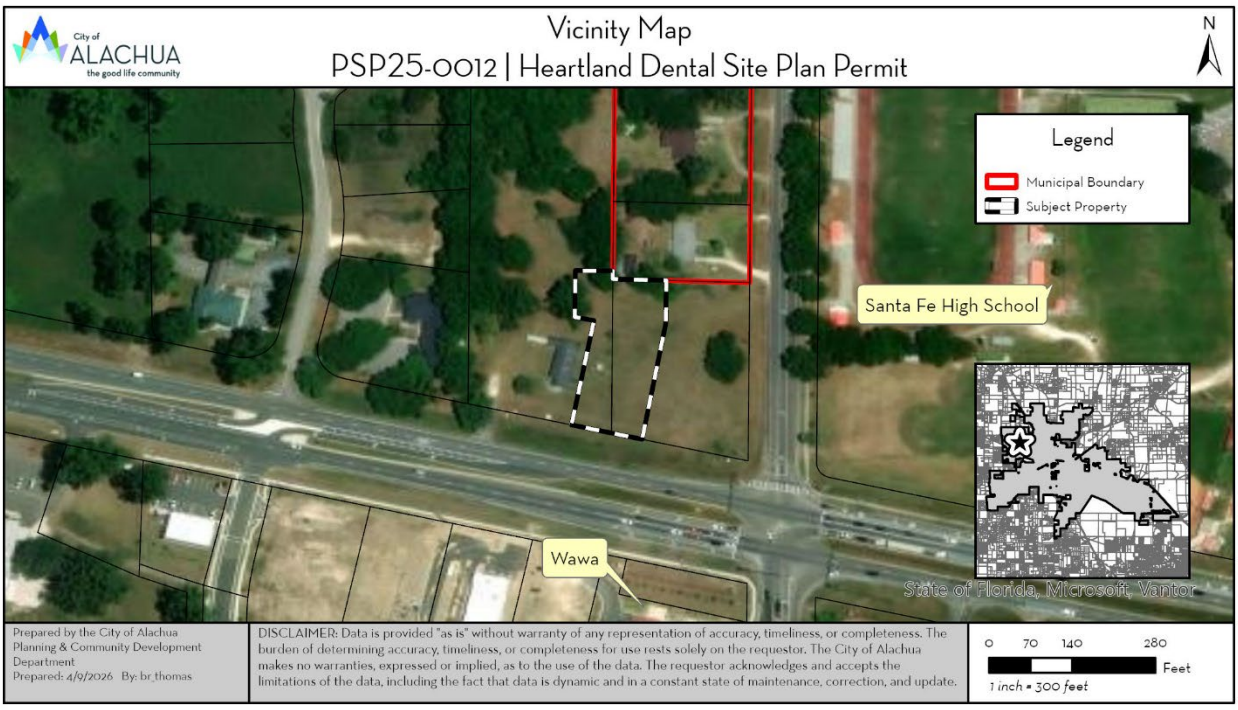

Figure 2. Vicinity Map

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 required for site plan applications.

A neighborhood meeting was held on October 21, 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. As required by Section 2.2.4 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 one member 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.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial & Mixed-Use*

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

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 subject property's future land use category is Commercial. The proposed use of a medical office falls under eating establishments, which is an allowed use in the Commercial future land use category. The use supports the objective of the commercial and mixed-use future land use categories by providing goods to citizens and visitors of the Alachua and North Central Florida region.

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:

21. 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 and/or shared access;

Evaluation & Findings: The proposed site plan includes an interior shared driveway with two vehicular ingress/egress points from NW 173rd Street and US Highway 441 to provide for safe and efficient vehicular movements. One pedestrian connection to the sidewalk adjacent to US Highway 441 is proposed to provide for safe pedestrian access.

22. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the required buffer standards as established in Section 6.2.2 and Section 6.2.3 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the minimum required open space standards as established in Section 6.7 of the City's Land Development Regulations.

24. Adequacy of pervious surface are in terms of drainage requirements;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the maximum allowable impervious area standard as established in Table 5.1-3. Of the City's Land Development Regulations. Additionally, all stormwater will be conveyed to an off-site stormwater management facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

25. Placement of signage;

Evaluation & Findings: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All incidental signage and signage required for traffic control has been reviewed and the site plan demonstrates that the placement of signage will not interfere with visibility, landscaping, utilities, or site circulation.

26. Adequacy of site lighting and potential impacts of lighting upon 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 in 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 proposed site plan included a photometric plan and has demonstrated compliance with the outdoor lighting standards as established in Section 6.4 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated a safe on-site circulation pattern, including an exhibit demonstrating access and maneuverability of a typical Alachua County Fire Rescue vehicle (40 feet in length, 8.17 feet in width). A loading space is not required for the proposed site plan by Section 6.1 of the City's Land Development Regulations; however, the applicant has stated that deliveries are to occur during non-peak or non-business hours only.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the tree protection and landscaping standards as established in Section 6.2 of the City's Land Development Regulations.

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. The soils present are well drained soils in hydrologic group A, with only slight limitations for development. There is no existing vegetation on the site other than grass/sod cover as it was cleared as part of the Westside Commons Infrastructure Plan approved on December 8, 2025. No historically significant structures are present on the site.

30. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: No performance based zoning requirements are being applied to the development.

Policy 1.3.e: *Density and intensity standards*.

1. *Non-mixed-uses*. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use future land use categories:
    a. *Density*. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
    b. *Intensity*. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation & Findings: The proposed site plan is a non-residential development consisting of ± 4,200 square feet of floor area on a ± 1.28-acre subject property. As such the permitted floor area ratio is 0.75 and the floor area ratio of the proposed site plan is ± 0.08 and is therefore acceptable.

Objective 5.1: *Natural Features*

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

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: The proposed site plan shows a sidewalk connection from the internal pedestrian network to the sidewalk running along to NW US Highway 441, adjacent to the proposed development.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: The proposed site plan shows access to shared use driveways to the north and south, with connections to US Highway 441 and NW 173rd Street to provide for safe and efficient vehicular movements.

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's wastewater facilities.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's solid waste facilities.

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

3. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

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

5. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to listed species or their habitat on the subject property. As such. A listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands on the subject property.

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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 ecosystems 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, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There is one soil type 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	100%

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 development area 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 located within a Karst sensitive area. No potential sink holes are known to exist on the site. Stormwater is being conveyed to an off-site management facility approved as part of the Westside Commons Infrastructure Plan and no new stormwater management facilities are proposed.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

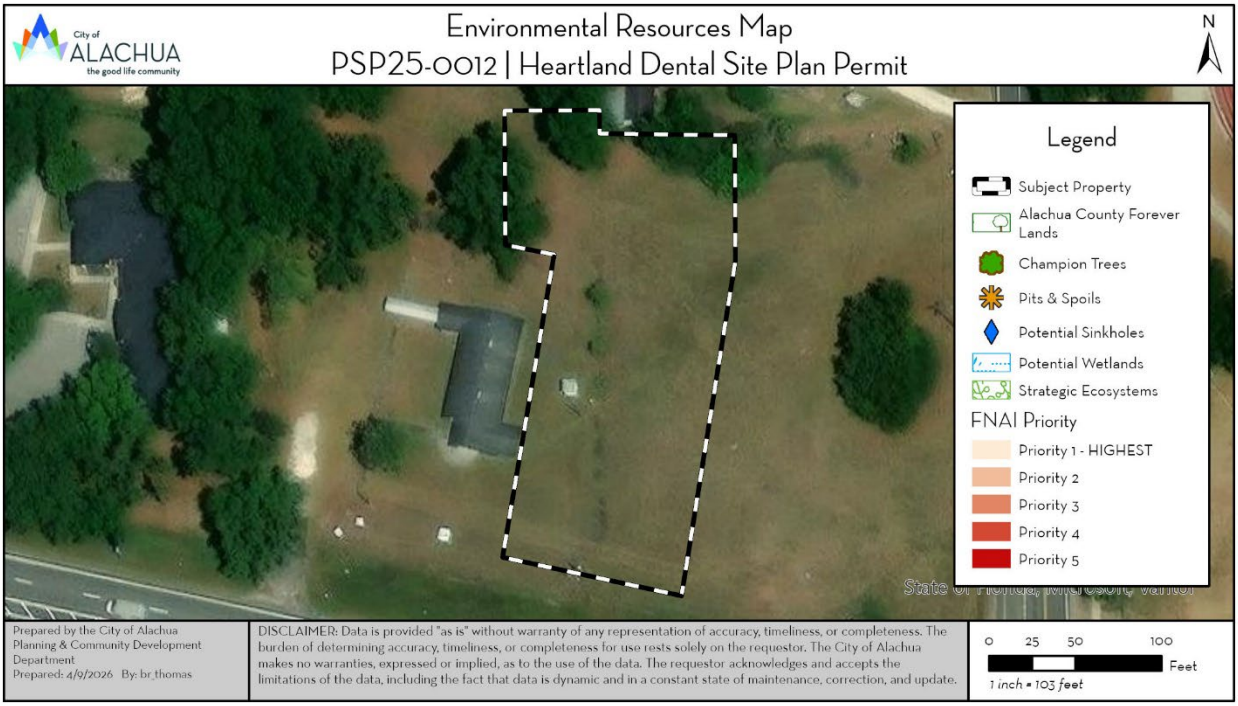

Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) ***Minor site plan and site plan standards***. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all the following requirements are met:

(a) ***Consistency with the Comprehensive Plan***. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) ***Use allowed in zone district***. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use type of medical office is a permitted use in the Community Commercial (CC) zone district.

(c) ***Zone district use specific standards***. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: Use specific standards for medical offices are established in Section 4.3.2(E)(2) of the City's Land Development Regulations. The application has been reviewed against, and found to comply with, the use specific standards.

(d) ***Development and design standards***. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for compliance with all relevant standards of Article 6, including Section 6.1, *Off-street parking and loading standards*, Section 6.2, *Tree protection and landscaping standards*, Section 6.3, *Fencing standards*, Section 6.4, *Exterior lighting standards*, Section 6..6, *Infill standards*, Section 6.7, *Open space standards*, Section 6.8, *Design standards for business uses*, and Section 6.9, *Environmental protection standards*.

(e) *Subdivision standards*. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations*. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards*.

(a) *Glazing*.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

Evaluation & Findings: Two of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15 or lands containing existing residential uses. The north and south elevations all consist of a minimum 20% glazing.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

Evaluation & Findings: Two of the four façade faces substantially face a street. The north façade is approximately 60 feet in width and incorporates one wall offset at least two feet in depth to ensure no expanse exceeds 30 feet. The south façade is approximately 60 feet in width and incorporates two wall offsets at least two feet in depth to ensure no expanse exceeds 30 feet.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

Evaluation & Findings: All four façade faces use an approximately similar ratio of the same three materials and glazing.

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Evaluation & Findings: The façade is comprised of one brick accent material, stucco/plaster sections comprised of different colors, and metal soffits, trim coping and downspouts in black.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

Evaluation & Findings: The applicant has submitted an exhibit demonstrating that all rooftop mechanical equipment will be screened from view of the adjacent streets by use of parapet wall and other mechanical equipment will be screened from view with landscaping.

(B) *Connections to sidewalk system*.

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

Evaluation & Findings: A sidewalk system is present along U.S. Highway 441 and NW 173rd Street. One sidewalk connection is proposed from the south side of the proposed building to the sidewalk running along US Highway 441.

(C) *Interconnectivity with adjacent business uses*.

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: The proposed site plan shows connection to the internal driveway system on both the north and south sides of the development to provide for safe and efficient vehicular movements.

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.

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
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188th Street	4/D	Principal Arterial	Urban	D
16	CR 235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 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 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 US 441		Segment 7 US 441		Segment 16 CR 235A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic[2]	32,500	2,782	24,000	2,093	2,524	227	7,200	647
Reserved Trips[3]	2,138	207	1,658	150	1,174	117	4,772	448
Available Capacity[3]	4,362	521	17,342	1,627	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	79	9	44	5	9	1	15	2
Residual Capacity	4,283	512	17,298	1,622	11,413	1,014	3,133	262
Residual Percentage of Permitted Design Capacity Utilized	89.02%	85.41%	59.77%	58.09%	24.52%	25.39%	79.28%	80.72%

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 April 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 934; Trip Distribution: Segment 6 – 54%; Segment 7 – 30%; Segment 16 – 6%; Segment 17 – 10%.

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. Note that impacts of the proposed site plan may negatively impact the capacity of roadway segment 6 for average annual daily trips (AADT); however, level of service standards are maintained and monitored for PM peak hour trips per Policy 1.1.a of the Transportation Element of the City of Alachua Comprehensive Plan. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	400
Residual Capacity	1,202,167
Residual Percentage of Permitted Design Capacity Utilized	59.93%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. Note that Policy 4.1.c(3) of the Community Facilities Element of the City of Alachua Comprehensive Plan states if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement. Funds have been allocated in the Fiscal Year 2025 – 2029 Capital Improvements Program to address capacity of potable water facilities; therefore, there are no issues related to exceeding the 85% design capacity. A site plan is a final development order, and if approved, 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]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	400
Residual Capacity	417,754
Residual Percentage of Permitted Design Capacity Utilized	72.15%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's wastewater facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	115	21
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

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

Public School Facilities

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

Stormwater Management Facilities

The proposed site plan application is part of the Westside Commons Infrastructure Plan approved on December 8, 2025, and will convey stormwater to off-site stormwater management facilities as part of the Westside Commons Infrastructure Plan. A stormwater management report was submitted by the applicant as part of the application materials and demonstrates compliance with the level of service standard for stormwater management facilities. No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

EXHIBIT "A"
TO
PSP25-0009
CHIPOTLE SITE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that deliveries of supplies and materials to the site made by any vehicle with more than two axels must occur during non-business hours or during non-peak hours whenever practicable to ensure a safe and efficient vehicular and pedestrian circulation pattern. 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 any proposed tree planting (canopy and understory) shown on the landscape plans that is located within 5' of a public utility line will be relocated to be a minimum distance of 5', and a preferred distance of 10', from a public utility line and a revised landscape plan sheet will be submitted demonstrating compliance with this condition. The applicant further agrees that administrative approval of the revision must be obtained prior to the issuance of a building permit for any building activity associated with this development order. 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 to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that Conditions 1 – 4 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 -5 as stated herein.

EXHIBIT "B"
TO
PSP25-0012
HEARTLAND DENTAL SITE 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

April 2, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0012

RE: Notice of Hearing to be Scheduled for Westside Commons-Heartland Dental Site Plan Application

Dear Zach Pinel,

On February 12, 2026, the City of Alachua received your revised site plan application for the Westside Commons-Heartland Dental project submitted on behalf of Alachua Outparcel LLC. 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 tentatively scheduled for the April 21, 2026 Planning & Zoning Board meeting, pending resubmittal of final landscaping plans that meet City of Alachua landscaping requirements as set forth in Sec. 6.2. of the City's Land Development Regulations.

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 ***Thursday, April 9, 2026***. 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 ***Tuesday, April 7, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas
Director of Planning & Community Development

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stephens, 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

January 29, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0012

RE: Project Assistance Team (PAT) Comments for Westside Commons~Heartland Dental Site Plan Application

Dear Zach Pinel,

On October 27, 2025, the Planning & Community Development Department received your site plan for the Westside Commons~Heartland Dental project, which proposes the construction of a ± 4,200 square foot building with associated site improvements on a ± 0.69-acre subject property (tax parcel 03044-001-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). The City's Planning Assistance Team (PAT) has reviewed the application materials and determined the following insufficiencies require attention. You can request a meeting to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, February 12, 2026**. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. Article 2, Administration

   Section 2.4.9, Minor Site Plans, Site Plans, and Infrastructure Plans

   a. According to Section 2.4.9(E)(1)(a) of the Land Development Regulations (LDRs), a justification must be provided to demonstrate how the proposed dental office is consistent with the adopted policies, goals, and objectives of the Comprehensive Plan. This justification must extend beyond general statements of alignment and specifically detail how the proposal aligns with particular goals, objectives, and policies.

   b. The response to Policy 1.3.d. regarding Design and Performance Standards lacks specificity. It states, "The site plans for the subject property conform to the above requirements. The proposed density is well below the maximum allowable." However, this response does not adequately fulfill the necessary requirements. Each standard shall be addressed individually and in detail concerning the subject property. Furthermore, the reference to density is incorrect; density pertains to residential properties, not commercial ones. The appropriate measurement for commercial properties is intensity. A correction is needed.

2. Article 6, Development Standards

   Sec. 6.1, Off-Street Parking Standards

   Section 6.1.4(B), Table 6.1-1, outlines the minimum required parking for the proposed dental office. The Site Data Table indicates that 21 parking stalls are provided. However, there is also reference to "27 spaces." Please clarify the significance of this additional total, as it affects the requirement for accessible parking stalls, necessitating 2 instead of 1.

3. Site Dimension Plan
   a. Upon reviewing Sheet C1.0, Site Dimension Plan, it appears that the number of parking spaces listed in the Site Data Table does not match the actual count. Instead of the 21 spaces indicated, there are a total of 25. Please correct the number of parking stalls to align with the figure shown in the referenced table.

b. Sheet L1, Landscape Plan, has details on the top of the page that are covered, so this sheet will need corrections to confirm compliance.

4. Miscellaneous

a. Upon receipt and review of the updated major site plan, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistencies introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. Should the scope of development alter, the Planning & Community Development Department reserves the right to re-evaluate all aspects of the project.

b. When submitting revised plan sets, they shall be accompanied by a written response addressing all comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Randall S. Olney, P.E. (NV5, Inc.)
Comments from City of Alachua Public Services

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

MEMORANDUM

To:	Bernadette Fischer	**Date:**	January 19, 2026
From:	Randall S. Olney, PE	**Project:**	Heartland Dental – Westside Commons
CC:	NV5 File		
Subject:	1st Engineering Review		

This memo is for the first review of the Heartland Dental – Westside Commons Site Plan Application to the City of Alachua. Please note the comments below are provided as the engineering review for the City of Alachua only. Plan resubmittals with responses to comments and plan revisions are subject to additional comments.

Please find the engineering review comments that relate to specific plan sheets attached.

Heartland Dental - Westside Commons - 1st Review

C0.0 - COVERSHEET (1)



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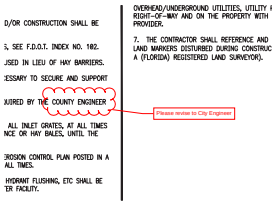
Please note that FAC 61G15-23.004 was updated on 4/21/2025 slightly revising the note required when digitally signing and sealing engineering documents. Please ensure any digitally signed and sealed documents that are resubmit meet current FAC requirement.

C0.1 - GENERAL NOTES (2)



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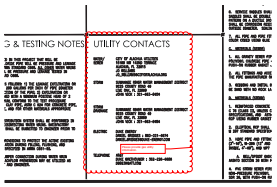
Please revise to City Engineer



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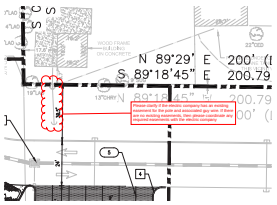
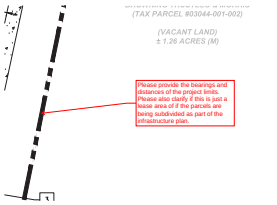
Please provide gas utility information.

C1.0 - SITE DIMENSION PLAN (4)



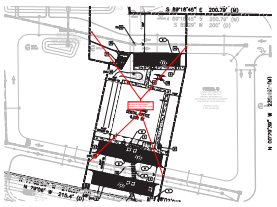
Page Label: C1.0 - SITE DIMENSION PLAN
Color:

Please clarify if the electric company has an existing easement for the pole and associated guy wire. If there are no existing easements, then please coordinate any required easements with the electric company



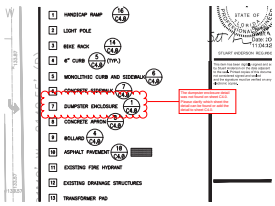
Page Label: C1.0 - SITE DIMENSION PLAN
Color:

Please provide the bearings and distances of the project limits. Please also clarify if this is just a lease area of if the parcels are being subdivided as part of the infrastructure plan.



Page Label: C1.0 - SITE DIMENSION PLAN
Color:

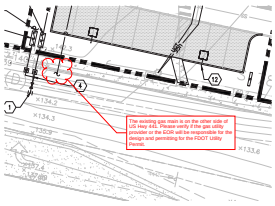
Please clarify if the drive aisles are within an ingress/egress easement or a right of way as part of the infrastructure plan



Page Label: C1.0 - SITE DIMENSION PLAN
Color:

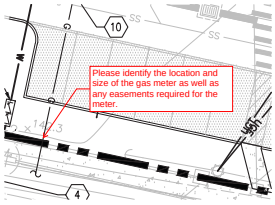
The dumpster enclosure detail was not found on sheet C4.0. Please clarify which sheet the detail can be found or add the detail to sheet C4.0.

C2.0 - SITE UTILITY PLAN (3)



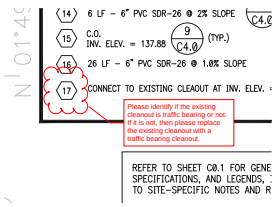
Page Label: C2.0 - SITE UTILITY PLAN
Color:

The existing gas main is on the other side of US Hwy 441. Please verify if the gas utility provider or the EOR will be responsible for the design and permitting for the FDOT Utility Permit.



Page Label: C2.0 - SITE UTILITY PLAN
Color:

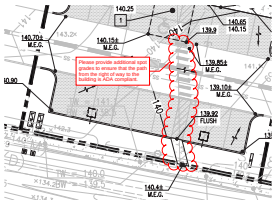
Please identify the location and size of the gas meter as well as any easements required for the meter.



Page Label: C2.0 - SITE UTILITY PLAN
Color:

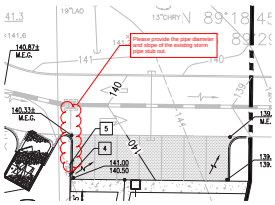
Please identify if the existing cleanout is traffic bearing or not. If it is not, then please replace the existing cleanout with a traffic bearing cleanout.

C3.0 - SITE GRADING & DRAINAGE PLAN (4)



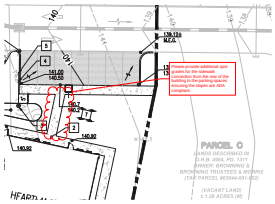
Page Label: C3.0 - SITE GRADING & DRAINAGE PLAN
Color:

Please provide additional spot grades to ensure that the path from the right of way to the building is ADA compliant.



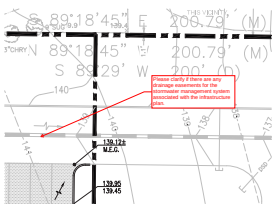
Page Label: C3.0 - SITE GRADING & DRAINAGE PLAN
Color:

Please provide the pipe diameter and slope of the existing storm pipe stub out.



Page Label: C3.0 - SITE GRADING & DRAINAGE PLAN
Color:

Please provide additional spot grades for the sidewalk connection from the rear of the building to the parking spaces ensuring the slopes are ADA compliant.



Page Label: C3.0 - SITE GRADING & DRAINAGE PLAN
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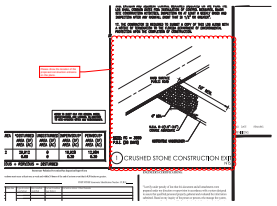
Please clarify if there are any drainage easements for the stormwater management system associated with the infrastructure plan.

C3.1 - STORMWATER POLLUTION PREVENTION PLAN (1)



Page Label: C3.1 - STORMWATER POLLUTION PREVENTION PLAN
Color:

Please show the location of the proposed construction entrance on the plans.

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2026**

TO: **Bernadette Fisher**
Planning & Community Development Department

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR
1/20/2026

RE: **Heartland Dental Site Plan**

Public Services has reviewed the subject project (Oct 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Oct Submittal** **Fire Flow** As per submitted documents, needed fire flow is 1750 gpm, with an available fire flow of 1800 gpm. The Engineer thus concludes that available fire flow is sufficient. The City does not necessarily share this conclusion for the following reasons: (1) The test and residual fire hydrants have not been physically identified. Please **submit** a sketch calling out these fire hydrants, preferable the piping as well. Using a GIS map as the base sheet is suggested. Upon request, the City can provide this base map. (2) The fire flow test was conducted at the SE corner of intersection at 441 & 173rd St, yet the Heartland Dental site is located at the NW corner. This adds uncertainty to the fire flow tests. Due to the fact that NW corner is higher than the SE corner, as well as piping configuration, the fire flow available at the NW corner may be less

NO.	COMMENTS
	than at the SE corner. (3) While the hydrant sketch is being resubmitted, the City will model the available fire flow at the NW site. This issue is unresolved.
2	**Comment on Oct Submittal** **Sheet C0.0** After "HEARTLAND DENTAL", add "SITE PLANS" to be consistent with COA practices. Please **Revise & Resubmit** this sheet.
3.	**Comment on Oct Submittal** **Sheet C0.1** **Utility Notes A. General** Note 3: Keep existing text, but add the following: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". **Utility Notes B. Materials (Water)** Modify Note 1 as follows: "1. SERVICE PIPE **DOWNSTREAM EACH BACKFLOW PREVENTER** SHALL BE POLYETHYLENE (PE), DR9". Add the following notes: "8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS. 9. SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS 10. WATER PIPING BETWEEN WATER METER AND BFP SHALL BE GALVANIZED STEEL 11. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE

NO.	COMMENTS
	FURNISHED AND INSTALLED BY THE CITY. 12. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAILS. 13. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 14. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 15. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT." **Utility Notes D. Materials (Storm)** **Add the following note:** "5. "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 **Revise & Resubmit** this sheet.
4.	**Comment on Oct Submittal** **Sheet C2.0** Call-out the pipe downstream the gate valve (Site Utility Note 1) as "2-INCH SCH 40 PVC – NSF 61" Site Utility Note 17: Add the following: "CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 2: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE". Site Utility Note 4: Change tee size to 2 X 2 X 2 Site Utility Note 5: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET

NO.	COMMENTS
	FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 10: Add text "AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1-FOOT VERTICAL CLEARANCE" Please **Revise & Resubmit** this sheet.
5.	**Comment on Oct Submittal** **Sheet C2.0** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow coupled with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets
6.	**Comment on Oct Submittal** **Sheet C2.0**

NO.	COMMENTS
	Irrigation Water Meter Sizing Calculations Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm): A method acceptable to the City is to call the design flow of each zone, and identify the maximum flow. Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets
7	**Comment on Oct Submittal** **Sheet C4.1** Replace Detail 115 Add the following details: 112 127 130 210 307 318 321A 321B

NO.	COMMENTS
	COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets.
8	
9	
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

December 30, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0008

RE: Completeness Review: Westside Commons~Heartland Dental Site Plan Application

Dear Zach Pinel,

On October 27, 2025, the Planning & Community Development Department received your revised site plan application for the Westside Commons-Heartland Dental project, which proposes the construction of a ± 4,200 square foot building with associated site improvements on a ± 1.28-acre subject property (tax parcel 03044-001-002).

Pursuant 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 complete**.

A full review of the application will now be undertaken by the City, with the findings transmitted to you and a Project Assistance Team (PAT) meeting scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

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

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Heartland Dental
2. Pre-Application Conference Date: April 29, 2025
3. Neighborhood Meeting Date: October 21, 2025
4. Address of Subject Property: NWC of US Highway 441 and NW 173RD Street
5. Parcel ID Number(s): 03044-001-002
6. Existing Use of Property: Vacant (00000)
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Community Commercial
9. Acreage: 1.28
10. Total Existing Building Square Footage, if applicable: 0sf
11. Total Existing Impervious Area (not including existing building area), if applicable: 5,955sf
12. Total Building Square Footage Proposed: 4,200sf
13. Total New Impervious Area Proposed (not including building area): 12,728sf

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) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☑ Yes ☐ No
   If yes, list names of all parties involved: 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. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:
   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;

(d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).

aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.

bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
   i. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   ii. Calculation of the area of all façades subject to glazing.
   iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
   iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
   i. Color plans depicting the color of all materials used in the façade.
   ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
   iii. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   iv. Calculation of the area of all façades subject to glazing.
   v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
   vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.

ee. For development consisting multi-family residential uses and/or a mobile home park:
   i. Gross acreage.
   ii. Number of dwelling units proposed.
   iii. Density.
   iv. Location and percentage of total open space and recreation areas.
   v. Floor area of each dwelling unit.
   vi. Number of proposed parking spaces.
   vii. Street layout, if applicable.
   viii. Layout of mobile home stands (for mobile home parks only).
   ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
   a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
   b. Proposed finished floor elevation of all buildings.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
   a. Plans prepared by a professional engineer licensed in the State of Florida.
   b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
   c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Ashley Rosado
Signature of Applicant

Signature of Co-applicant

Ashley Rosado
Typed or printed name *and title* of applicant

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

STATE OF FL
COUNTY OF Seminole

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 24th day of October, 2025 by Ashley Rosado, who is/are personally known to me, or ___ who has/have produced N/A as identification.

Notary Public State of Florida
Kendra Lewis
My Commission
HH 197442
Exp.11/11/2025

Kendra Lewis
Signature of Notary Public (Seal)

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.

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

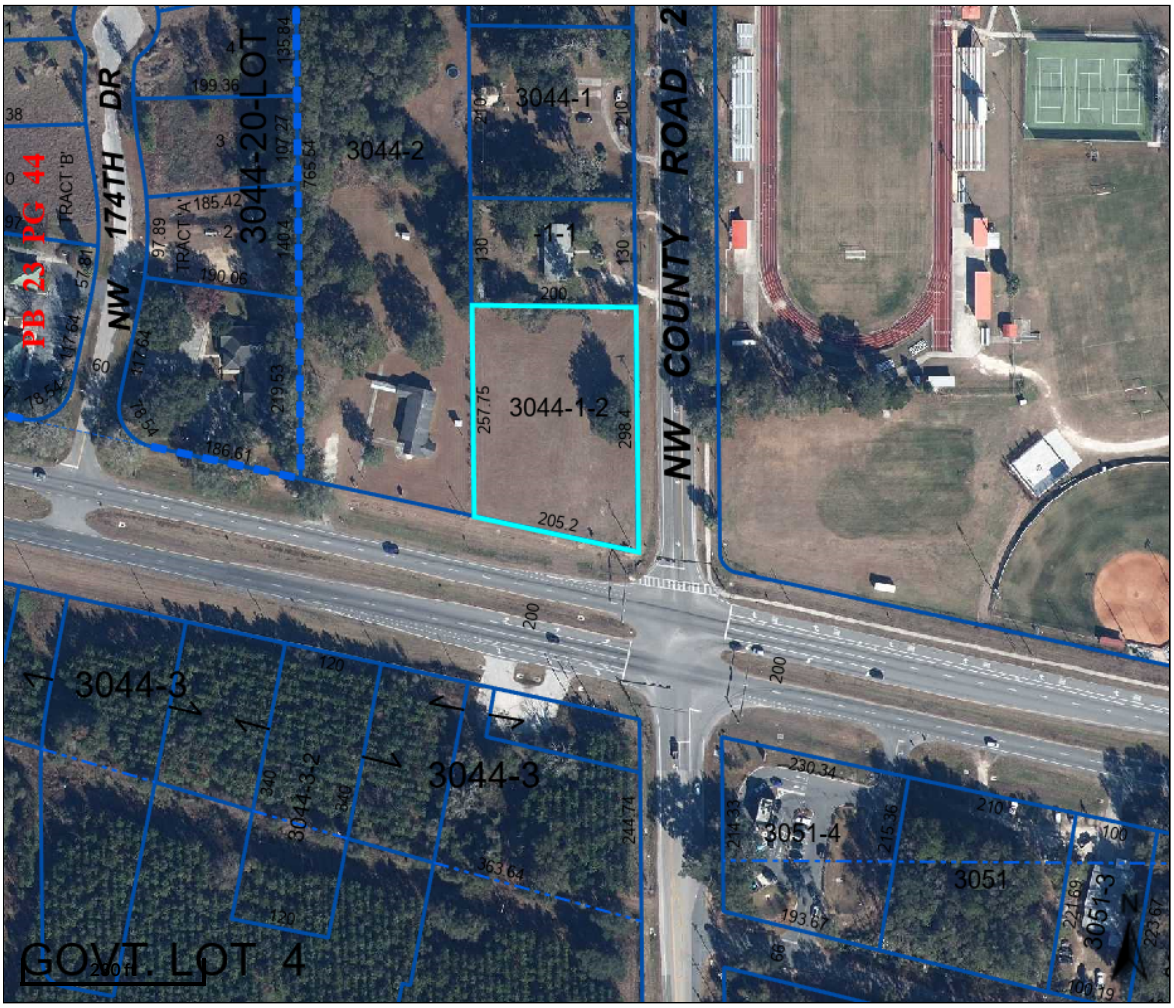
Subscribed and sworn to before me this 6th day of May, 2025.

Notary Public _____
Seal

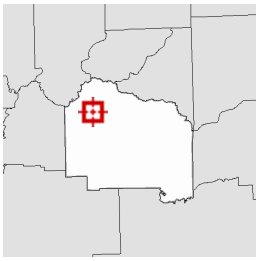
My Commission Expires:

Notary Public State of Florida
Karla Kantzas
My Commission HH 377933
Expires 3/23/2027

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview



Legend

- Parcels
- Lakes

Parcel ID	03044-001-002	**Prop ID**	12581	**Owner Address**	BROWNING & BROWNING TRUSTEES & MORRIS
Sec/Twp/Rng	08-08-18	**Class**	VACANT		627 SW 83RD TER
Property Address		**Acreage**	1.28		GAINESVILLE, FL 32607
District	1700 - ALACHUA				

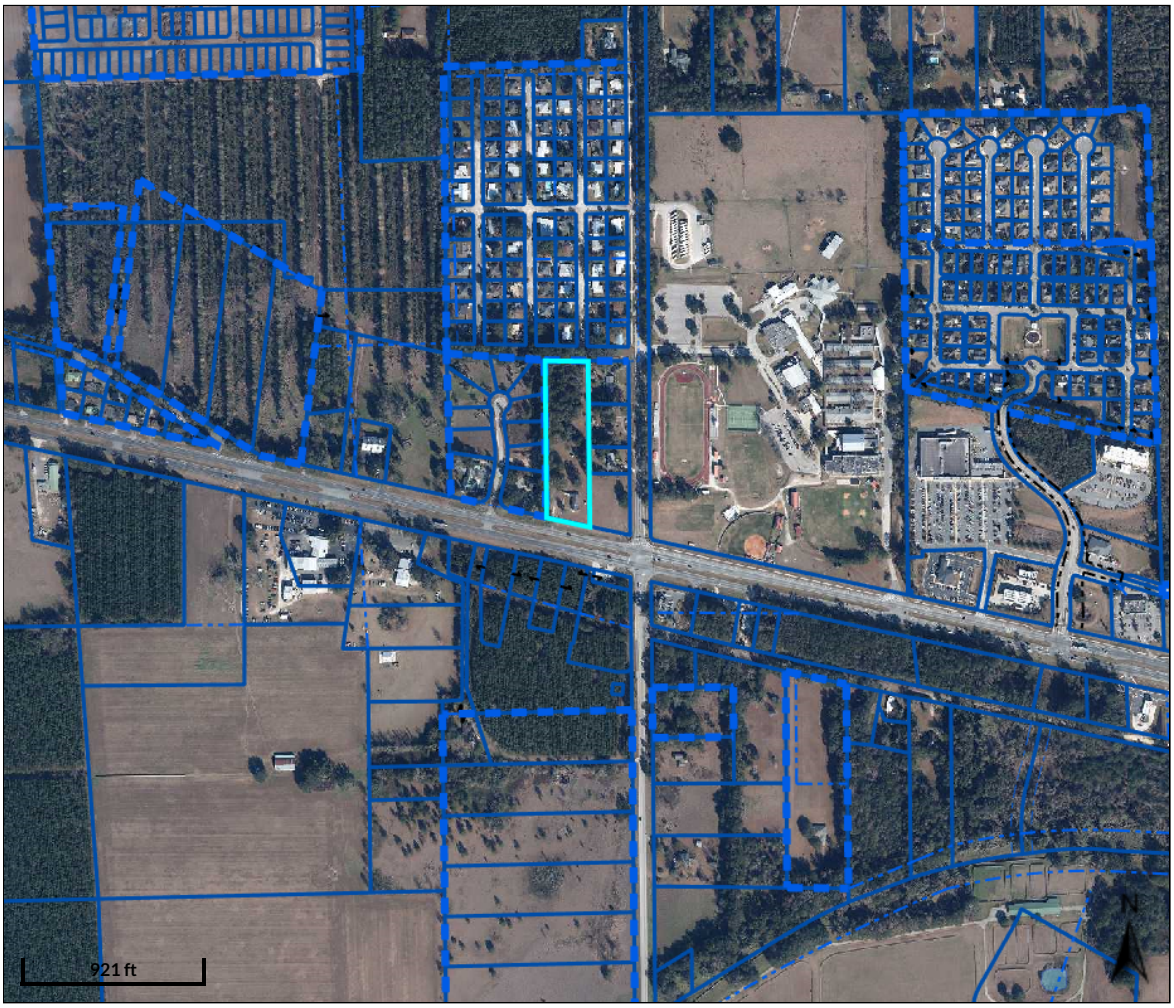
Brief Tax Description W 200 FT OF E 250 FT OF N 298.4 FT OF S 2010.55 FT LYING N OF SR 20 OR 1665/1478 & OR 2639/0227 & OR 4984/1311

(Note: Not to be used on legal documents)

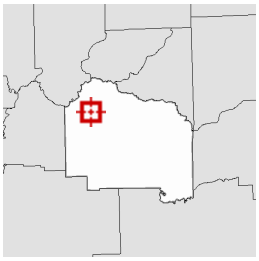
Date created: 9/10/2025
Last Data Uploaded: 9/10/2025 5:56:31 AM

Developed by SCHNEIDER GEOSPATIAL

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview



Legend

- Parcels
- Lakes

Parcel ID	03044-002-000	**Prop ID**	12582	**Owner Address**	SANTA FE HILLS CHURCH OF CHRIST
Sec/Twp/Rng	08-08-18	**Class**	CHURCHES		C/O ROBERT MATHENY
Property Address	16313 NW US HWY 441	**Acreage**	3.08		807 SOUTHWOOD DR
	ALACHUA				PERRY, FL 32348

District 1700 - ALACHUA

Brief Tax 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 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
(Note: Not to be used on legal documents)

Date created: 9/10/2025
Last Data Uploaded: 9/10/2025 5:56:31 AM

Developed by SCHNEIDER GEOSPATIAL

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

ALATB15081F

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!

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

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:

Witness Signature (as to the first Grantor)

Printed Name Allison Barker

Witness Signature (as to the first Grantor)

Printed Name Glenna Petty

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.

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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

Project Narrative, Concurrency Impact, Comprehensive Plan and Needed Fire Flow Analysis

for

Heartland Dental Office

Northwest Corner of US Highway 441 and NW 173rd Street
Alachua, Florida

October 23, 2025

2025.0802

Submitted By

INTERPLAN

Serving Restaurant and Retail Brands
Nationwide since 1972.

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

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1. Project Narrative and Concurrency Analysis
2. Consistency with City of Alachua Comprehensive Plan Analysis
3. Needed Fire Flow Analysis

1. Concurrency Analysis

This site plan application requests to construct a new 4,200 square foot Heartland Dental Office on an approximately 0.69 acre parcel located at the Westside Crossing commercial development. Infrastructure such as driveways and stormwater treatment is proposed to be constructed under a previously submitted master infrastructure plan. Shown below is an analysis of the proposed development's concurrency demands and the existing infrastructure available to serve the project.

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Trip Rate	Daily	AM Peak	PM Peak
Proposed							
Medical-Dental Office Building	720	Per 1,000 SF	4.2	Daily = 34.80 AM Peak = 3.53 PM Peak = 4.10	146 Trips	15 Trips	17 Trips

Conclusion: Approval of this application results in an additional 146 daily, 15 AM peak hour, and 17 PM peak hour trips on the public road network. This does not include the effect of pass-by trips which the traffic study estimates to be approximately 162 trips.

Per the traffic study conducted by Traffic Planning and Design, Inc., the comprehensive plan roadway segment analysis showed 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.

Additionally, the intersection analysis conducted by TPD indicated that the intersection currently operates at an acceptable Level of Service, and will continue to operate at an acceptable LOS after project build-out.

Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	(250 GPD per practitioner + 15 GPD per employee)	400 GPD (1 practitioner) (10 employees)	138,980 GPD	138,580 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	(250 GPS per Practitioner + 15 GPD per employee)	400 GPD (1 practitioner) (10 employees)	168,166 GPD	167,766 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 21 Tons per year or 115 lbs. per day	10,184 Tons per year	10,205 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City's adopted LOS for the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:
Water – 400 GPD

Sewer – 400 GPD
Solid Waste – 21 Tons per year or 137 lbs. per day
Transportation – 146 Max Daily Trips

Based on the fact that the utilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

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-orientated uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/businesses 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.

The proposed Heartland Dental office development is allowed in the property's current land use and zoning classification. This project is proposed to provide dental services to the adjacent residential development and school.

Policy 1.3.d: Design and performance standards: The following criteria shall apply

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

The site plans for the subject property conform to the above requirements. The proposed density is well below the maximum allowable.

Policy 1.3.e**:** 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 mitigated 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 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.

The subject property is located on a busy intersection on a state highway, is part of the City's Corporate Corridor Activity Center and is surrounded by other commercially zoned property along US 441. Access points are limited to 1 each per public road, with appropriate signage and traffic channelizing to limit traffic movements. The proposed Heartland Dental office is compatible with adjacent properties along US 441 and large landscaped buffers are provided from adjacent agriculturally zoned property (currently used as single family residential). Public sidewalks, including a wider mixed-use path along NW 173rd, are proposed.
No additional right of way for public roads is required.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.
1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The subject property is located in the US 441 Corporate Corridor Activity Center. The proposed site plan is being designed as part of a coordinated development plan and contributes to the goal of providing well-being to nearby resident by providing medical services and additional economic development opportunities through the creation of new jobs.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications foran amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

This project will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. All public roads and utilities are available adjacent to or close to the development, and the property is surrounded by existing development on all sides.

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.

Changes to the existing topography will be limited, and there are no know seepage slopes on site. Existing vegetation, including several large trees, will be preserved where possible.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations have been applied to the various soil types on this site. All soils are well drained and non-hydric

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.

The subject property is not within any documented FEMA Flood Zone 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.

There are no documented wetlands on the project site. All soils are well drained and non-hydric.

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.

There are no documented listed wildlife or plant species or their habitat onsite. As the proposed Heartland Dental office is proposed on an existing developed lot that is regularly mowed, there appears to be no need to investigate further as the area does not appear to be inviting to listed species.

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

Section 2 of this report demonstrates the impacts that the proposed development will have on public facilities and services. Sufficient capacity appears to exist for this development.

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

Section 2 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the

proposed plan for the project site will exceed the adopted LOS standards.

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

Acknowledged.

CONSERVATION AND OPEN SPACE ELEMENT

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

None of the onsite soils are particularly susceptible to erosion issues. Standard erosion control measures are specified to be installed and used during construction and until final stabilization.

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

The National Wetlands Inventory database does not indicate any wetlands or hydric soils onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

Needed Fire Flow Analysis

Per NFPA for a 4,200 SF building with type of construction V-B, the required fire flow is 1,750 GPM for 2 hours. Per the fire flow test done on-site the hydrant is capable of flowing 1807.02 gpm at 20 psi.

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

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

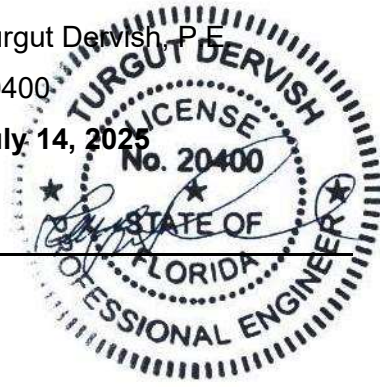
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No.: 20400

DATE: **July 14, 2025**

SIGNATURE: _____



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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 full access 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:

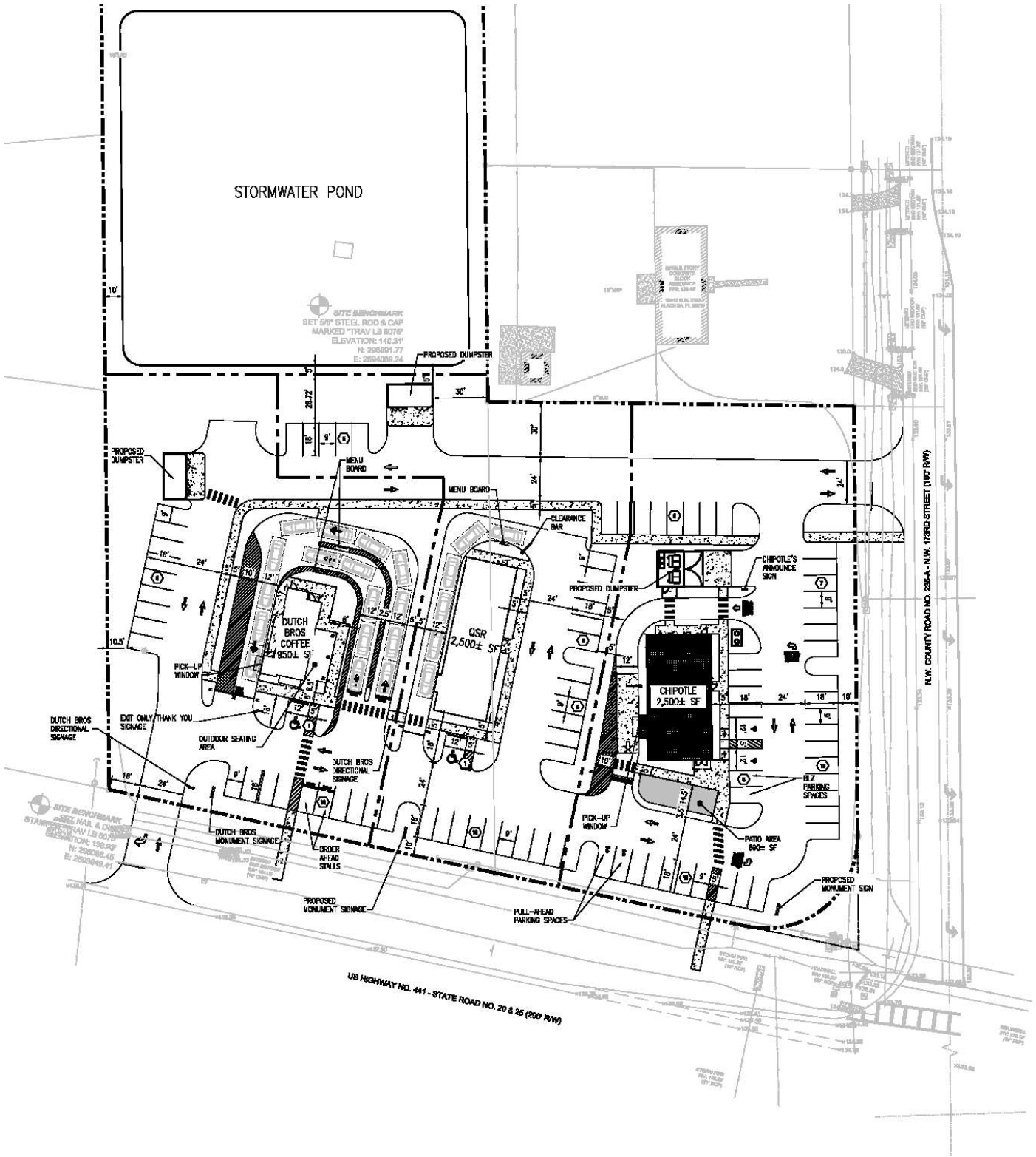
Study Intersections: US 441 and NW 173rd Street
Site Access Driveways



Westside Commons
Project № 6064
Figure 1
Page 2

Site Location

N
NTS



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Proposed Site Plan

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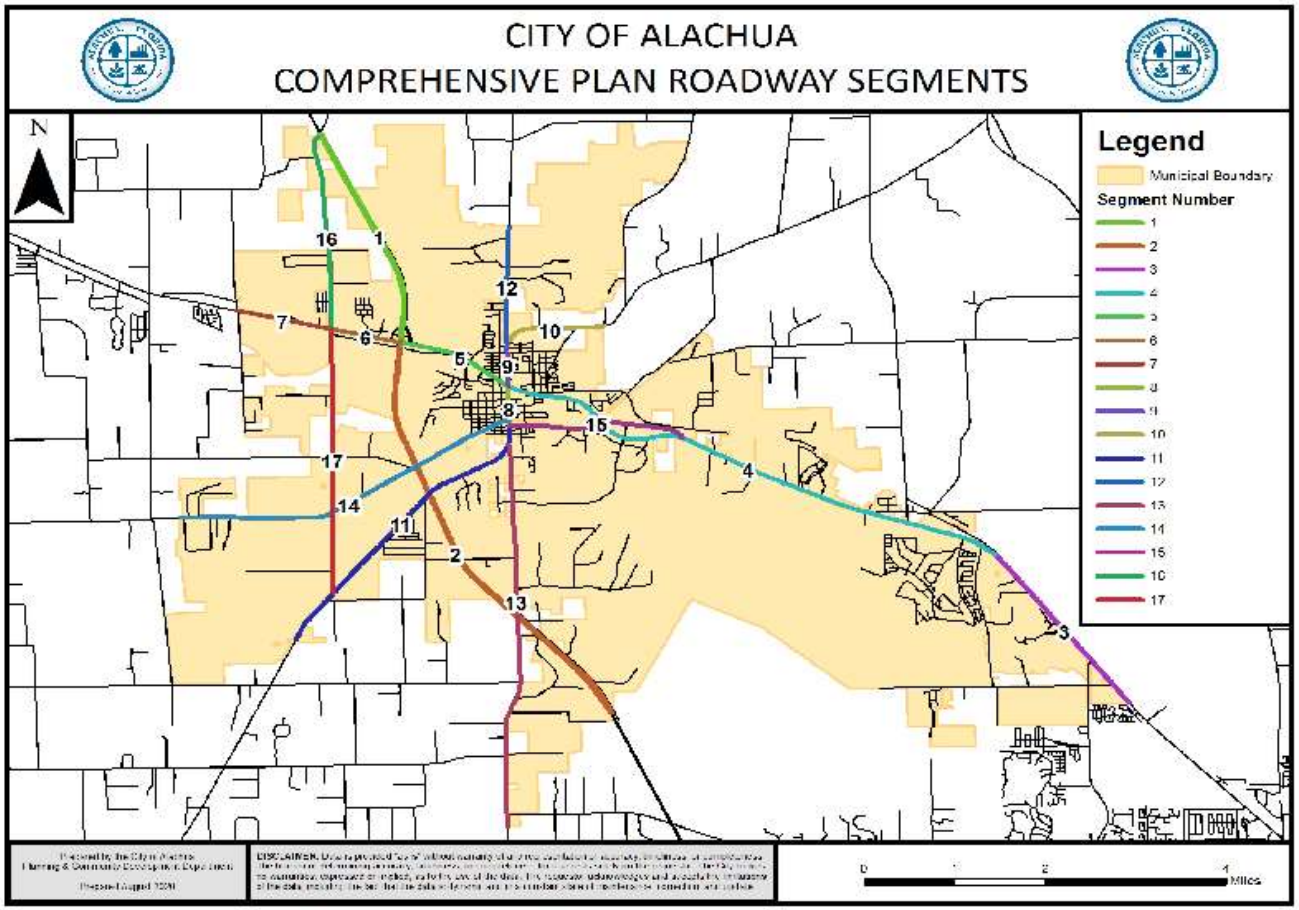


-c. - Roadway Segments	
ıdway nent*	Segment Description
Interstate	
-75 (32, 1)	From North City Limit to US 441
-75 (31, 2)	From US 441 to the South City Limit
State Roads	
⊦wy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection
⊦wy 441 (106, 4)	From CR 25A East Intersection to SR 235
U.S. Hwy 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**.

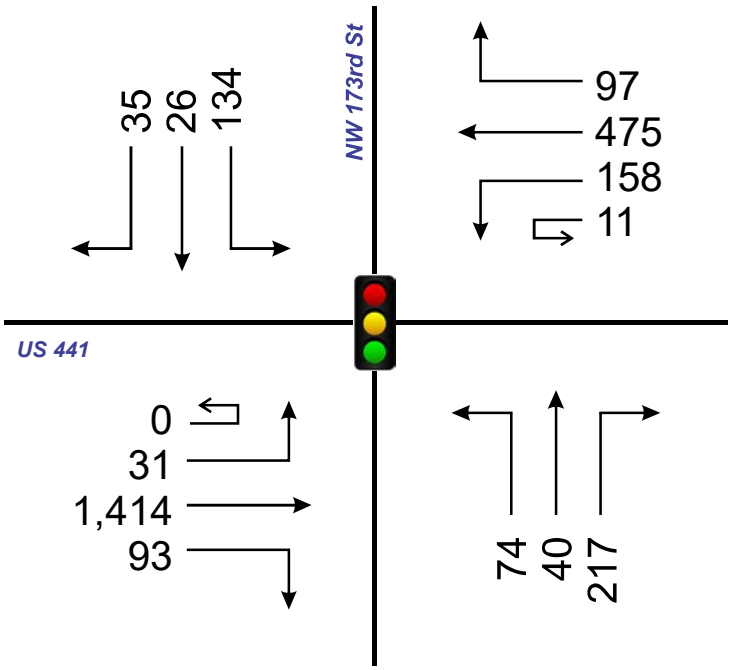
Table 2
Existing P.M. Intersection Capacity Analysis

Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 441 & NW 173nd 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

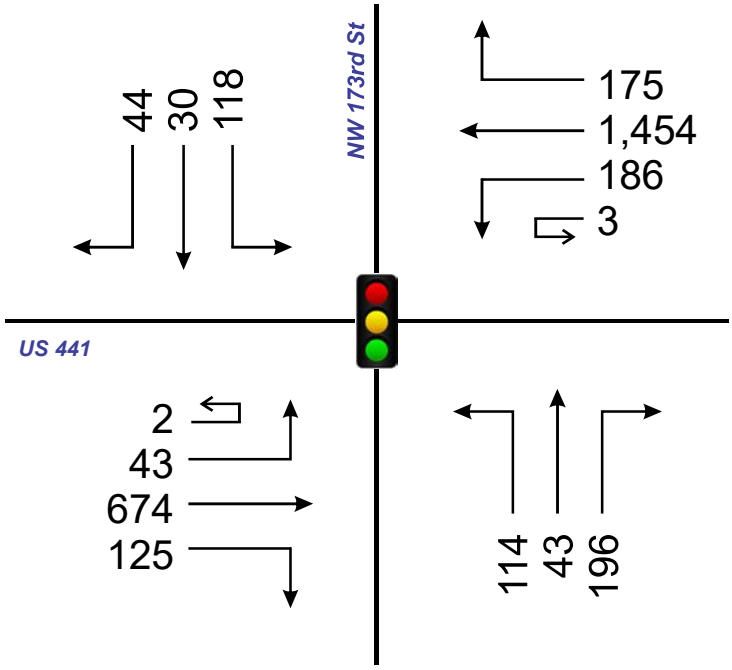
Table 1
Existing Comprehensive Plan Roadway Capacity Analysis – Peak Hour

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
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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

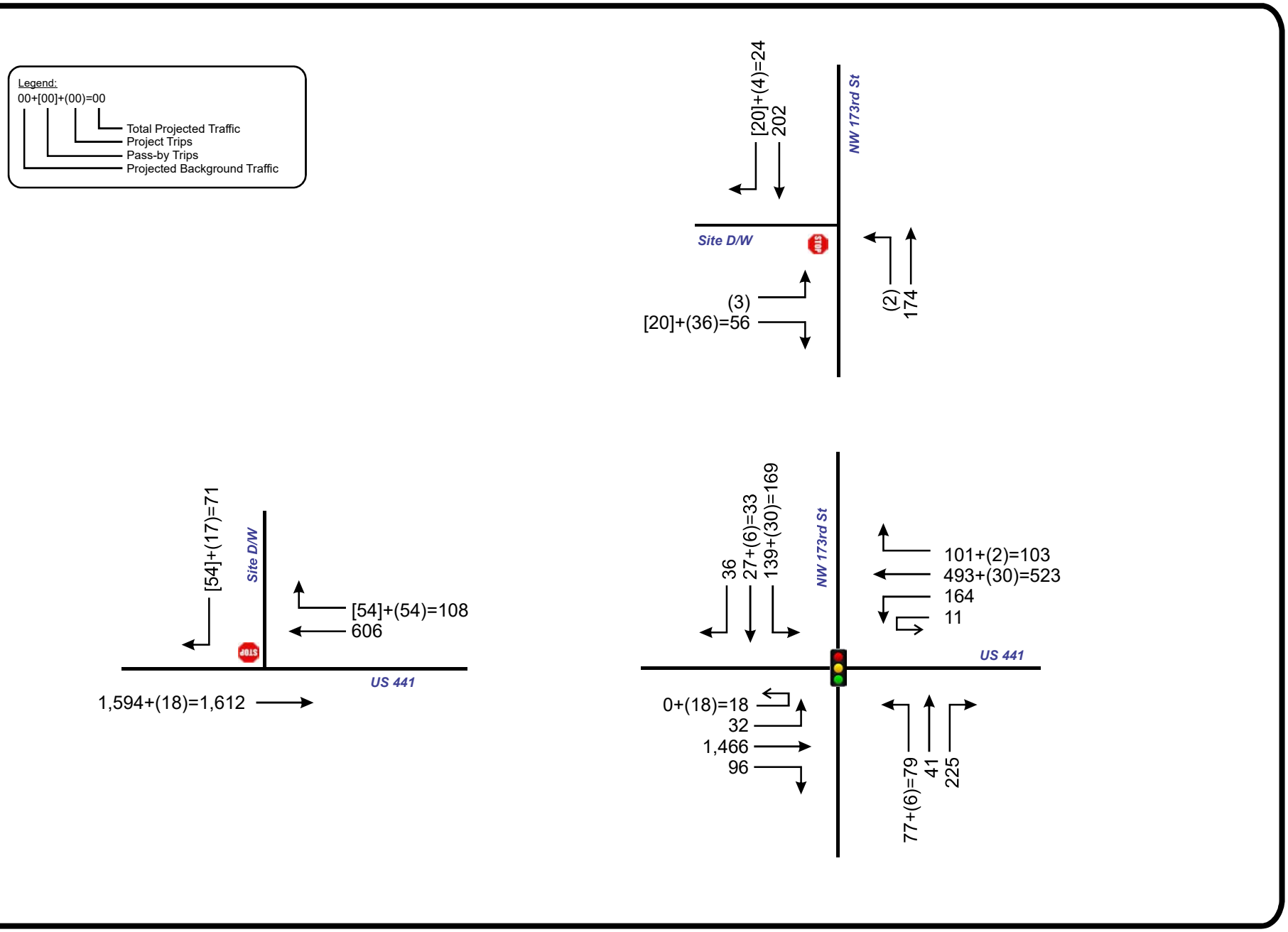
To assess the projected operating conditions at the study intersections, intersection capacity analyses were conducted using the *Highway Capacity Software (HCS)*. Total A.M. and P.M. peak hour traffic volumes were determined by combining background traffic and project trips. **Figures 6 and 7** show 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%



Westside Commons
Project № 6064
Figure 6
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Projected A.M. Peak Hour Turning Movement Counts

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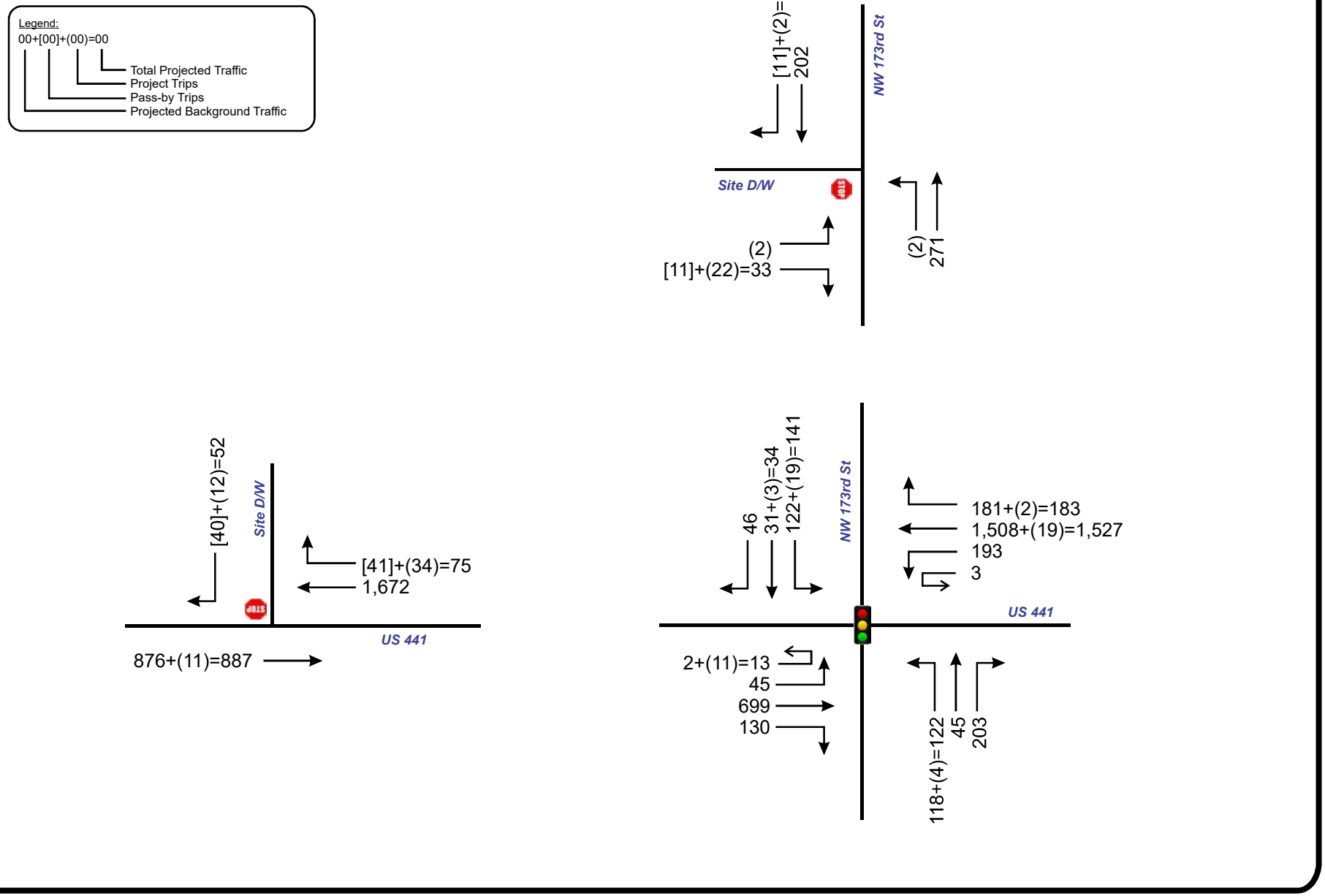

Projected P.M. Peak Hour Turning Movement Counts

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	36.6	D	17.4	B	50.4	D	54.4	D
		P.M.	34.0	C	39.2	D	22.2	C	50.7	D	36.7	D
US 441 & Site Driveway-Right in / Right out	Stop	A.M.	--	--	--	--	--	--	11.0	B	--	--
		P.M.	--	--	--	--	--	--	21.0	C	--	--
NW 173rd St & Site Driveway	Stop	A.M.	9.4	A	--	--	7.7	A	--	--	--	--
		P.M.	9.3	A	--	--	7.7	A	--	--	--	--

Turn Warrant Analysis

Access to the site is proposed via two driveways, a right in / right out driveway on US 441 and a full access driveway NW 173rd Street. To determine the need for separate left or 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 left or 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 25 feet for 1 vehicle, from HCS P.M. Analysis)

TL = 185 + 25 = 210 feet

The westbound right turn lane length should be a minimum of 210 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 full access 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 full access 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 210 feet, which includes a 50-foot taper. The NW 173rd Street driveway does not warrant a separate left or 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

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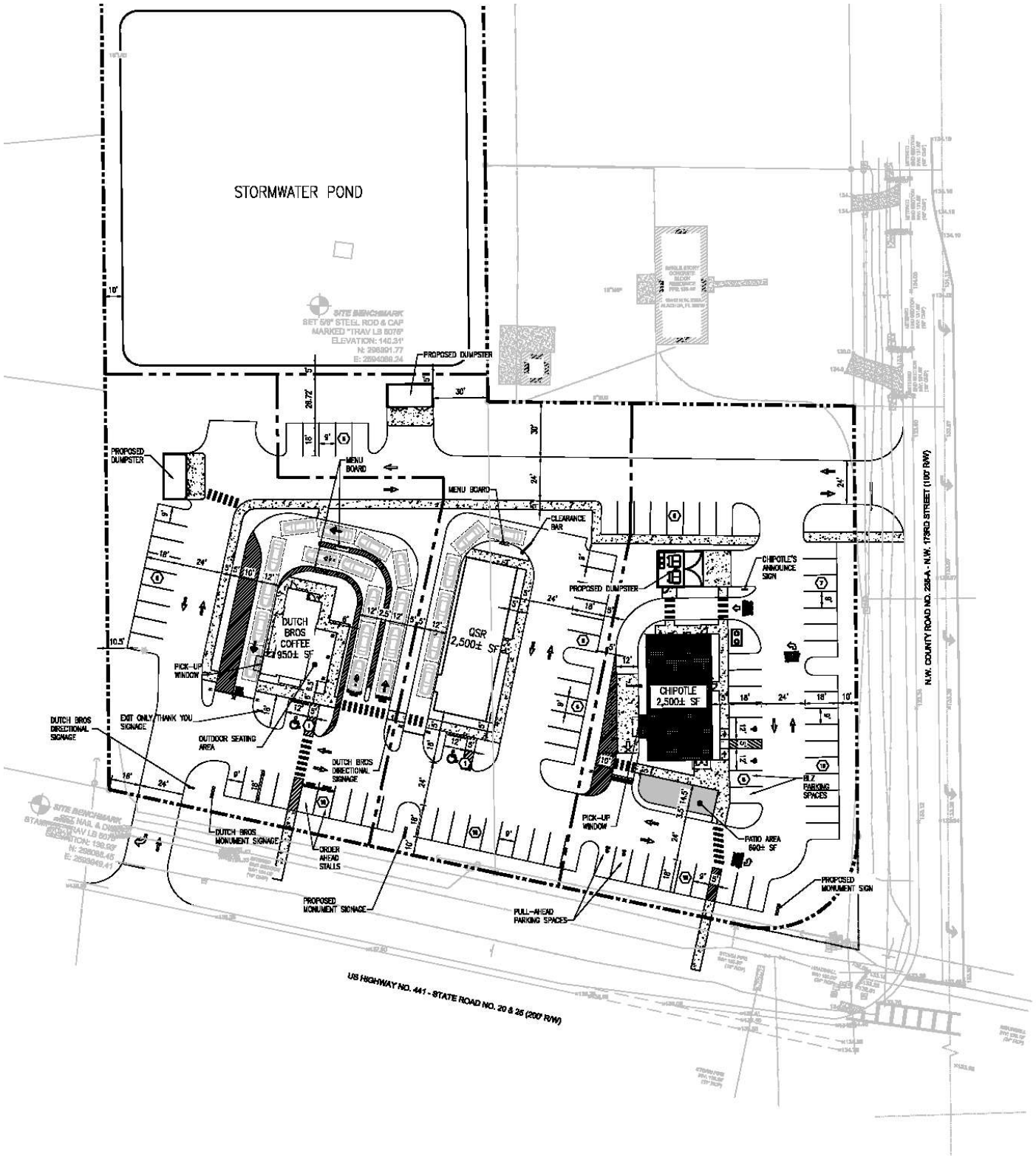

Alachua Retail Center
Project № 6064
Figure 2
Page 3

Proposed Site Plan

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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

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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)

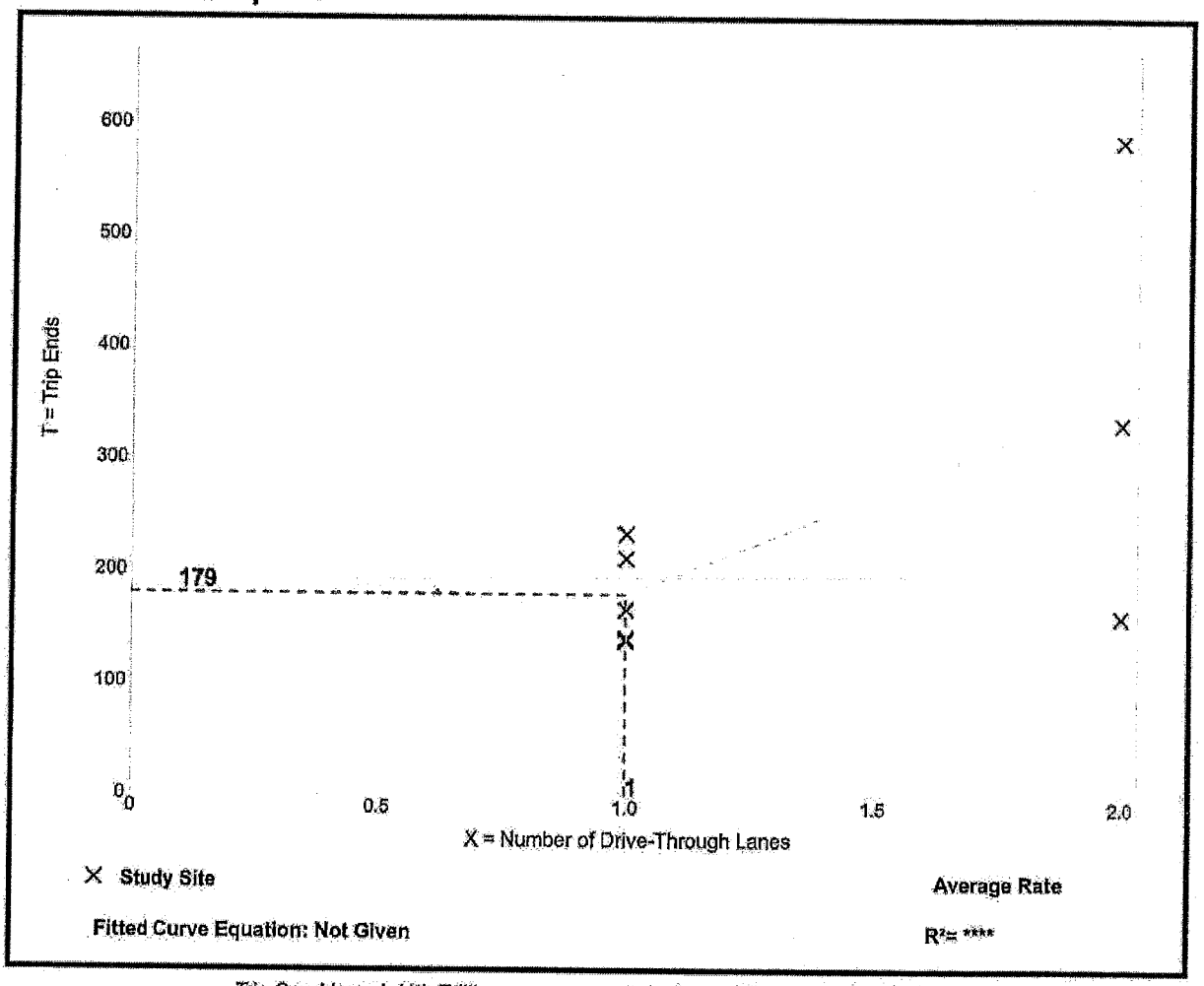
Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday**

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

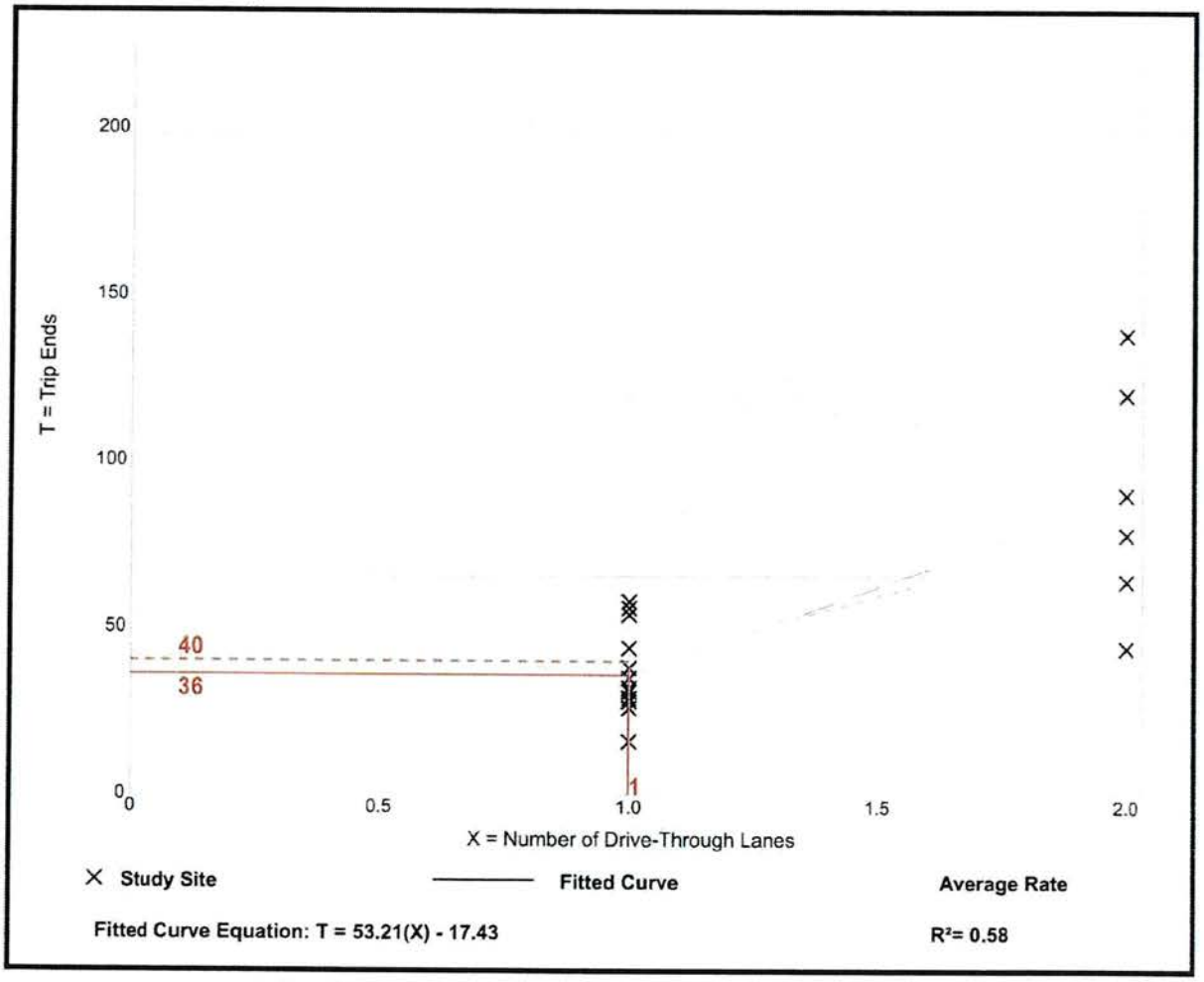
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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

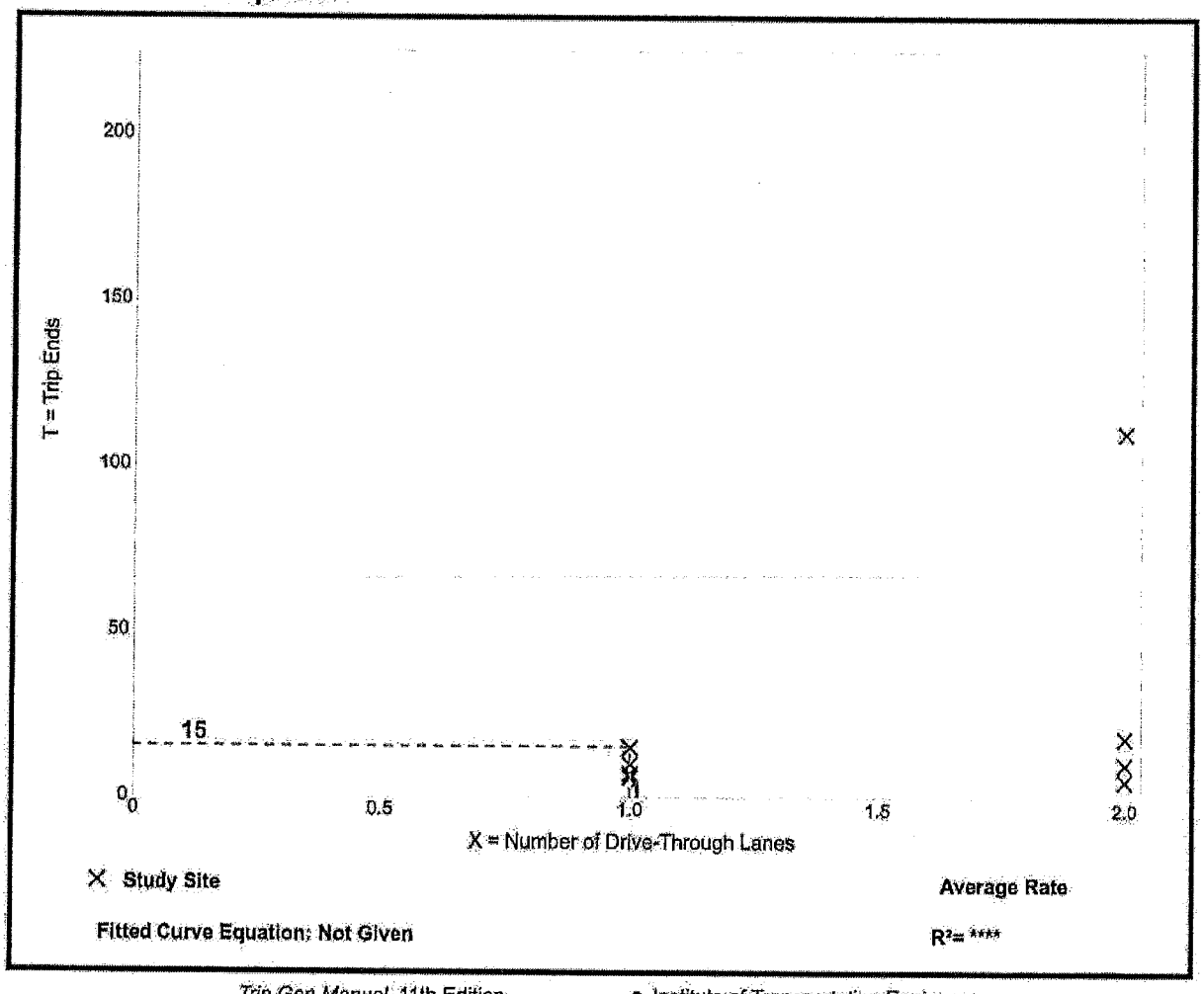
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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)

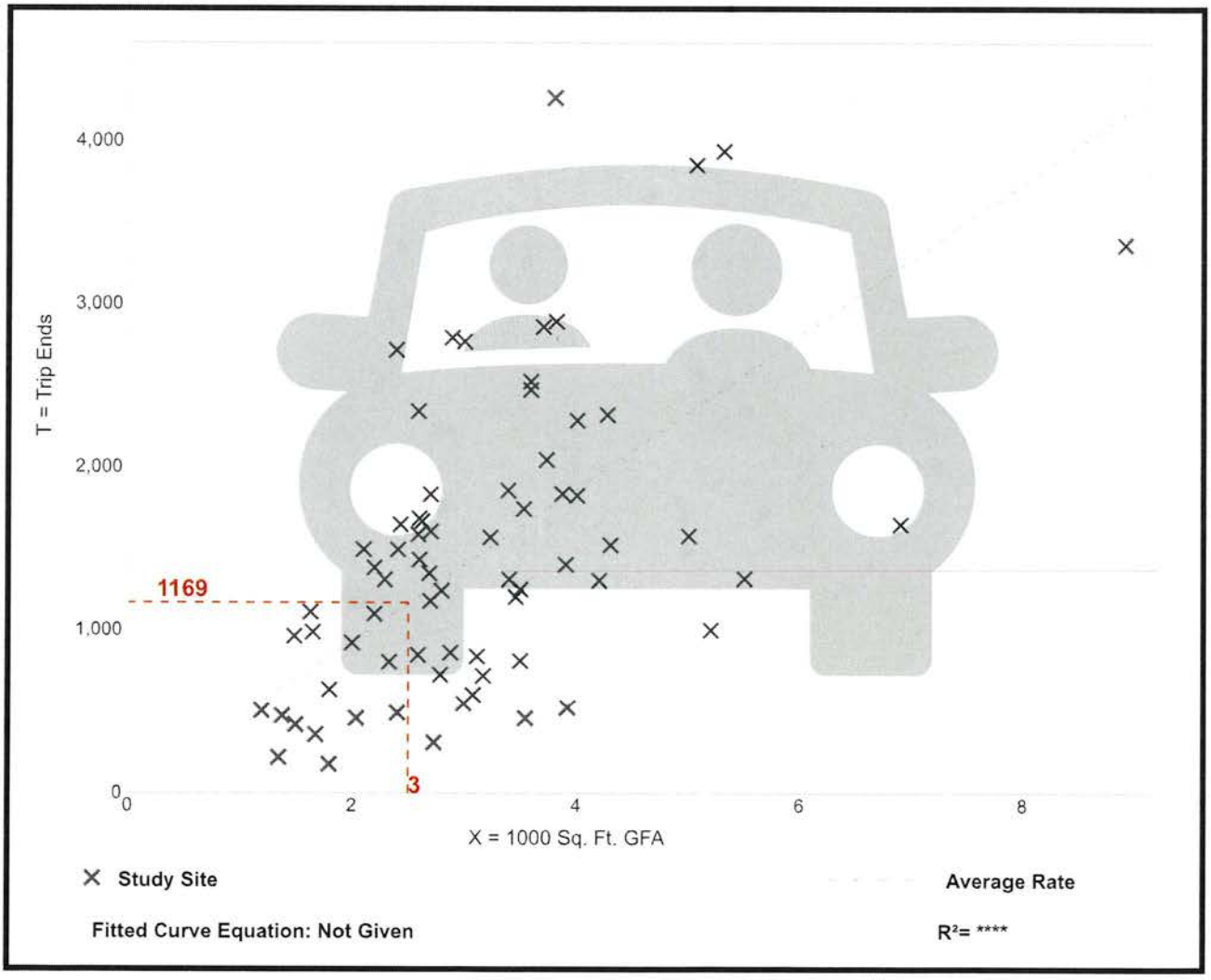
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

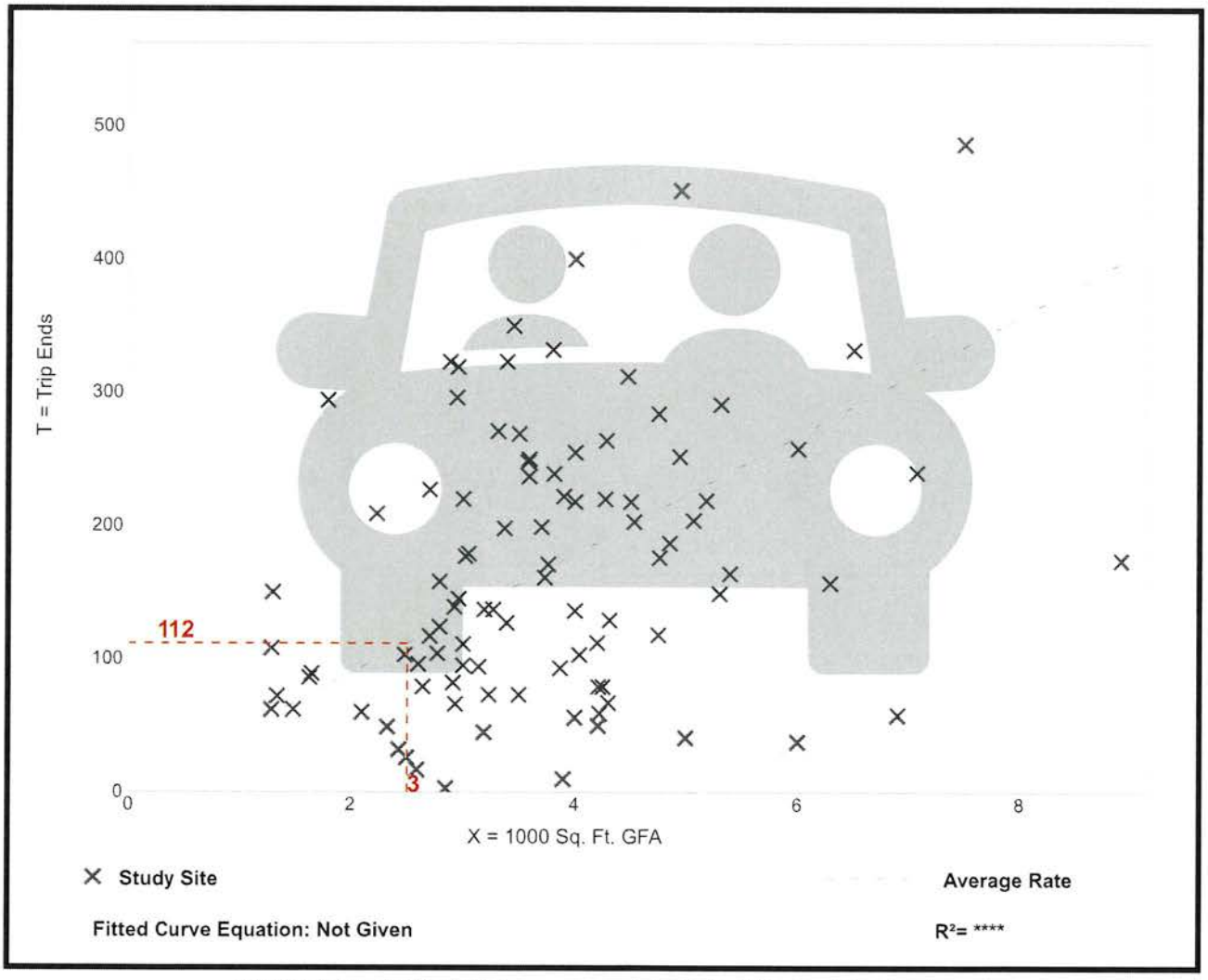
Fast-Food Restaurant with Drive-Through Window
(934)

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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

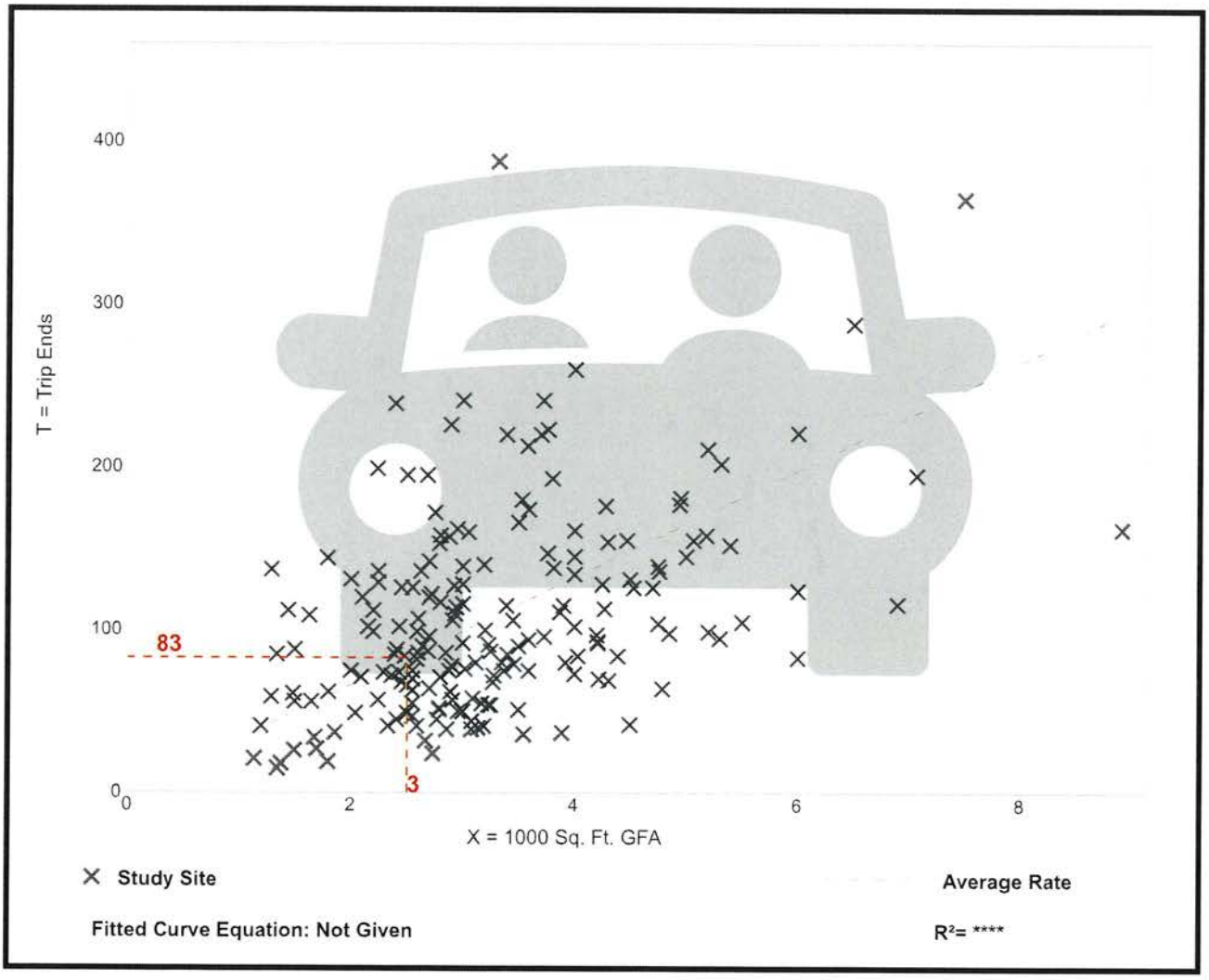
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 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

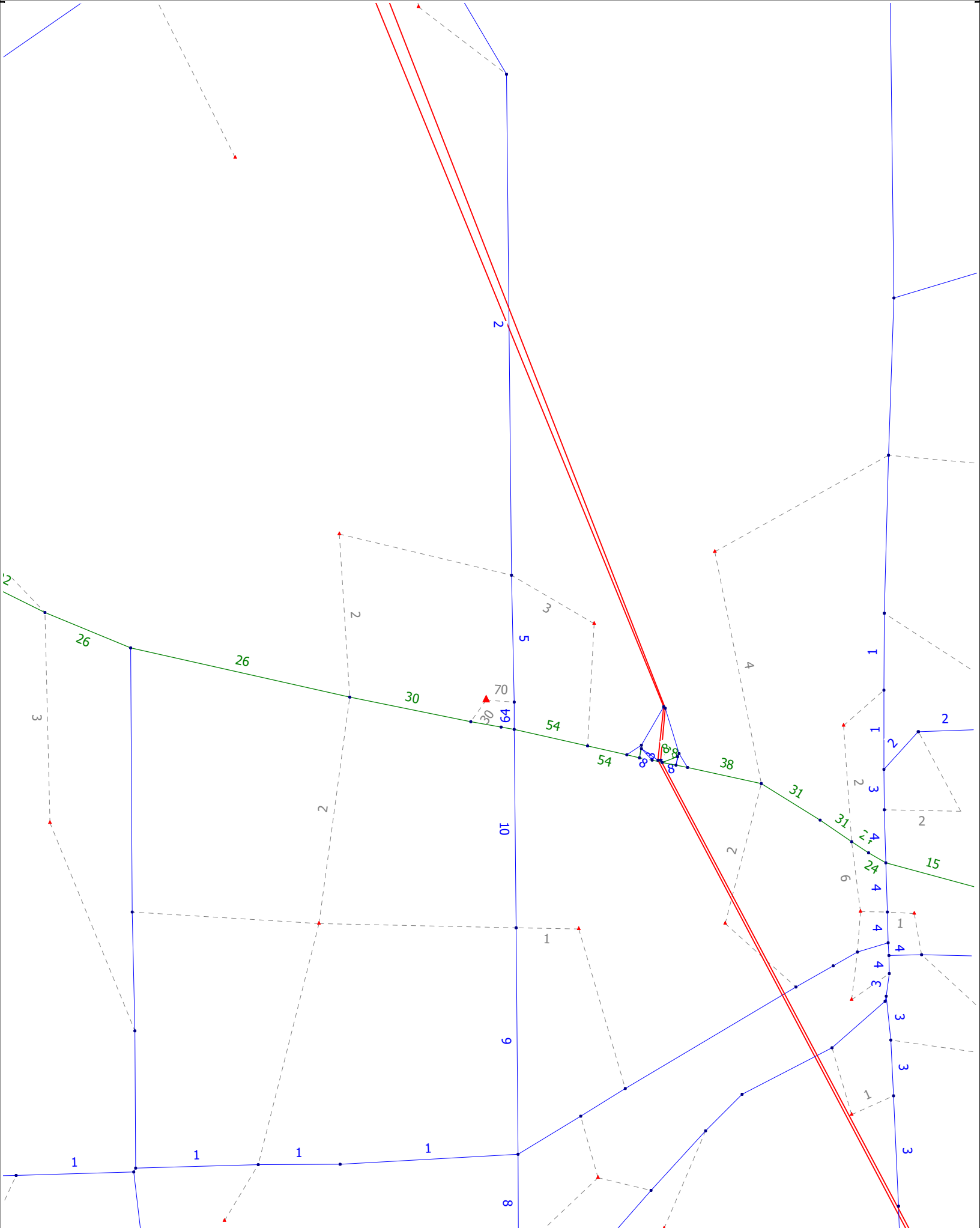
COUNTY: 26 ALACHUA

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

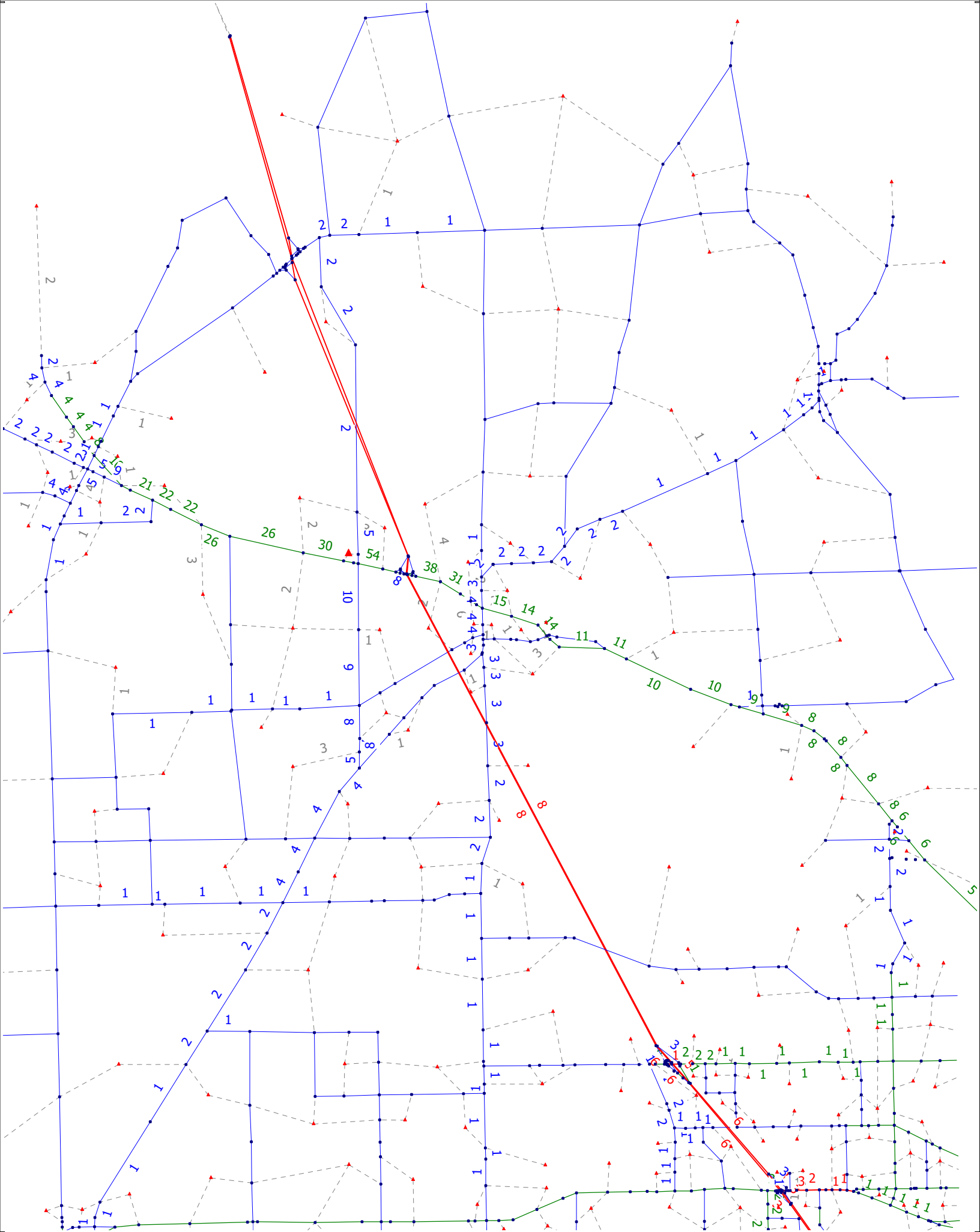
SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : 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



(Licensed to CREWS, LLC)



(Licensed to CREWS, LLC)

Attachment D

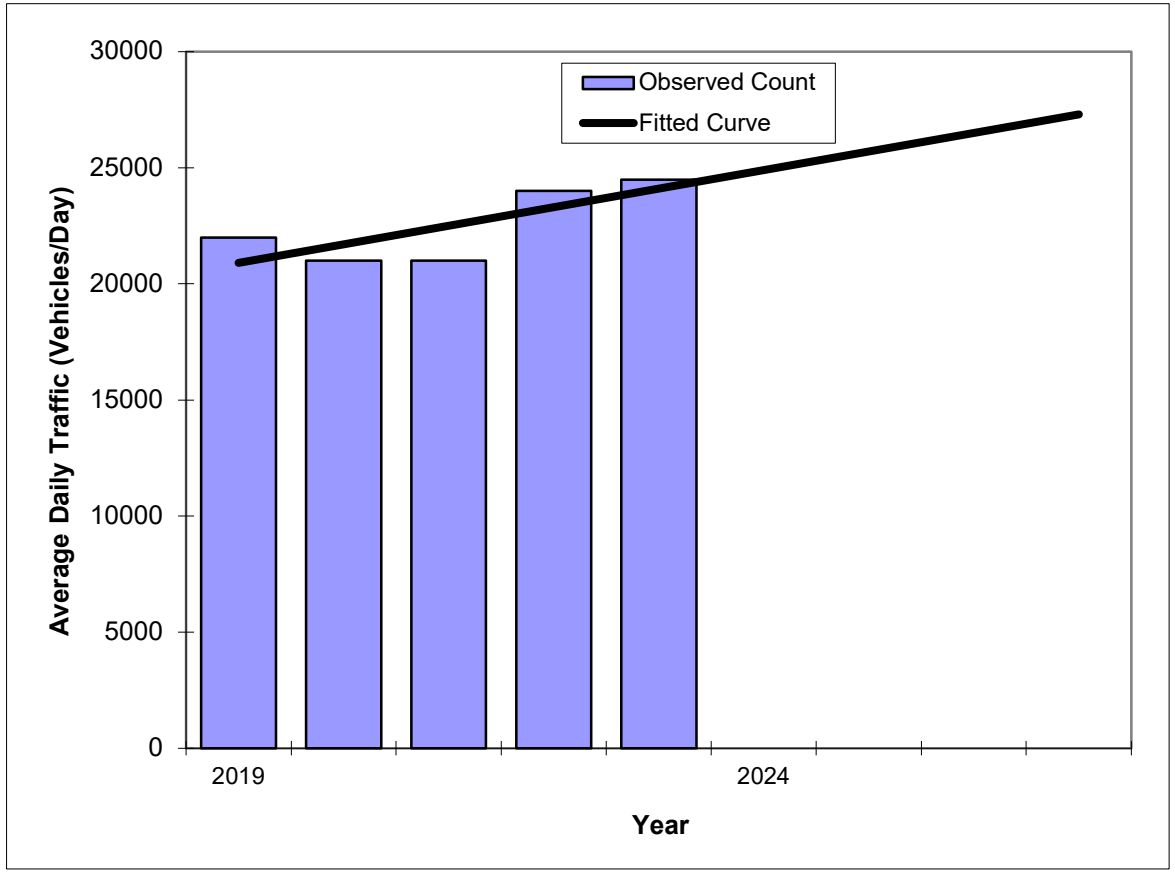
Trend Analysis Worksheets

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

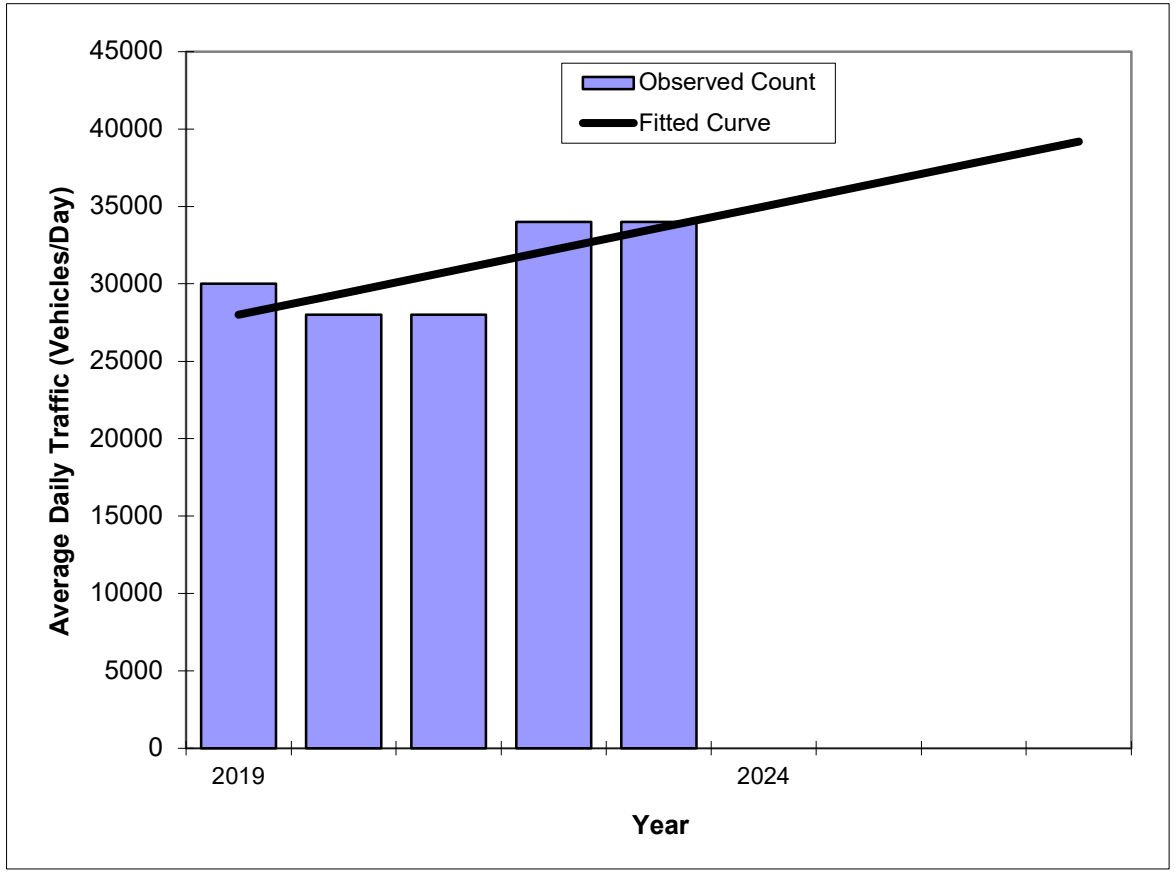
***Axle-Adjusted**

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

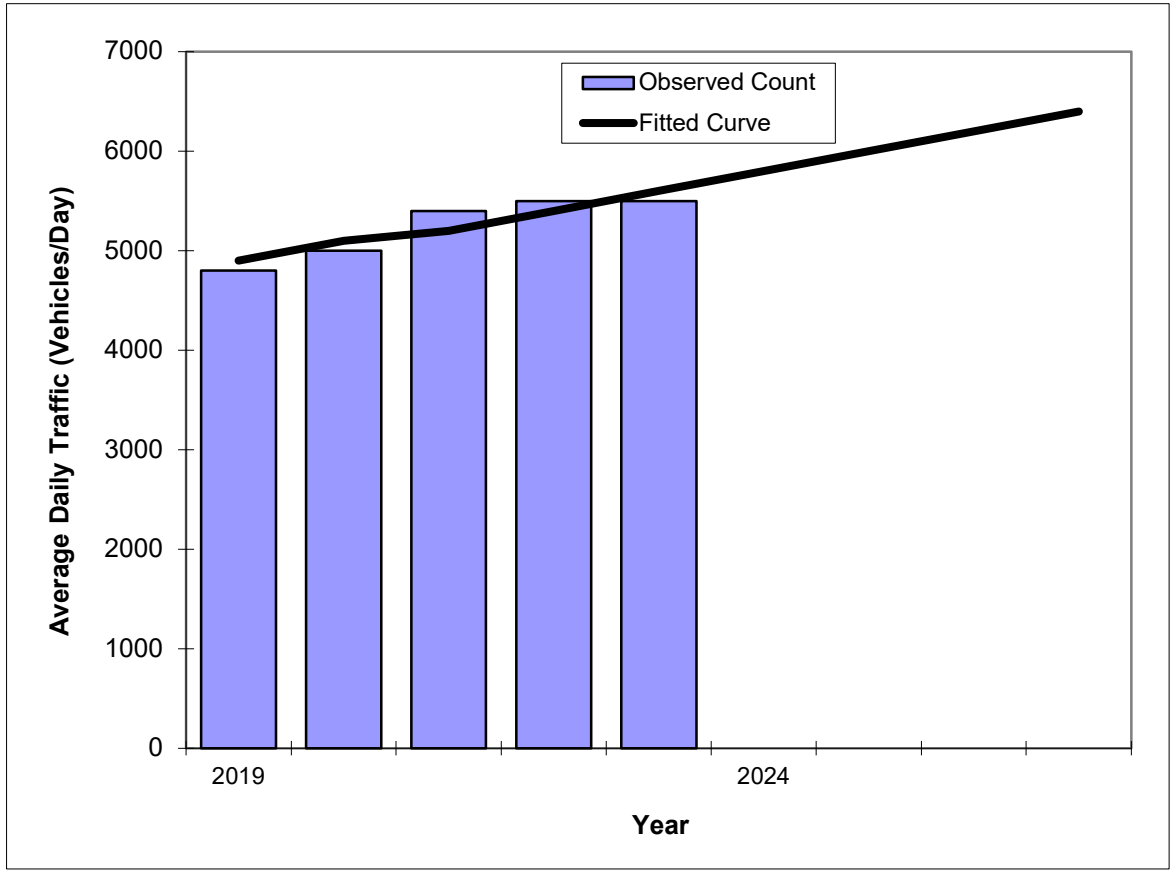
***Axle-Adjusted**

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.

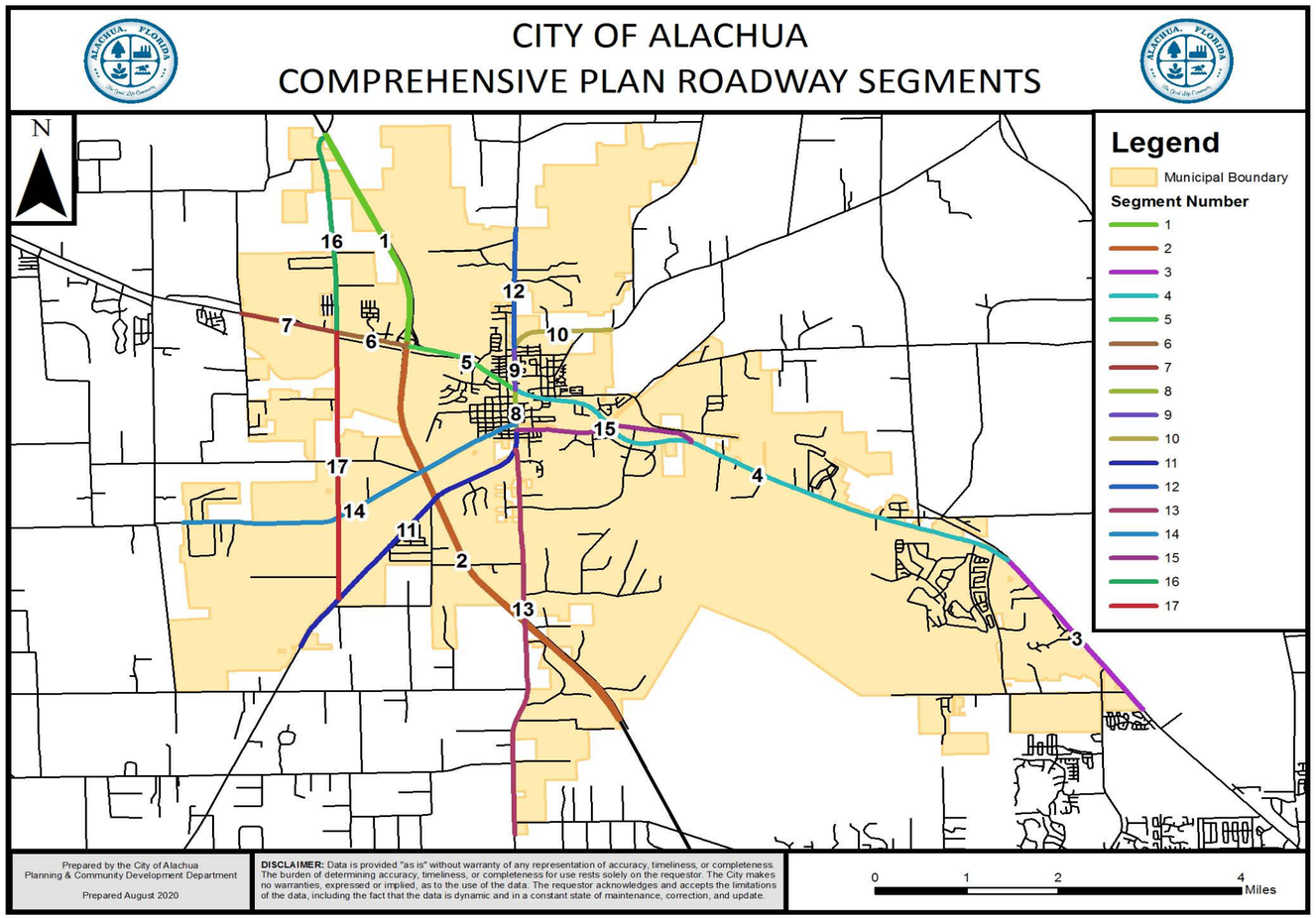


Table 2-c. - Roadway Segments

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
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0	0	0	0	0	0	0	0	765	43	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0	0	0	0	297	27	372	34
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0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	45	6
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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
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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)

	Left	Thru	Right	U-Turn	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)

	AM	NOON	PM
Left	584	0	1614
U-Turn	0	0	2
Right	31	0	43
Thru	1414	0	674
Left	93	0	125

WESTBOUND (US 441/SR 20/State Rd/M L King Blvd)

	PM	NOON	AM
Left	175	0	97
Thru	1454	0	475
Right	186	0	158
U-Turn	3	0	11
	991	0	1776

NORTHBOUND (CR 235A/NW 173rd St)

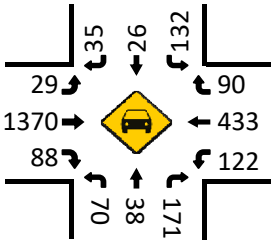
	Left	Thru	Right	U-Turn	Total	
PM	341	0	114	43	196	PM
NOON	0	0	0	0	0	NOON
AM	277	0	74	40	217	AM

CONTROL

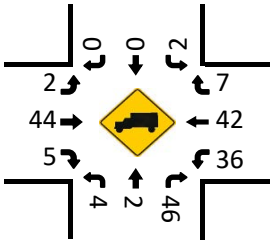
Signalized

		AM	NOON	PM
TEV	2805	0	3207	
PHF		0.94		0.98

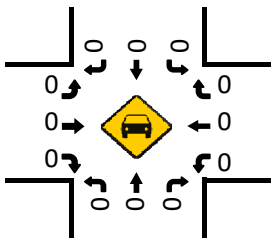
Cars (AM)



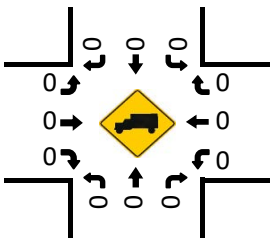
HT (AM)



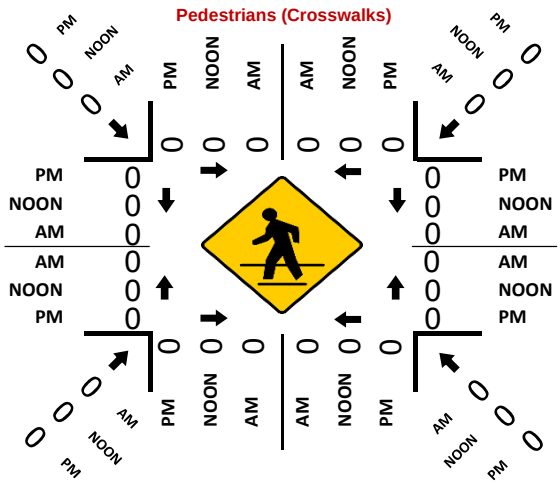
Cars (NOON)



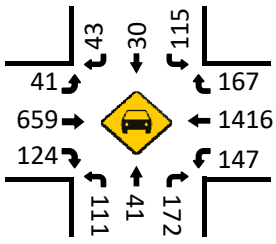
HT (NOON)



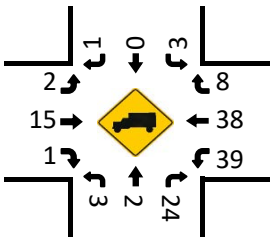
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



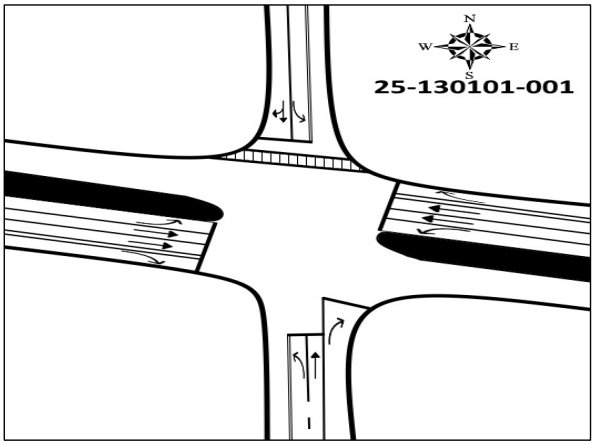
LOCATION: CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd
CITY/STATE: Alachua, FL

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

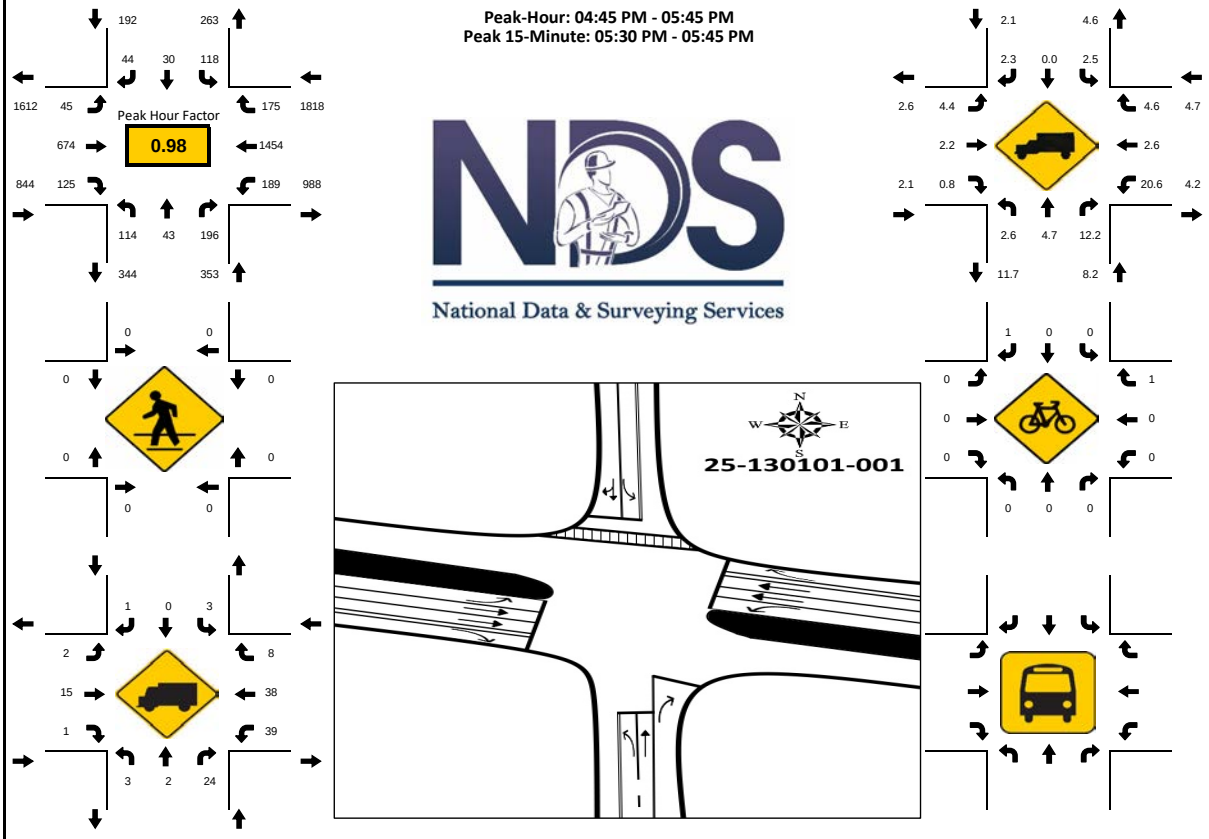


15-Min Count Period Beginning At	CR 235A/NW 173rd St Northbound					CR 235A/NW 173rd St Southbound					441/SR 20/State Rd/M L King Bl Eastbound					441/SR 20/State Rd/M L King Bl Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	14	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**

E/W Street: **US 441/SR 20/State Rd/M L King Blvd**

Speed: **45/55 MPH**

Site Code: **25-130101-001**

Date: **03/25/2025**

Weather: **Sunny**

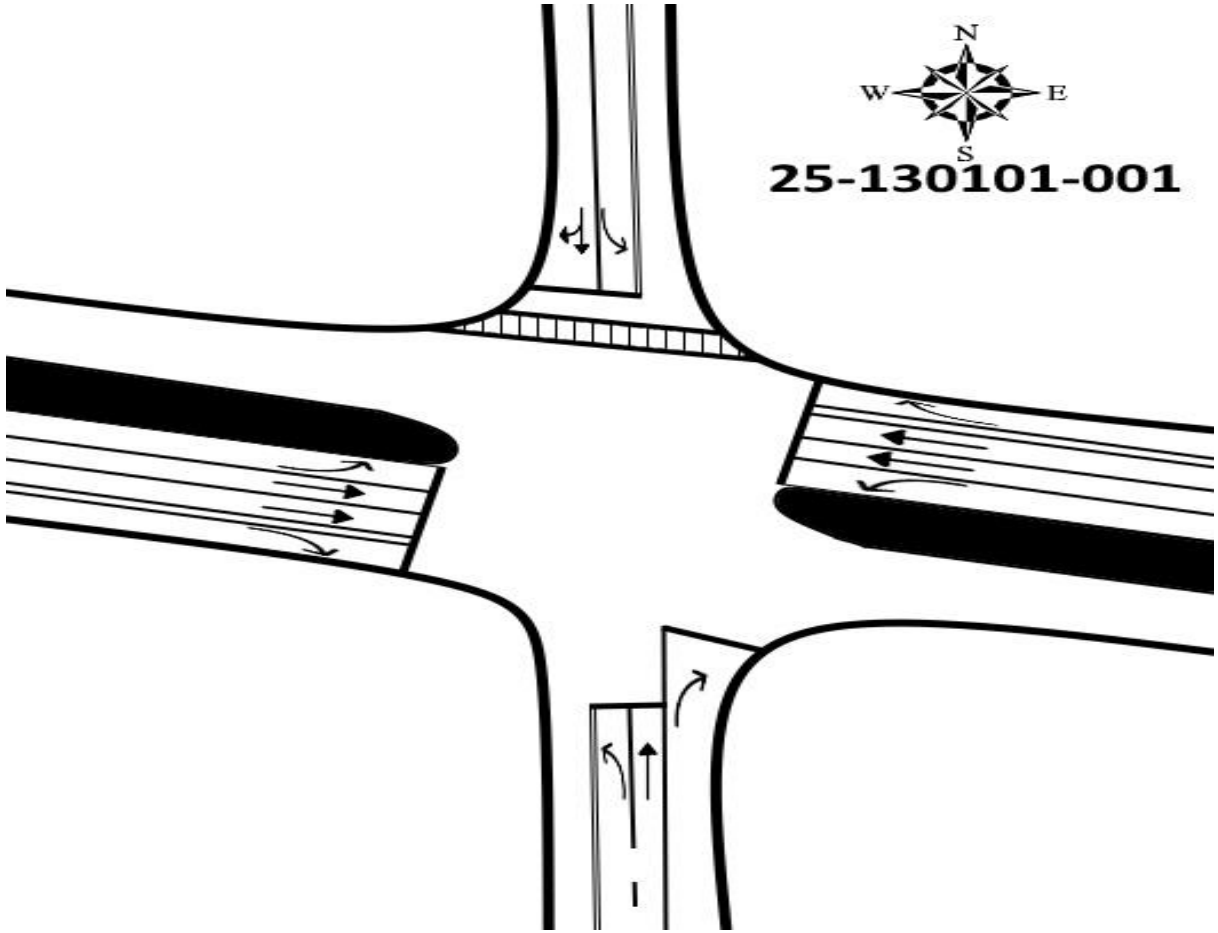
City: **Alachua**

County: **Alachua**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**



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

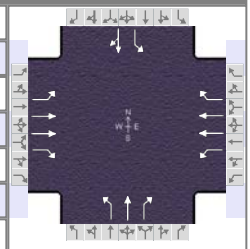
09-MAR-2024 18:41:39 830UPD 2_2600_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

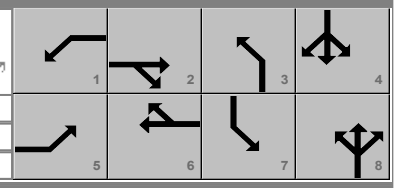
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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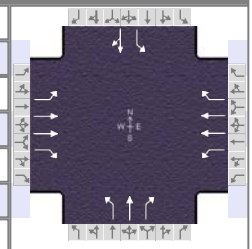
HCS Signalized Intersection Results Summary

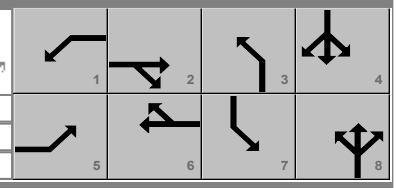
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	PM Peak Hour	PHF	0.98
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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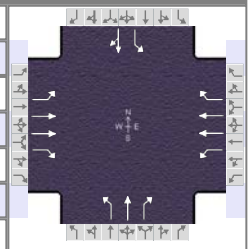
APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

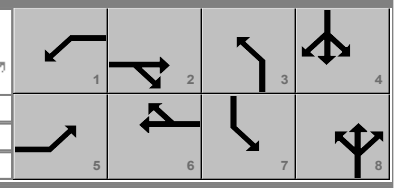
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	US 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	50	1466	96	175	523	103	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

Green	7.1	4.8	61.7	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	14.9	69.5	27.5	82.1	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	6.4		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	0.88		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	53	1560	102	186	556	110	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	4.4	61.7	5.9	17.6	14.0	5.5	5.8	3.0		10.2	5.3	
Cycle Queue Clearance Time (g_c), s	4.4	61.7	5.9	17.6	14.0	5.5	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	84	1504	659	205	1724	780	297	280		358	296	
Volume-to-Capacity Ratio (*X*)	0.633	1.037	0.155	0.908	0.323	0.140	0.283	0.156		0.503	0.248	
Back of Queue (*Q*), ft/ln (95 th percentile)	93	1103	104	385	250	94	118	64		244	104	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	43.1	4.0	13.2	9.3	3.6	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	20.6	18.6	48.1	53.3		49.2	52.1	
Incremental Delay (d_2), s/veh	2.9	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	70.6	74.9	26.1	93.2	21.1	18.9	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		36.6	D		17.4	B		50.4	D	
Intersection Delay, s/veh / LOS	54.4						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	1.90	B	1.19	A	1.09	A	0.91	A

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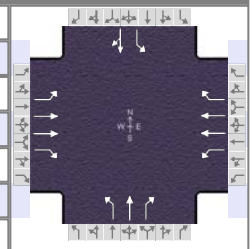
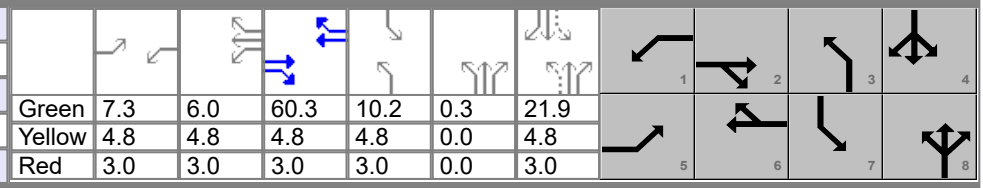
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Jul 14, 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	58	699	130	196	1527	183	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	6.8		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	0.91		1.00		0.99	1.00	1.00	1.00
Max Out Probability	0.02		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	59	713	133	200	1558	187	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	4.8	21.2	7.7	18.9	55.9	9.7	8.5	3.2		10.0	6.2	
Cycle Queue Clearance Time (g_c), s	4.8	21.2	7.7	18.9	55.9	9.7	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	88	1481	664	220	1806	791	319	280		332	258	
Volume-to-Capacity Ratio (*X*)	0.674	0.482	0.200	0.908	0.863	0.236	0.390	0.164		0.433	0.316	
Back of Queue (*Q*), ft/ln (95 th percentile)	102	358	137	370	818	167	172	68		200	120	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	14.1	5.4	12.7	31.9	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	31.0	19.7	47.2	53.3		47.9	54.9	
Incremental Delay (d_2), s/veh	3.3	1.1	0.7	15.1	5.7	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	71.0	32.1	27.7	76.1	36.7	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	34.0	C		39.2	D		22.2	C		50.7	D	
Intersection Delay, s/veh / LOS	36.7						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	1.23	A	2.09	B	1.11	A	0.86	A

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HCS Two-Way Stop-Control Report

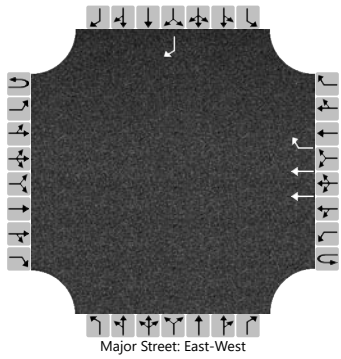
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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)							606	108								71
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)																77
Capacity, c (veh/h)																672
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)																11.0
Level of Service (LOS)																B
Approach Delay (s/veh)													11.0			
Approach LOS													B			

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HCS Two-Way Stop-Control Report

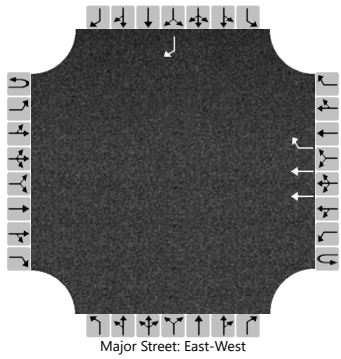
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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)							1672	75								52
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)																57
Capacity, c (veh/h)																282
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)																21.0
Level of Service (LOS)																C
Approach Delay (s/veh)													21.0			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

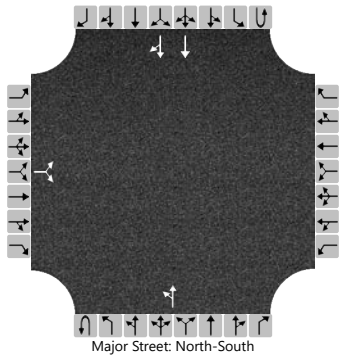
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		3		56						2	174				202	24
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			64							2						
Capacity, c (veh/h)			883							1332						
v/c Ratio			0.07							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
95% Queue Length, Q_{95} (ft)			5.0							0.0						
Control Delay (s/veh)			9.4							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.4								0.1						
Approach LOS		A								A						

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HCS Two-Way Stop-Control Report

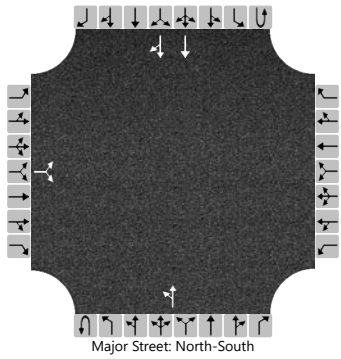
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		2		33						2	271				202	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			38							2						
Capacity, c (veh/h)			875							1346						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			9.3							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.3								0.1						
Approach LOS		A								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.

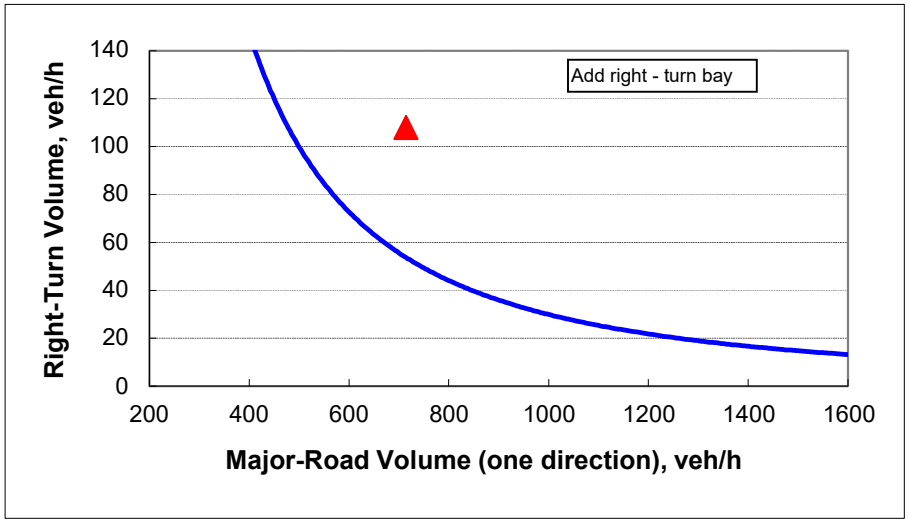
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	714
Right-turn volume, veh/h:	108

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	54
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.

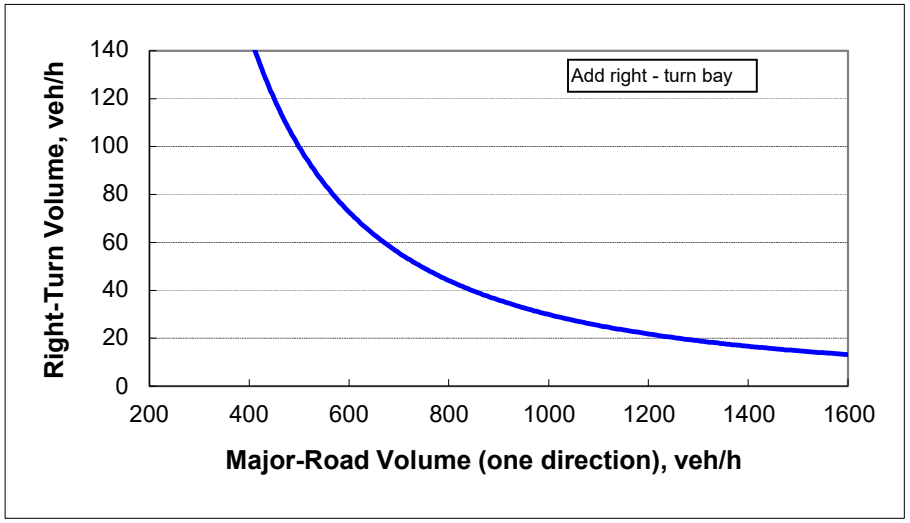
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1747
Right-turn volume, veh/h:	75

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11
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 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

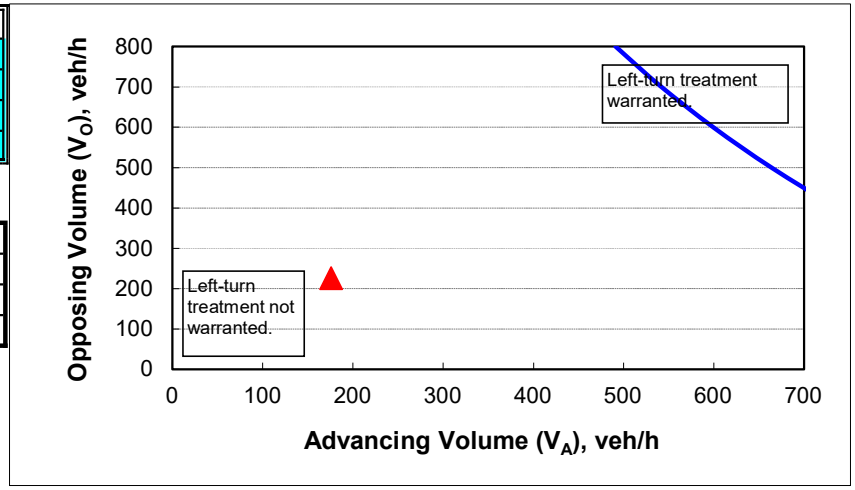
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	176
Opposing volume (V_O), veh/h:	226

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	891
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

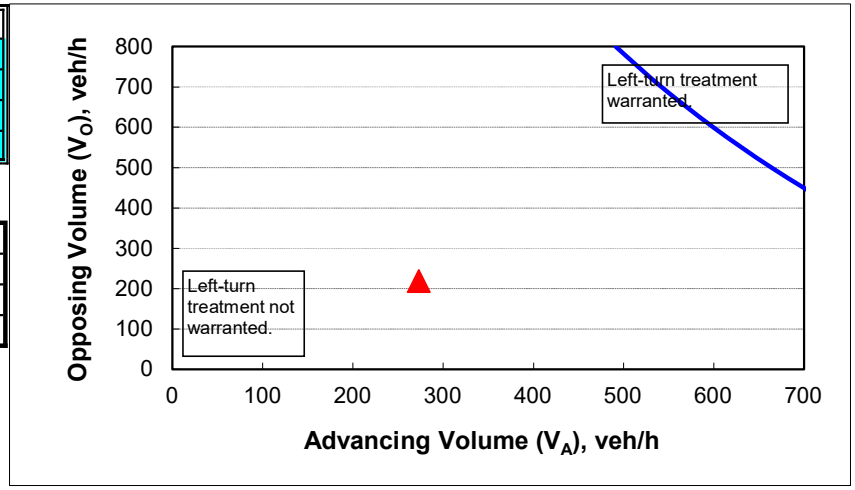
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	273
Opposing volume (V_O), veh/h:	219

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	898
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

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.

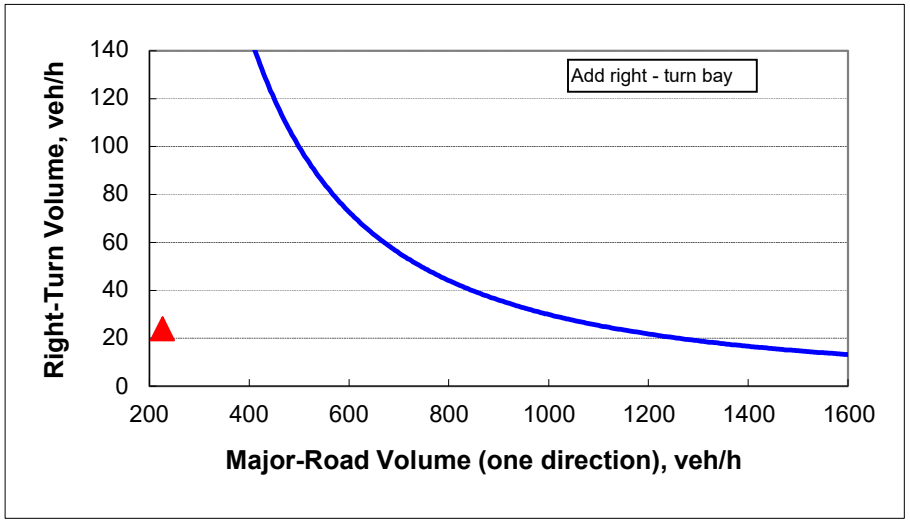
INPUT

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.

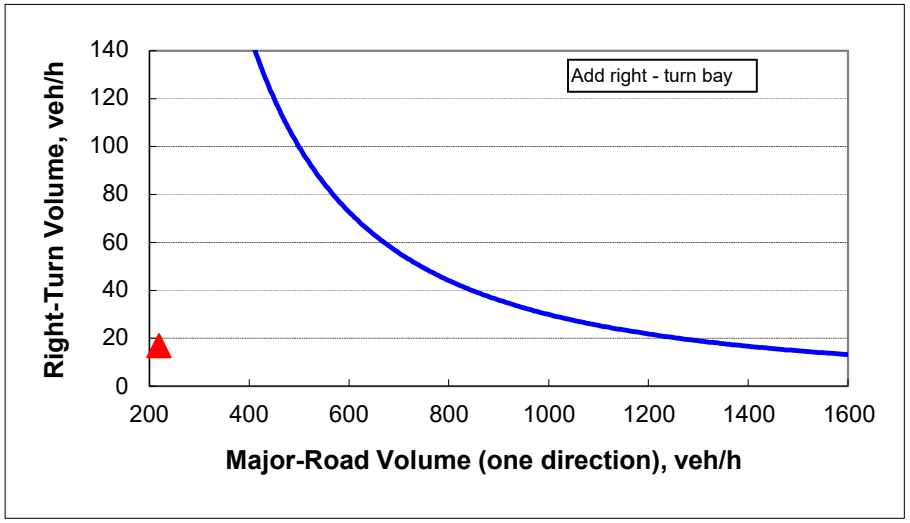
INPUT

Roadway geometry:	4-lane roadw ay

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Alachua Property

Alachua, Florida 32615

THOMSON PROJECT NO. 25-1972

FOR

ALACHUA OUTPARCEL, LLC

MARCH 24, 2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

Alachua Property
Alachua, Florida 32615

Prepared for:

Alachua Outparcel, LLC
c/o Nicholas Jones
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Prepared by:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, Florida 32803
Tel: 407.405.8725
Thomson Project No. 25-1972

March 24, 2025

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1.0 EXECUTIVE SUMMARY

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1,

Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

No other state and/or tribal environmental records were determined to represent an

environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

2.0 INTRODUCTION

Alachua Outparcel, LLC engaged Thomson Environmental Consulting, LLC (THOMSON) to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as the Alachua Property in Alachua, Florida, subsequently referred to in this report as "the subject property". The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida.

This assessment was prepared using the standard of care articulated in the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM – E 1527-21) and the U.S. Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) contained in Protection of the Environment, Title 40, Chapter 1, Part 312, Congressional Federal Record (40 CFR Part 312).

2.1 Purpose

The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the standard of care articulated in ASTM – E 1527-21, *recognized environmental conditions* (RECs) in connection with the property. A REC is defined as:

> The presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM – E 1527-21 constitutes AAI for the purpose of Landowner Liability Protection (LLP), under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This report was prepared to qualify the User for a LLP to CERCLA liability.

2.2 Scope of Services

The scope of work for this assessment utilizes the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying RECs.

The scope of ASTM – E 1527-21 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above and/or detailed in Section 12.0. Analysis of other non-standard scope issues by THOMSON would require additional contractual arrangements.

2.3 Significant Assumptions

THOMSON has made certain assumptions in preparing the scope of this Phase I ESA:

- Data gathered from public information sources (e.g., libraries or public regulatory agencies) are accurate and reliable.
- Site operations reflect site conditions relative to potential releases and no intentional concealment of environmental conditions or releases has occurred.
- Interview information is directly reported as gathered by the assessor and is limited by the accuracy of the interviewee's recollection and experience.
- Published geologic information and site observations made by the environmental professional are used to estimate likely contaminant migration pathways in the subsurface. These estimates by the environmental professional are limited in accuracy and are generally cross-referenced with existing information about similar sites and environmental releases in the area.
- Regulatory information is often limited to sites identified after the late-1980s because reliable records were not kept by regulatory agencies prior to that time frame.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all [potential] contaminants or all conditions above and below ground.

2.4 Limitations and Exceptions

The report has been prepared utilizing the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312 and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Thomson Environmental Consulting, LLC, must be notified in order that we may determine if modifications to our conclusions are necessary (within 180 days of report production).

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past owners with applicable local, state, and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

2.6 User Reliance

This report may be distributed and relied upon by Alachua Outparcel, LLC, or successors and assigns of the aforementioned. THOMSON is not responsible for the conclusions, opinions, or recommendations of others. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the express written consent of Thomson Environmental Consulting, LLC. Use and reliance of this report more than 180 days after the production date (as detailed in ASTM – E 1527-21, Sections 4.6 and 4.8) would require certain items to be updated to be considered valid. This ESA is not a statement of suitability of the property for any specific use or purpose.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

3.2 Site and Vicinity General Characteristics

The property is in a moderately developed area of commercial and institutional development just west of the I-75 corridor.

3.3 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

3.4 Structures, Roads, Other Improvements on the Property

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

3.5 Current Uses of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the

intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

4.0 USER PROVIDED INFORMATION

A "User" is defined by ASTM – E 1527-21 as the party seeking to use the results of a Phase I ESA and may include a potential purchaser of land in the project area, a potential tenant of the project area, an owner of land in the project area, a lender, or a project area manager. A User Questionnaire was completed by Mr. Zach Pinel of Alachua Outparcel, LLC and returned to Thomson dated March 4, 2025.

4.1 Title Records and Environmental Liens or Activity and Use Limitations

Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law were to be reviewed by the User to identify Environmental Liens or Activity and Use Limitations (AULs), if any, that are currently recorded against the property. Environmental Liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records, and, where applicable, such records should be reviewed. Any Environmental Liens or AULs so identified were to be reported to the Environmental Professional (EP). Unless added by a change in the scope of work, this practice does not impose on the EP the responsibility to undertake a review of recorded land title records and judicial records for Environmental Liens or AULs. The user was to either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for Environmental Liens or AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the EP.

The User responded that they had obtained a title search, but did not provide THOMSON with the results.

4.2 Specialized User Knowledge

If the User was aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate any information based on such specialized knowledge or experience to the EP.

The User indicated he had no specialized knowledge or experience related to the property or nearby properties.

4.3 Commonly Known or Reasonably Ascertainable Information

If the User was aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate such information to the EP.

The User indicated that the past uses of the property included one vacant parcel and one occupied by a church.

4.4 Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the User was to consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User was to try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated and make a written record of such explanation. This does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

The User indicated that the purchase price being paid for this property reasonably reflects the fair market value of the property or whether they are aware of any reduction in value that has occurred for potential environmental reasons.

4.5 Owner, Property Manager and Occupant Information

The User did not indicate the current owner, property manager, or occupant information.

4.6 Reason for Performing Phase I ESA

ASTM – E 1527-21 states that the User shall make known to the EP the reason why the User is requesting the Phase I ESA. If the User does not identify the purpose of the Phase I ESA, the EP is to assume the purpose is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability and state this in the report (see Section 2.1).

By not indicating another reason, it is assumed that the Phase 1 ESA was requested to qualify for a LLP to CERCLA liability and to satisfy the conditions of the lending institution.

4.7 Other

The User did not provide any other information that was utilized during the course of this assessment.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the potential of environmental conditions resulting from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM – E 1527-21.

5.1 Standard Environmental Records

A standard environmental record (SER) search of available federal and state environmental record databases was obtained from Environmental Data Resources, Inc. (EDR). A copy of this search is provided as Appendix C.

ASTM – E 1527-21 defines the approximate minimum search distances from the property to a facility located in a standard environmental record source (i.e. database) as follows:

Standard Environmental Record Sources	Approximate Minimum Search Distance (miles)
Federal	
NPL Site List	1.0
Delisted NPL Site List	0.5
CERCLIS List	0.5
CERCLIS NFRAP List	0.5
RCRA CORRACTS List	1.0
RCRA non-CORRACTS TSD List	0.5
RCRA Generators List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
ERNS List	*Property* only
State (and Tribal)	
NPL (equivalent)	1.0
CERCLIS (equivalent)	0.5
Landfill and/or Solid Waste Disposal Site List	0.5
Leaking Storage Tank List	0.5
Registered Storage Tank List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
Voluntary Cleanup Sites	0.5
Brownfield Sites	0.5

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses, it is possible that some facilities may be listed as “orphan sites”, which are unmapped. No unmapped facilities were observed to be within the ASTM – E 1527-21 minimum search distance of the property.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM – E 1527-21 approximate minimum search distance is provided in the Federal and State sections below. Note that the review of the regulatory records contained in the standard environmental records search takes into account the following factors:

- Not all facilities reported within the relevant EDR minimum search radii fall within the relevant ASTM – E 1527-21 minimum search distances.
- Facilities are evaluated for their potential impact on the property, and therefore documented soil and groundwater contamination at facilities that are down-gradient of the property (with respect to groundwater flow) are usually not considered RECs. Only if a contaminated facility is near the property or there is indeterminate local groundwater flow direction would a facility require more detailed inspection.
- With regard to off-site, documented contaminated facilities, the following criteria are primary considerations in determining the potential for impact to the property: facility status (active vs. closed); the identification of a Responsible Party (RP); inclusion of the facility in a government-funded cleanup program; results of onsite analytical sampling, and/or completion of remedial activities and/or monitoring sufficient to receive a No Further Action (NFA) or Site Rehabilitation Completion Order (SRCO), or equivalent, from the regulating agency.
- While the distance of a contaminated facility from the property is a consideration in evaluating its potential for being a REC, distance alone is not sufficient to determine whether or not it constitutes a REC.

5.1.1 Federal Environmental Records

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

5.1.2 State (and Tribal) Environmental Records

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was "In Compliance". No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

5.2 Additional Environmental Records

Additional Environmental Records included those records that are proprietary to EDR. These included Historical Auto Stations and Cleaners. These records are based on the names of the business at specific addresses and are not based on the known presence or documented discharge of any specific constituent. These records are used by THOMSON as indicators to cross-reference actual regulatory database records during the assessment.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

5.3 Physical Setting Source(s)

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the

property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the area of the property.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.4.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the property over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, the subject property is visible as undeveloped with no structures or discernible visible use.

In the 1961 aerial photograph, no significant changes are visible to the subject property, though perimeter vegetation growth may indicate perimeter fencelines.

In the 1964 aerial photograph, the western parcel of the property is visible with a structure on the southern portion of the property. The eastern parcel has no significant changes are visible.

In the 1971 through 1994 aerial photographs, no significant changes are visible to the subject property.

In the 2004 aerial photograph, a small canopy is visible added on to the northwest corner of the structure.

In the 2008 and 2014 aerial photographs, no significant changes are visible to the subject property.

In the 2023 aerial photograph, there is a small structure (shed) visible in the central portion of the western parcel.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.4.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for the subject property parcel addressed at 16313 NW US Highway 441:

2017 – Church of Christ Santa Fe Hills
2014 – Church of Christ Santa Fe Hills
2010 – Church of Christ Santa Fe Hills

No listings at the property address indicated the potential for an environmental concern (e.g., gas stations, automotive repair shops).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018, and 2021.

In the 1963 topographic map, the subject property is not depicted with any structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the subject property.

In the 1993 topographic map, the subject property is visible with a structure.

In the 2012 topographic map, the property is depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the subject property.

The Alachua County Property Appraiser's website was used to obtain the property record cards. Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

No other historical sources were utilized in determining historical use information on the subject property and were not deemed necessary to evaluate the impact of uses with regard to recognized environmental conditions for the property.

5.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.5.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the adjoining properties.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.5.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the adjoining properties over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, all adjoining properties are visible as undeveloped. County Road 235A is visible to the east.

In the 1961 aerial photograph, an east adjoining property is visible as developed with a residential structure, and the west adjoining property is visible as cleared for potential agriculture or grazing land. No significant changes are visible to the remaining adjoining properties.

In the 1964 aerial photograph, no significant changes are visible to the adjoining properties.

In the 1971 aerial photograph, the north adjoining properties are visible as developed with single-family residences. No significant changes are visible to the remaining adjoining properties.

In the 1982 aerial photograph, two additional single-family residences are visible on east adjoining properties, and the high school athletic field is visible on the other east adjoining property. The west adjoining property appears prepped for row crops. NW US Highway 441 is visible as improved.

In the 1994 aerial photograph, no significant changes are visible to the adjoining properties.

In the 2004 aerial photograph, a west adjoining property is visible as developed with a commercial structure. No significant changes are visible to the remaining adjoining properties.

In the 2008 through 2023 aerial photographs, no significant changes are visible to the adjoining properties.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.5.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for adjoining properties:

West Adjoining Property (16407 NW 174th Drive)
2020 – Alachua Title Service, Flowers Surveying-Mapping, Haskins Demolition LLC, Horizon Realty Intl Inc., Horizon Realty of Alachua Inc., Suwannee River Area Health Ed, Tanner Construction Group
2017 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Quality Vision International, Surveying & Mapping Inc Flowers
2014 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Sol Valley Farms
2010 – Alachua Title Svc, Hallmark Mortgage Svc, Horizon Realty, Suwannee River Area Health Ed
2005 – Alachua Title Services, Horizon Realty of Alachua Inc., Turner Stockton, Stockton T. Wolfe

East Adjoining Property (16213 NW US Highway 441)
2010 – Santa Fe High School
2005 – School Board Alachua County FL
2000 – Alachua County of Schools Public, Santa Fe High School

No listings at the adjoining property addresses indicated the potential for environmental concern (e.g., gas stations, automotive repair shops, dry cleaners).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018,

and 2021.

In the 1963 topographic map, a south adjoining property is depicted with a structure. No other adjoining properties are depicted as developed with structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the adjoining properties.

In the 1993 topographic map, the east adjoining properties and north adjoining properties are visible as developed with structures.

In the 2012 topographic map, the adjoining properties are depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the adjoining properties.

No other historical sources were utilized in determining historical use information on adjoining properties and were not deemed necessary to evaluate the impact of adjoining uses with regard to recognized environmental conditions for the property.

6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

The site reconnaissance was performed by Joel Thomson of Thomson Environmental Consulting, LLC, on March 11, 2025. The weather during the site visits was clear to partly cloudy and approximately 75 degrees Fahrenheit.

During the site reconnaissance, pedestrian transects through the accessible portions of the entire exterior of the site were performed. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. The entire property, as well as adjoining properties, was visually evaluated for any recognized environmental conditions (RECs).

6.2 General Site Setting

6.2.1 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

6.2.2 Past Use(s) of the Property

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

6.2.3 Current Use(s) of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

6.2.4 Past Use(s) of Adjoining Properties

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area has been developed with primarily residential and institutional uses since before the 1980s, with retail and commercial uses since the 2000s.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The regional geology of northeast Florida includes units of Eocene age and younger limestone and dolomite. These units are, in ascending order: the Oldsmar Limestone; the Lake City Limestone; the Avon Park Limestone; and the Ocala Group. The Ocala Group is comprised of the Inglis, Williston, and Crystal River Formations. Collectively, the Oldsmar, Lake City, and Avon Park Limestones with the Ocala Group comprise the geology of the Floridian Aquifer.

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

6.2.7 General Description of Structures

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

6.2.8 Roads

No named roads were located on the property.

6.2.9 Potable Water Supply

Potable water was supplied to the property by an onsite groundwater well.

6.2.10 Sewage Disposal System

The property was serviced by an onsite sewage treatment and disposal system (OSTDS)

consisting of a septic tank and associated drainfield.

6.3 Interior and Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products in connection with identified uses were observed or documented on the property.

6.3.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the property. It must be noted, however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the property.

No aboveground or underground storage tanks were documented, indicated, or observed on the property.

6.3.3 Odors

No strong, pungent, or noxious odors were observed.

6.3.4 Pools of Liquid

No standing pools of liquid were observed on the property.

6.3.5 Drums

No drums of materials were observed.

6.3.6 Hazardous Substances and Petroleum Products Containers

No hazardous substances or petroleum products containers were observed.

6.3.7 Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the property.

6.3.8 PCBs

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA

regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered “Non-PCB”; between 50 and 500 ppm is considered “PCB-Contaminated”; and greater than 500 ppm is considered “PCB”.

A pole-mounted electrical transformer was observed on the southeast property corner, in the right-of-way of the adjoining roadway corridors. It appeared to be in good working condition with no visible signs of leaking or staining.

No other suspect-containing PCB equipment, such as hydraulic lifts, were observed.

6.4 Interior Observations

6.4.1 Heating/Cooling

As observed from the exterior of the structure, heating/cooling was provided by a split-system, with interior air handler and exterior condensing unit, powered by electricity, as well as a window-mounted air conditioning unit powered by electricity.

6.4.2 Stains or Corrosion

The interior of the structure was not visibly observed during the site reconnaissance.

6.4.3 Drains and Sumps

The interior of the structure was not visibly observed during the site reconnaissance.

6.5 Exterior Observations

6.5.1 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the property.

6.5.2 Stained Soil or Pavement

No stained soil or pavement was observed on the property.

6.5.3 Stressed Vegetation

No stressed vegetation was observed on the property.

6.5.4 Solid Waste

Solid waste was not currently generated at the property or observed on the day of the site reconnaissance.

6.5.5 Waste Water

There was no waste water or other liquids generated or being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property.

6.5.6 Wells

A groundwater wells for potable water was observed on the property.

6.5.7 Septic Systems

The property was serviced by an onsite sewage treatment and disposal system (OSTDS) consisting of a septic tank and associated drainfield.

7.0 INTERVIEWS

7.1 Interviews with Past and Present Owners, Occupants, and/or Key Site Manager

An interview questionnaire was completed by the current property owner of the western parcel, Mr. Robert M. Matheny, President of Santa Fe Hills Church of Christ, was completed and returned to Thomson dated March 20, 2025.

Mr. Matheny noted that the onsite business was a "Church Building" and that the past uses were known and were "Always used as a place of worship". He did not know of any specific chemicals that are present or once were present at the property. He did not know of any spills or other chemical releases that have taken place at the property. He did not know of any environmental cleanups that have taken place at the property. He did not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

Additionally, Ms. Gia Arvin of Matchmaker Realty responded by email on March 23, 2025, that a "church contact" noted that there has never been an onsite heating oil tank, and that there has never been a buried propane tank. She noted that there is a septic tank.

The interview questionnaire and email correspondence are included in Appendix D.

7.2 Interviews with State and/or Local Government Officials

THOMSON interviewed administration at the Florida Department of Environmental Protection's (FDEP) Central District. Thomson was directed to the FDEP's online document system (OCULUS) for information on the subject property and documented facilities in the relevant vicinity.

THOMSON requested information from Alachua Fire and Rescue regarding potential responses to the property (or immediate vicinity) related to hazardous substances or petroleum products. As of the date of publication, no response had been received from the Alachua Fire Rescue. If a response is received at a later date that has a material effect on the conclusions of this report, an addendum will be issued.

THOMSON searched the City of Alachua's permitting website (https://www6.citizenserve.com/Portal/PortalController) for existing permits for the property. There were four entries for both parcels, generally related to roofing, and none of the permits documented by the City of Alachua were indicative of a potential environmental concern.

A permit summary as obtained from the City of Alachua's permitting website is contained in Appendix D.

8.0 VAPOR ENCROACHMENT SCREENING

A Vapor Encroachment Screening (VES) was performed for the property in general accordance with ASTM E2600-22.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

9.0 FINDINGS

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.
The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

10.0 OPINION

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

OPINION – Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

OPINION – Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

11.0 CONCLUSION

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

12.0 DEVIATIONS

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21 and the EPA's Standards and Practices for All Appropriate Inquiries (AAI) contained in 40 CFR Part 312.

13.0 REFERENCES

The following documents, maps, persons, or publications have been used in the preparation of this report:

Alachua County Property Appraiser's Website, https://www.acpafl.org/.

American Society for Testing and Materials *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM – E 1527-21).

City of Alachua Permitting Search, https://www6.citizenserve.com/Portal/PortalController.

Environmental Data Resources, Inc., Certified Sanborn® Map Report, dated March 4, 2025, Inquiry Number: 7914454.3.

Environmental Data Resources, Inc., The EDR City-Directory Abstract, dated March 4, 2025, Inquiry Number: 7914454.5.

Environmental Data Resources, Inc., The EDR Radius Map™ Report, dated March 4, 2025, Inquiry Number: 7914454.2s.

Florida Department of Environmental Protection's Electronic Document Management System (OCULUS), http://dwmedms.dep.state.fl.us/Oculus/servlet/login.

NETROnline, https://publicrecords.netronline.com/.

The Soil Survey of Alachua County, Florida. Natural Resources Conservation Service.

United States Geologic Survey (USGS) 7.5-minute topographic quadrangle map *High Springs, Florida*.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Joel A. Thomson
Environmental Professional / President of Thomson Environmental Consulting, LLC

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The qualifications of the Environmental Professional conducting this assessment are provided in Appendix F.

APPENDIX A

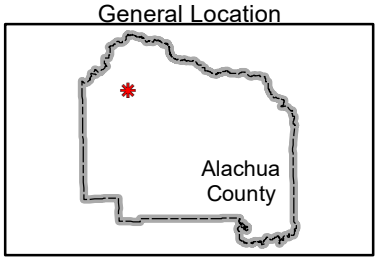
Figures



USGS Topographic Quadrangle Map
USGS 7.5-minute series quad map "High Springs, FL" courtesy of the Florida Land and Boundary Information System (LABINS)
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 125 250
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 1
Topographic Map
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 100 200
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 2
Site Plan
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Figure 3
Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

APPENDIX B

Site Photographs



1. View of the property looking northwest.



2. View of the structure on the subject property.



3. View of the subject property frontage.



4. View of the eastern parcel of the subject property.



5. View of the structure and wellhouse (left of picture).



6. View of western parcel, northern undeveloped portion.



7. View of the undeveloped northern portion of the western parcel.



8. View of the structure on the subject property, northern exposure.



9. View of the water filtration system and pump.



10. View of the natural gas piping to property.



11. View of the wellhouse.



12. View of groundwater wellhead and pressure tank.



13. View of a window-mounted air conditioning unit.



14. View of a pole-mounted electrical transformer in southeast property corner.



15. View of the east adjoining Santa Fe High School property (in distance across County Road 235A).



16. View of an east adjoining property.



17. View of a south adjoining property (south of NW US Highway 441).



18. View of a south adjoining property (south of NW US Highway 441).



19. View of the southeast adjoining property (across intersection of NW US Highway 441 and CR 435A).



20. View of the west adjoining office property.

APPENDIX C

Environmental Database Report

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.2s
March 04, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM LBD-DVV

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16313 NW US HIGHWAY 441
ALACHUA, FL 32615

COORDINATES

Latitude (North):	29.8058760 - 29° 48' 21.15''
Longitude (West):	82.5276670 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20191119
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	ALACHUA CO. FL	Lower	212, 0.040, SE
A2	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST, AST, Financial Assurance	Higher	616, 0.117, NNE
A3	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST FINDER	Higher	616, 0.117, NNE
B4	SANTA FE HILLS-WATER	17400 NW 168TH AVE	ALACHUA CO. FL	Lower	766, 0.145, North
B5	BEST AND DEPENDABLE	16804 NW 173RD TER	ALACHUA CO. FL	Lower	816, 0.155, North
C6	JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ALACHUA CO. FL	Lower	1082, 0.205, ESE
C7	JACK'S SMALL ENGINE	16530 US HWY 441 N	HAZ WASTE	Lower	1082, 0.205, ESE
C8	JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ALACHUA CO. FL	Lower	1082, 0.205, ESE
9	RACETRAC #413	16300 MARTIN LUTHER	UST FINDER, UST FINDER RELEASE	Lower	1760, 0.333, ESE
10	ALACHUA COUNTY NW	15404 CR 235A	SWF/LF	Lower	2381, 0.451, South
11	ALACHUA COUNTY NORTH	ALACHUA COUNTY BCC	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Lower	2558, 0.484, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... Florida's State-Funded Action Sites

Lists of state and tribal leaking storage tanks

LAST..... Leaking Aboveground Storage Tank Listing
LUST..... Petroleum Contamination Detail Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FF TANKS..... Federal Facilities Listing
FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
TANKS..... Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Institutional Controls Registry
INST CONTROL..... Institutional Controls Registry

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Centers
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS Priority Ranking List
Fl Sites Sites List
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS Oil and Hazardous Materials Incidents
SPILLS 90 SPILLS 90 data from FirstSearch
SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
MINES MRDS Mineral Resources Data System
FINDS Facility Index System/Facility Registry System
UXO Unexploded Ordnance Sites
ECHO Enforcement & Compliance History Information
DOCKET HWC Hazardous Waste Compliance Docket Listing

FUELS PROGRAM - EPA Fuels Program Registered Listing
PFAS NPL - Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES - Federal Sites PFAS Information
PFAS TSCA - PFAS Manufacture and Imports Information
PFAS TRIS - List of PFAS Added to the TRI
PFAS RCRA MANIFEST - PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR - PFAS Contamination Site Location Listing
PFAS WQP - Ambient Environmental Sampling for PFAS
PFAS NPDES - Clean Water Act Discharge Monitoring Information
PFAS PROJECT - NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO - Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN - Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT - All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC - Aqueous Foam Related Incidents Listing
BIOSOLIDS - ICIS-NPDES Biosolids Facility Data
E MANIFEST - Hazardous Waste Electronic Manifest System
PFAS - PFAS Tracking List
AQUEOUS FOAM - Former Fire Training Facility Assessments Listing
AIRS - Permitted Facilities Listing
ASBESTOS - ASBESTOS
CLEANUP SITES - DEP Cleanup Sites - Contamination Locator Map Listing
DEDB - Ethylene Dibromide Database Results
DRYCLEANERS - Drycleaning Facilities
Financial Assurance - Financial Assurance Information Listing
FL Cattle Dip. Vats - Cattle Dipping Vats
HW GEN - Hazardous Waste Generators
SOLCP - State-Owned Lands Cleanup Program Listing
SITE INV SITES - Site Investigation Section Sites Listing
TIER 2 - Tier 2 Facility Listing
UIC - Underground Injection Wells Database Listing
NPDES - Wastewater Facility Regulation Database
ERIC WASTE CLEANUP - Environmental Restoration Integrated Cleanup Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Auto - EDR Exclusive Historical Auto Stations
EDR Hist Cleaner - EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS - Recovered Government Archive State Hazardous Waste Facilities List
RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NW	15404 CR 235A	S 1/4 - 1/2 (0.451 mi.)	10	25
Database: SWF/LF, Date of Government Version: 10/04/2024				
Facility-Site Id: 29653				
Class Status: CLOSED, IN LTC, WITH GW MONITORING (Y)				
Class Status: PRE-AUTHORIZED (B)				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***
Database: UST, Date of Government Version: 11/11/2024				
Tank Status: A-Closed In Place				
Tank Status: B-Removed from Site				
Tank Status: U-In Service				
Facility-Site Id: 8518896				
Facility Status: OPEN				

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***

Database: AST, Date of Government Version: 11/11/2024
Facility-Site Id: 8518896
Facility Status: OPEN
Facility Status: OPEN

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	16805 NW CR 235-A	NNE 0 - 1/8 (0.117 mi.)	A3	19

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC #413	***16300 MARTIN LUTHER***	***ESE 1/4 - 1/2 (0.333 mi.)***	***9***	***22***

DWM CONTAM: A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there is

EXECUTIVE SUMMARY

1 DWM CONTAM site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Program Site Id: ERIC_10960				

ALACHUA CO. FL: List of all regulated facilities in Alachua County.

A review of the ALACHUA CO. FL list, as provided by EDR, and dated 09/10/2024 has revealed that there are 5 ALACHUA CO. FL sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	SE 0 - 1/8 (0.040 mi.)	1	8
ACEPD Number: 2298				
SANTA FE HILLS-WATER	17400 NW 168TH AVE	N 1/8 - 1/4 (0.145 mi.)	B4	20
ACEPD Number: 0964				
BEST AND DEPENDABLE	16804 NW 173RD TER	N 1/8 - 1/4 (0.155 mi.)	B5	20
ACEPD Number: 7945				
JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ESE 1/8 - 1/4 (0.205 mi.)	C6	21
ACEPD Number: 3443-10				
JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ESE 1/8 - 1/4 (0.205 mi.)	C8	22
Close Date: 06/01/2008				
ACEPD Number: 3443				

HAZ WASTE: The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

A review of the HAZ WASTE list, as provided by EDR, and dated 11/11/2024 has revealed that there is 1 HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACK'S SMALL ENGINE	16530 US HWY 441 N	ESE 1/8 - 1/4 (0.205 mi.)	C7	21

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 11/01/2024 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

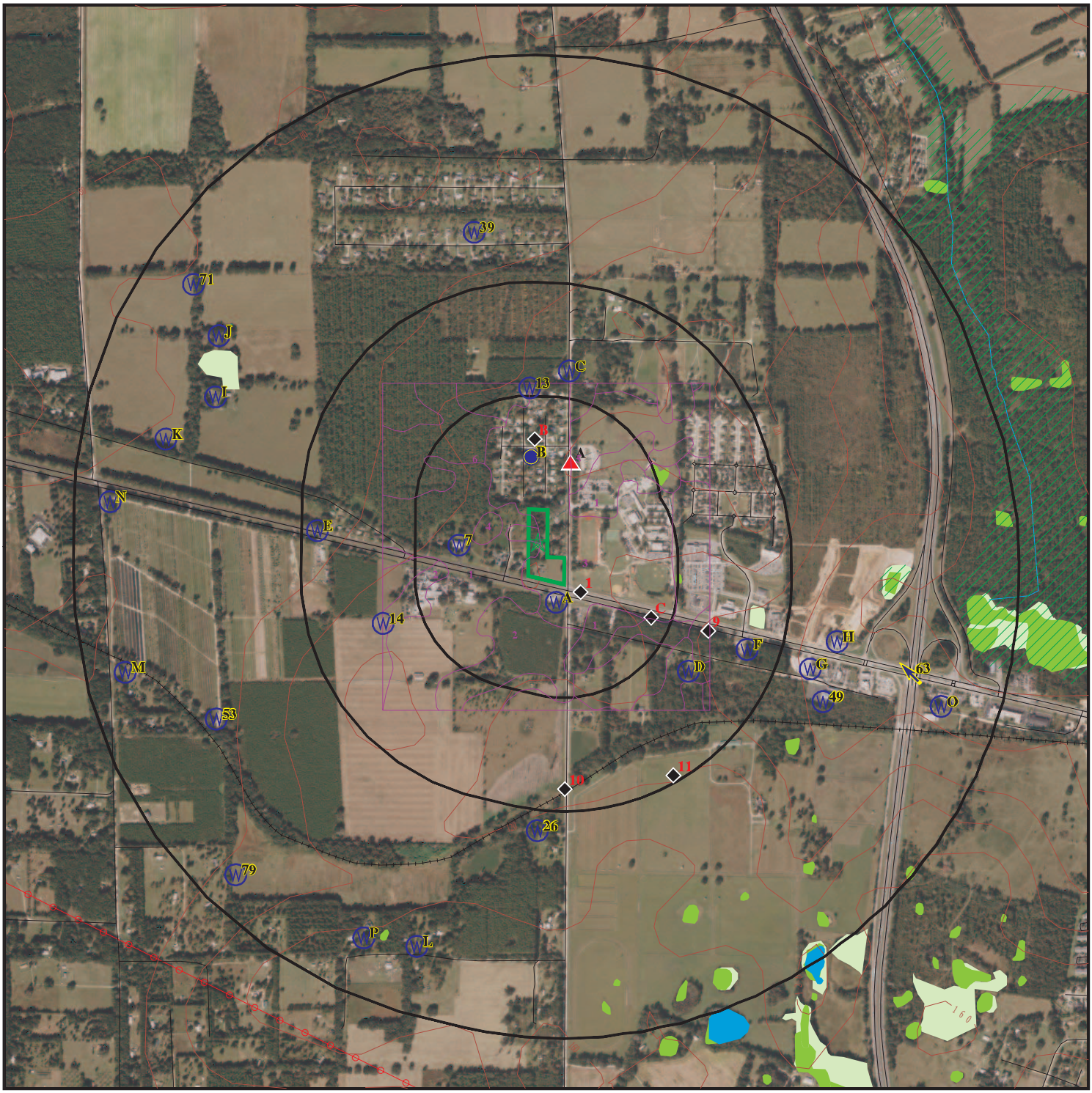
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Site Status: CLOSED				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 17 records.

Site Name	Database(s)
SCHMIDT PROPERTY	RGA LUST
SCHMIDT PROPERTY	RGA LUST
JIM DOUGLAS CHEVROLET CO INC	LUST
ALACHUA TIRE	FINDS
ALACHUA COUNTY NW LANDFILL	ALACHUA CO. FL
ALACHUA A/C, INC	ALACHUA CO. FL
ALACHUA TOWING AND RECOVERY	ALACHUA CO. FL
ALACHUA RADIATOR & AUTO SERVICE	ALACHUA CO. FL
SCHOENFELD PROPERTY	ALACHUA CO. FL
ALACHUA PARTNERS LLC - CONCRETE BA	NPDES
ALACHUA AUTO REPAIR	EDR Hist Auto
BUSH AUTO REPAIR ALACHUA	HAZ WASTE
ALACHUA NORTHWEST CLOSED CLASS I L	RGA LF
ALACHUA CNTY NW	RGA LF
NORTHWEST ALACHUA SLF	RGA LF
ALACHUA TIRE	ECHO
ALACHUA PRINTING, INC	HAZ WASTE

OVERVIEW MAP - 7914454.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Alachua Property	CLIENT: Thomson Environmental Consulting, LLC
ADDRESS: 16313 NW US Highway 441 Alachua FL 32615	CONTACT: Joel Thomson
LAT/LONG: 29.805876 / 82.527667	INQUIRY #: 7914454.2s DATE: March 04, 2025 8:18 am

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DETAIL MAP - 7914454.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

National Wetland Inventory

State Wetlands

FL Brownfield

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		1	0	NR	NR	NR	1
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	1	NR	NR	1
ALACHUA CO. FL	0.250		1	4	NR	NR	NR	5
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	TP		NR	NR	NR	NR	NR	0
HAZ WASTE	0.250		0	1	NR	NR	NR	1
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	1	NR	NR	1
SOLCP	0.001		0	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
ERIC WASTE CLEANUP	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	4	5	4	0	0	13

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SE
< 1/8
0.040 mi.
212 ft.

EMERGENCY MEDICAL SERVICE (EMS) #5
16935 NW US HIGHWAY 441
ALACHUA, FL

ALACHUA CO. FL **S123486207**
N/A

Relative:
Lower

Actual:
130 ft.

ALACHUA CO. FL:

Name:	EMERGENCY MEDICAL SERVICE (EMS) #5
Address:	16935 NW US HIGHWAY 441
City,State,Zip:	ALACHUA, FL
ACEPD Number:	2298
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	Not reported
GPS Date:	Not reported
Latitude:	29.810510034
Longitude:	-82.556685399
Industry Name:	Not reported

A2
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

UST **U001340220**
AST **N/A**
Financial Assurance

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
142 ft.

UST:

Facility ID:	8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	29 48 20 / 82 31 30

UST:

Tank ID:	3
Tank Capacity:	8500
Tank Location:	UNDERGROUND
Tank Status:	A-Closed In Place
Status Date:	Not reported
Install Date:	Not reported
Substance:	A
Content Description:	Leaded Gas
Vessel Indicator:	TANK
DEP Contractor:	P

Owner:

Owner ID:	392
Owner Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Tank Capacity: 3000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 12/31/1990
Install Date: 1/1/1985
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4
Tank Capacity: 15000
Tank Location: UNDERGROUND
Tank Status: U-In Service
Status Date: Not reported
Install Date: 12/1/1990
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

AST:
Facility ID: 8518896
Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address: 16805 NW CR 235-A
City,State,Zip: ALACHUA, FL 32615
Facility Phone: 3529557602
Facility Status: OPEN
Facility Type: I
Type Description: County Government
Depco: P
Region: STATE
Positioning Method: AGPS
Latitude/Longitude: 29 48 20 / 82 31 30

Tank:
Tank ID: 2
Tank Capacity: 2000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: Not reported
Install Date: 7/1/1955
Substance: B
Content Description: Unleaded Gas
Vessel Indicator: TANK
DEP Contractor: P

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

FL Financial Assurance 3:

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/28/2018
Expire Date:	08/29/2019
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/29/2017
Expire Date:	08/29/2018
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Effective Date:	08/29/2008
Expire Date:	08/29/2009
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2009
Expire Date:	08/29/2010
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2011
Expire Date:	08/29/2012
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2012
Expire Date:	08/29/2013
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2013
Expire Date:	08/29/2016
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2016
Expire Date:	08/29/2017
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORP
Effective Date:	08/29/2019
Expire Date:	08/29/2022
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORPORATION
Effective Date:	08/29/2022
Expire Date:	08/29/2024
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

A3
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

Site 2 of 2 in cluster A

UST FINDER **1028226627**
N/A

Relative:
Higher

Actual:
142 ft.

UST FINDER:

Object ID:	64953
Facility ID:	FL8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	1
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	129
Private Wells 1500ft:	28
Within 100yr Floodplain:	No
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.525
Y Coord:	29.8055555600001
Latitude:	29.80555556
Longitude:	-82.525

UST FINDER:

Object ID:	312434
Facility ID:	FL8518896
Tank ID:	FL8518896-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	8500
Substances:	Leaded Gas
Tank Wall Type:	Not reported

Object ID:	231371
Facility ID:	FL8518896
Tank ID:	FL8518896-1
Tank Status:	Closed
Installation Date:	1985/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **1028226627**

Object ID:	211603
Facility ID:	FL8518896
Tank ID:	FL8518896-4
Tank Status:	Open
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	15000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

B4 **SANTA FE HILLS-WATER SYSTEM** **ALACHUA CO. FL** **S123484426**
North **17400 NW 168TH AVE** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.145 mi.
766 ft. **Site 1 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	SANTA FE HILLS-WATER SYSTEM
Address:	17400 NW 168TH AVE
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	0964
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	10/19/1995
GPS Date:	Not reported
Latitude:	29.809043712
Longitude:	-82.527905598
Industry Name:	Not reported

Actual:
133 ft.

B5 **BEST AND DEPENDABLE** **ALACHUA CO. FL** **S123489093**
North **16804 NW 173RD TER** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.155 mi.
816 ft. **Site 2 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	BEST AND DEPENDABLE
Address:	16804 NW 173RD TER
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	7945
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	01/17/1986

Actual:
135 ft.

BEST AND DEPENDABLE (Continued) **S123489093**

GPS Date: Not reported
Latitude: 29.809268832
Longitude: -82.527435203
Industry Name: Not reported

C6 **JACK'S SMALL ENGINE REPAIR & SALES** **ALACHUA CO. FL** **S109529481**
ESE **16530 NW US HIGHWAY 441** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.205 mi.
1082 ft. **Site 1 of 3 in cluster C**

Relative: ALACHUA CO. FL:
Lower
Name: JACK'S SMALL ENGINE REPAIR & SALES
Actual: Address: 16530 NW US HIGHWAY 441
118 ft. City,State,Zip: ALACHUA, FL 32615-9324
ACEPD Number: 3443-10
Class: Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date: Not reported
Tanks: Not reported
Last Inspection Dt: 09/19/2023
Date Open: 05/01/2002
GPS Date: 08/20/2020
Latitude: 29.80565
Longitude: -82.53557
Industry Name: Manufacturing & Repair - Miscellaneous

C7 **JACK'S SMALL ENGINE REPAIR** **HAZ WASTE** **S130189400**
ESE **16530 US HWY 441 N** **N/A**
1/8-1/4 **ALACHUA, FL 32616**
0.205 mi.
1082 ft. **Site 2 of 3 in cluster C**

Relative: HAZ WASTE:
Lower
Facility ID: 916
Actual: Name: JACK'S SMALL ENGINE REPAIR
118 ft. Address: 16530 US HWY 441 N
City,State,Zip: ALACHUA, FL 32616
County: ALACHUA
Telephone: (386)462-2882
Email: Not reported
Status: A - ACTIVE - WASTE GENERATOR
Generator Status: 3 - Very Small Quantity Generator
EPA ID: NA
Other ID: 3443-10
Old Facility ID: 102871

JACK'S SMALL ENGINE REPAIR (Continued) **S130189400**

SIC:	7699 - SERVICES - REPAIR SERVICES, NEC
Verified:	V - VERIFICATION BY ON-SITE VISIT
Verified Date:	09/07/2023
Hazardous Waste LBS/YEAR:	0
Wastes:	2

C8 **JACK'S SMALL ENGINE REPAIR** **ALACHUA CO. FL** **S105695438**
ESE **16530 N US HIGHWAY 441** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.205 mi.
1082 ft. **Site 3 of 3 in cluster C**

Relative: **Lower**
Actual: **118 ft.**

ALACHUA CO. FL:

Name:	JACK'S SMALL ENGINE REPAIR
Address:	16530 N US HIGHWAY 441
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	3443
Class:	Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date:	06/01/2008
Tanks:	Not reported
Last Inspection Dt:	06/24/2008
Date Open:	05/01/2001
GPS Date:	07/16/2014
Latitude:	29.805968958
Longitude:	-82.535406113
Industry Name:	Not reported

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9 **RACETRAC #413** **UST FINDER** **1028226952**
ESE **16300 MARTIN LUTHER KING BLVD** **UST FINDER RELEASE** **N/A**
1/4-1/2 **ALACHUA, FL 32615**
0.333 mi.
1760 ft.

Relative: **Lower**
Actual: **96 ft.**

UST FINDER:

Object ID:	78301
Facility ID:	FL8519298
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	5
TOS USTs:	0
Population 1500ft:	43
Private Wells 1500ft:	10

RACETRAC #413 (Continued) **1028226952**

Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.52305556
Y Coord:	29.8038888900001
Latitude:	29.80388889
Longitude:	-82.52305556

UST FINDER:

Object ID:	262689
Facility ID:	FL8519298
Tank ID:	FL8519298-1
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Gasohol
Tank Wall Type:	Not reported

Object ID:	262690
Facility ID:	FL8519298
Tank ID:	FL8519298-2
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262691
Facility ID:	FL8519298
Tank ID:	FL8519298-3
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262692
Facility ID:	FL8519298
Tank ID:	FL8519298-4
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00

RACETRAC #413 (Continued) **1028226952**

Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported
Object ID:	262693
Facility ID:	FL8519298
Tank ID:	FL8519298-5
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	100352
Facility ID:	FL8519298
Lust ID:	FL14373
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 0
Address Match Type:	Not reported
Reported Date:	1993/10/14 15:59:59+00
Status:	Open
Substance:	Not reported
Population within 1500ft:	43
Domestic Wells within 1500ft:	10
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-82.52306
Y Coord:	29.80389
Latitude:	29.8038899999999
Longitude:	-82.52306

10
South
1/4-1/2
0.451 mi.
2381 ft.

ALACHUA COUNTY NW
15404 CR 235A
ALACHUA, FL 32615

SWF/LF **S112805088**
N/A

Relative:
Lower

Actual:
113 ft.

SWF/LF:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	100
Classification:	CLASS I LANDFILL
Class Status:	CLOSED, IN LTC, WITH GW MONITORING (Y)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY
Land Owner Address:	COUNTY COURTHOUSE
Land Owner City/State/Zip:	GAINESVILLE, FL 32601
Land Owner Telephone:	Not reported

Click here for Florida Oculus:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	910
Classification:	DISASTER DEBRIS MANAGEMENT SITE
Class Status:	PRE-AUTHORIZED (B)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY

ALACHUA COUNTY NW (Continued) **S112805088**

Land Owner Address: COUNTY COURTHOUSE
Land Owner City/State/Zip: GAINESVILLE, FL 32601
Land Owner Telephone: Not reported

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11 **ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF** **DWM CONTAM** **S113719864**
SSE **ALACHUA COUNTY BCC** **RESP PARTY** **N/A**
1/4-1/2 **GAINESVILLE, FL 32615** **ERIC WASTE CLEANUP**
0.484 mi.
2558 ft.

Relative:
Lower

Actual:
117 ft.

DWM CONTAM:

Name:	ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL
Program Site Id:	ERIC_10960
Lat DD:	29
Lat MM:	47
Lat SS:	54.5282
Long DD:	82
Long MM:	31
Long SS:	21.7303
Office/ District:	NED
Program Area:	RESPONSPARTY
Priority Score:	Not reported
Datum:	HARN
Method:	DPHO
Facility Status:	Closed-ERIC
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	Not reported
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	Not reported
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	Brian Durden

RESP PARTY:

Name:	ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL 32615
District:	Northeast District

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Site Id:	64602
Project Id:	185616
Site Status:	CLOSED
Project Manager:	DURDEN_B
OGC Case Number:	N
Initial Date Received:	08/20/1993
Contaminants:	EDB, Dichloropropane, tetrachloroethene, vinyl chloride
Offsite Cont Impact:	Y
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	CENTR
Collect Username:	DAVIS_B
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	05/27/2005
Map Series Used:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	DAVIS_B
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	05/27/2005
Decode for District:	Northeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Yes, there is documentation that contamination above applicable standards or criteria exists offsite.
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	29 47 / 82 31
Source Facility Name:	Not reported
Source Facility ID:	Not reported
Program:	Not reported
Program Type:	Not reported
Program Status:	Not reported
WMD:	Not reported
ICR Indicator:	Not reported
Discharge Date:	Not reported
GIS ALBX:	Not reported
GIS ALBY:	Not reported
Site Manager:	Not reported
Site Phase Description:	Not reported
Offsite Contamination Key:	Not reported
Documents:	Not reported
Objectid:	Not reported

ERIC WASTE CLEANUP:

ERIC ID:	ERIC_10960
Name:	Alachua County Northwest Landfill, Gw Enf
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL 32615
County:	ALACHUA
Status:	CLOSED

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Source Facility Name:	ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Source Facility ID:	136512
Program:	Responsible Party Cleanup
Program Type:	RESPONSPARTY
Program Status:	COMPLETE
District:	NED - Northeast District
WMD:	SJRWMD - St. Johns River Water Management District
ICR Indicator:	N
Discharge Date:	Not reported
Method ID:	DPHO
Object of Interest:	CAP_R
Proximity to Object:	CENTR
Lat DD:	29
Lat MM:	47
Lat SS:	Not reported
Long DD:	82
Long MM:	31
Long SS:	Not reported
X Coord:	542604.96764
Y Coord:	644364.4347
GIS ALB X:	542604.97
GIS ALB Y:	644364.44
Collector Username:	DAVIS_B
Collection Date:	Not reported
Map Source:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy ID:	4
Site Manager:	Brian Durden
Site Phase Description:	Phase 2 - Full Assessment
Offsite Contamination Key:	CONTAMNOSCHOOL
DATUM ID:	HARN

Documents:
Object ID: 3981

Count: 17 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ALACHUA	S115195457	SCHMIDT PROPERTY	I-75 & US 441		RGA LUST
ALACHUA	1020558741	ALACHUA AUTO REPAIR	US 441	32615	EDR Hist Auto
ALACHUA	S115195456	SCHMIDT PROPERTY	I 75 & US 441		RGA LUST
ALACHUA	S123485480	ALACHUA COUNTY NW LANDFILL	COUNTY ROAD 235A		ALACHUA CO. FL
ALACHUA	S123488217	ALACHUA A/C, INC	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S109529131	ALACHUA TOWING AND RECOVERY	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S130173854	BUSH AUTO REPAIR ALACHUA	15315 US HWY441 NW	32615	HAZ WASTE
ALACHUA	S109996279	ALACHUA PARTNERS LLC - CONCRETE BA	NORTHSIDE US 441		NPDES
ALACHUA	S115152169	ALACHUA NORTHWEST CLOSED CLASS I L	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115152151	ALACHUA CNTY NW	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115156299	NORTHWEST ALACHUA SLF	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	1027303321	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	FINDS
ALACHUA	1027257325	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	ECHO
ALACHUA	S123488999	ALACHUA RADIATOR & AUTO SERVICE	935 S US HIGHWAY 441	32615	ALACHUA CO. FL
HIGH SPRINGS	S130193318	ALACHUA PRINTING, INC	15281 US 441 NW	32643	HAZ WASTE
HIGH SPRINGS	S123484457	SCHOENFELD PROPERTY	US HIGHWAY 441	32643	ALACHUA CO. FL
HIGH SPRINGS	S132053533	JIM DOUGLAS CHEVROLET CO INC	18300 NW US HWY 441	32643	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/18/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 10/26/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/04/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024
Date Data Arrived at EDR: 10/30/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 76

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

Date of Government Version: 11/07/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans.
It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 06/07/2024
Date Data Arrived at EDR: 06/26/2024
Date Made Active in Reports: 09/16/2024
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 11/26/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 08/20/2024
Date Data Arrived at EDR: 10/08/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 12/09/2024
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 78

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/01/2024
Date Made Active in Reports: 12/13/2024
Number of Days to Update: 73

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/03/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 7

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 90

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 10/23/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

A list of the sites that have been reported to the Department of Environmental Protection with PFAS concentrations above the Department?s Provisional Groundwater Cleanup Target Level.

Date of Government Version: 01/17/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

DEP has conducted initial environmental assessments related to the historic and current use of chemicals found in aqueous film forming foam (AFFF) at fire training facilities throughout Florida

Date of Government Version: 05/30/2024
Date Data Arrived at EDR: 05/31/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 28

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 02/21/2025
Number of Days to Update: 38

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/08/2024
Date Data Arrived at EDR: 08/08/2024
Date Made Active in Reports: 08/19/2024
Number of Days to Update: 11

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/07/2025
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 10/16/2024
Date Data Arrived at EDR: 10/18/2024
Date Made Active in Reports: 01/08/2025
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 07/14/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/20/2023
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

HAZ WASTE: Hazardous Waste Information Listing

The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

HW GEN: Hazardous Waste Generators

Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing

Open, inactive and closed responsible party sites

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/10/2024
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

SOLCP: State-Owned Lands Cleanup Program Listing

The State-Owned Lands Cleanup Program (SOLCP) was created by the legislature in 2001 as a mechanism to identify and reduce the states possible risk and liability associated with potentially contaminated sites on state-owned property.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8952
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

SITE INV SITES: Site Investigation Section Sites Listing

Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 06/06/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 90

Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 10/24/2024
Date Data Arrived at EDR: 10/25/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 10/28/2024
Date Data Arrived at EDR: 10/29/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 01/28/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

ERIC WASTE CLEANUP: Environmental Restoration Integrated Cleanup Listing
ERIC (Environmental Restoration Integrated Cleanup) is a single database for tracking all of the contaminated site cleanup activities in the Division of Waste Management (DWM). It was developed to bring together 11 different data systems to a single location that would allow tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3
Source: Department of Environmental Protection
Telephone: 850-245-8270
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 09/10/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 09/25/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 71

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LF: Miami Dade County Landfill Solid Waste Sites listing.
Miami Dade County Landfill Solid Waste Sites listing.

Date of Government Version: 09/13/2024
Date Data Arrived at EDR: 09/13/2024
Date Made Active in Reports: 11/25/2024
Number of Days to Update: 73

Source: Miami Dade County Environmental Resources Management
Telephone: 305-372-6789
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites
Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 04/05/2023
Date Data Arrived at EDR: 05/24/2023
Date Made Active in Reports: 08/11/2023
Number of Days to Update: 79
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ALACHUA PROPERTY
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

TARGET PROPERTY COORDINATES

Latitude (North):	29.805876 - 29° 48' 21.15''
Longitude (West):	82.527667 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

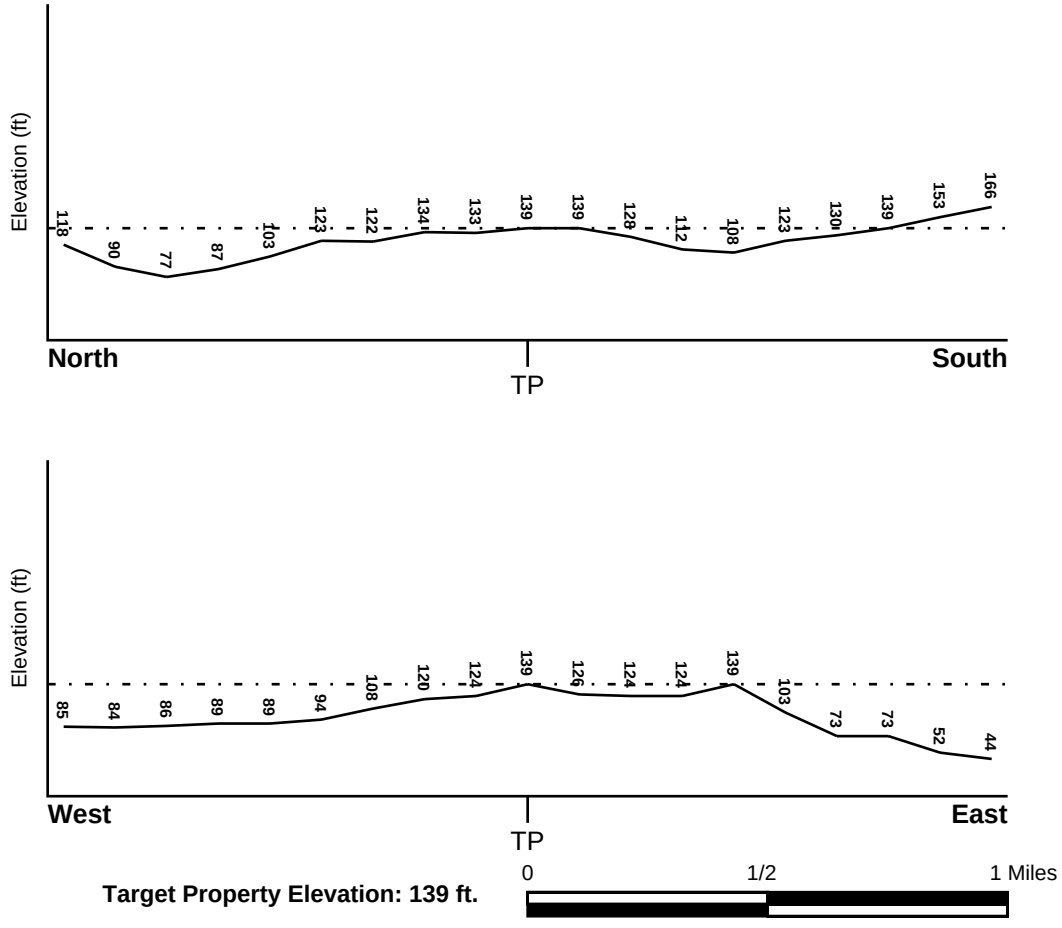
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12001C0120D	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12001C0110D	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HIGH SPRINGS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
63	1/2 - 1 Mile ESE	NW
1G	1/2 - 1 Mile ESE	NW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

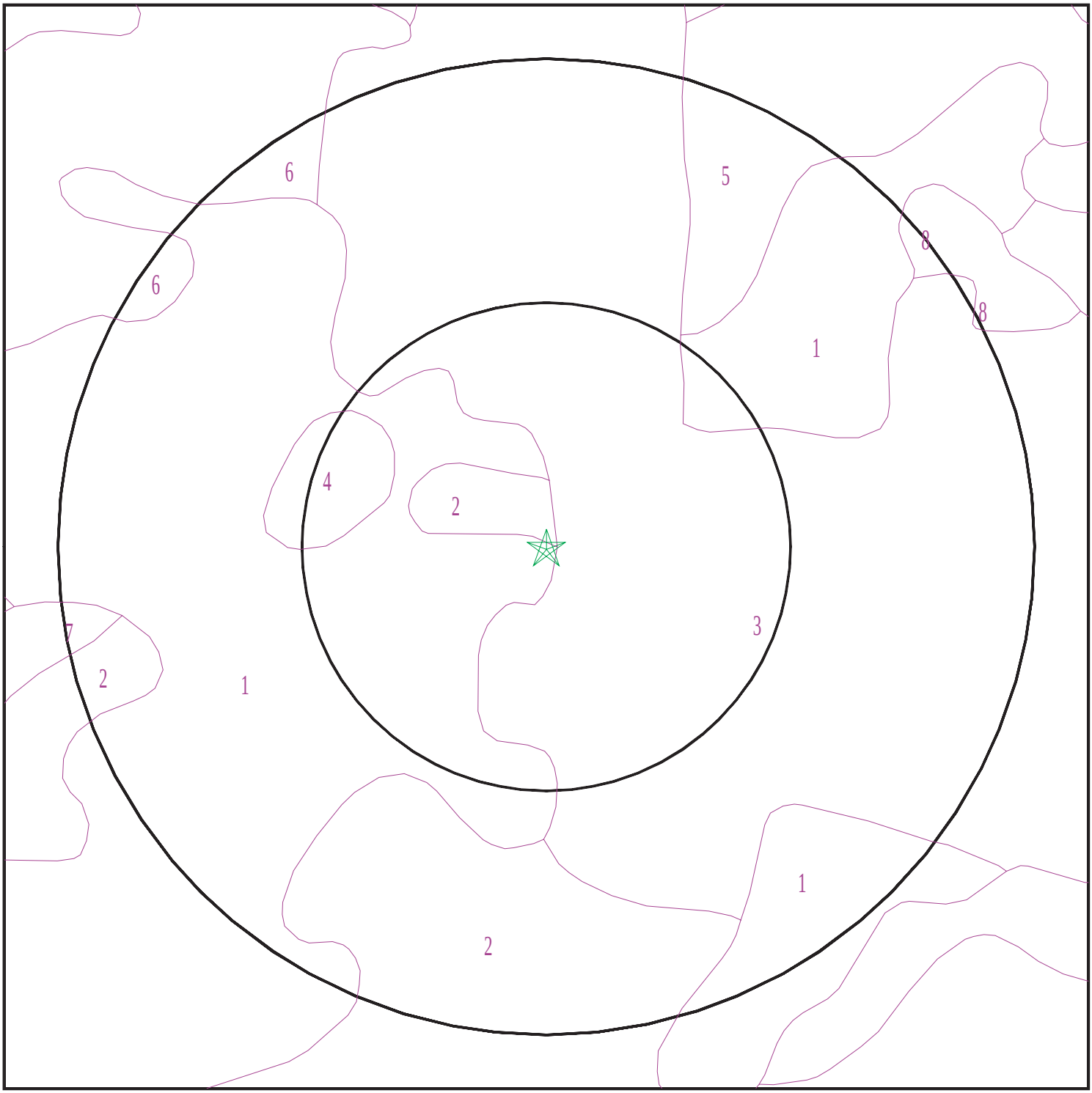
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7914454.2s



SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Fort Meade

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5
2	14 inches	85 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	5 inches	24 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	24 inches	29 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	29 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Millhopper

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 145 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	57 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	57 inches	63 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	63 inches	88 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	25 inches	31 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	31 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
5	72 inches	90 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 7

Soil Component Name: Placid

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6
2	14 inches	81 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6

Soil Map ID: 8

Soil Component Name: Norfolk

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	62 inches	79 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
2	0 inches	9 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
3	9 inches	40 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
4	40 inches	62 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B9	FL2011006	1/8 - 1/4 Mile North

Note: PWS System location is not always the same as well location.

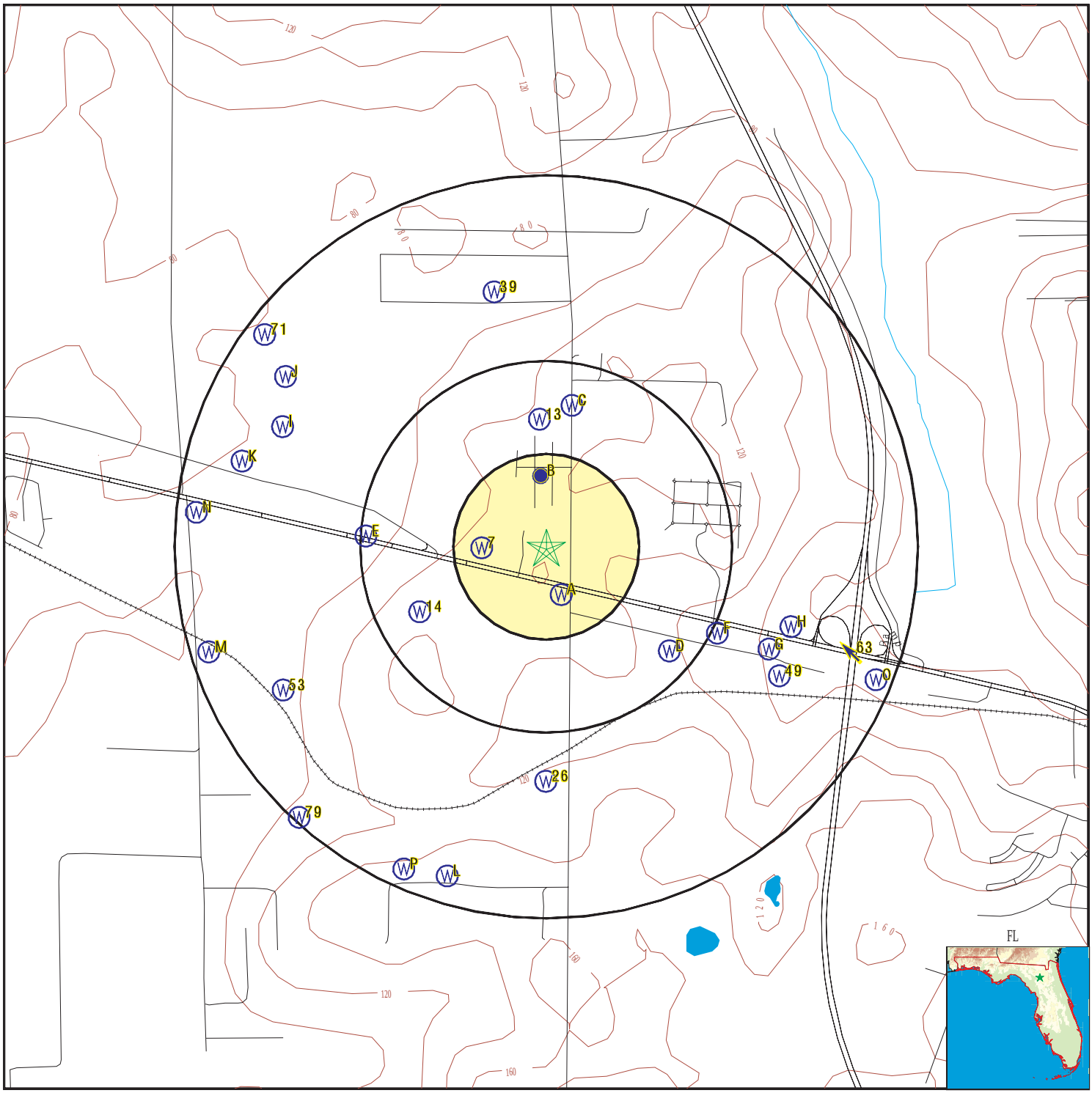
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	FLSRD7000130559	0 - 1/8 Mile SSE
A2	FLSRD7000136206	1/8 - 1/4 Mile South
A3	FLSRD7000136207	1/8 - 1/4 Mile SSE
B4	FLSRD7000130887	1/8 - 1/4 Mile North
B5	FLSRD7000130888	1/8 - 1/4 Mile North
A6	FLSRD7000127780	1/8 - 1/4 Mile SSE
7	FLSRD7000102799	1/8 - 1/4 Mile West
B8	FLSA13000106182	1/8 - 1/4 Mile North
B10	FLPUB1100001549	1/8 - 1/4 Mile North
B11	FLDGW7000003778	1/8 - 1/4 Mile North
B12	FLPUB1100001551	1/8 - 1/4 Mile North
13	FLSRD7000118550	1/4 - 1/2 Mile North
14	FLSRD7000002853	1/4 - 1/2 Mile WSW
C15	FLSA13000031397	1/4 - 1/2 Mile North
C16	FLSA13000081901	1/4 - 1/2 Mile North
D17	FLSA13000014113	1/4 - 1/2 Mile SE
D18	FLSRD7000117329	1/4 - 1/2 Mile SE
E19	FLSRD7000032118	1/4 - 1/2 Mile West
E20	FLSRD7000032117	1/4 - 1/2 Mile West
F21	FLSRD7000027705	1/2 - 1 Mile ESE
F22	FLSRD7000027702	1/2 - 1 Mile ESE
F23	FLSRD7000027703	1/2 - 1 Mile ESE
F24	FLSRD7000027704	1/2 - 1 Mile ESE
E25	FLSRD7000058029	1/2 - 1 Mile West
26	FLSA13000106174	1/2 - 1 Mile South
G27	FLSRD7000123043	1/2 - 1 Mile ESE
G28	FLSRD7000116904	1/2 - 1 Mile ESE
G29	FLSRD7000120678	1/2 - 1 Mile ESE
H30	FLSRD7000129999	1/2 - 1 Mile ESE
H31	FLSRD7000129998	1/2 - 1 Mile ESE
H32	FLSRD7000129997	1/2 - 1 Mile ESE
H33	FLSRD7000131981	1/2 - 1 Mile ESE
H34	FLSRD7000130000	1/2 - 1 Mile ESE
H35	FLSRD7000135987	1/2 - 1 Mile ESE
H36	FLSRD7000128258	1/2 - 1 Mile ESE
G37	FLSRD7000017720	1/2 - 1 Mile ESE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H38	FLSRD7000136106	1/2 - 1 Mile ESE
39	FLSRD7000061363	1/2 - 1 Mile NNW
H40	FLSRD7000134882	1/2 - 1 Mile ESE
H41	FLSRD7000134916	1/2 - 1 Mile ESE
H42	FLSRD7000134915	1/2 - 1 Mile ESE
H43	FLSRD7000134914	1/2 - 1 Mile ESE
H44	FLSRD7000134917	1/2 - 1 Mile ESE
H45	FLSRD7000136103	1/2 - 1 Mile ESE
H46	FLSRD7000136105	1/2 - 1 Mile ESE
H47	FLSRD7000136102	1/2 - 1 Mile ESE
H48	FLSRD7000134918	1/2 - 1 Mile ESE
49	FLSRD7000044984	1/2 - 1 Mile ESE
I50	FLSRD7000026071	1/2 - 1 Mile WNW
I51	FLSRD7000136737	1/2 - 1 Mile WNW
I52	FLSRD7000096640	1/2 - 1 Mile WNW
53	FLSRD7000101088	1/2 - 1 Mile WSW
J54	FLSRD7000025956	1/2 - 1 Mile NW
J55	FLSRD7000096790	1/2 - 1 Mile NW
J56	FLSRD7000136740	1/2 - 1 Mile NW
K57	FLSRD7000026159	1/2 - 1 Mile WNW
K58	FLSRD7000096624	1/2 - 1 Mile WNW
K59	FLSRD7000136739	1/2 - 1 Mile WNW
J60	FLSRD7000026000	1/2 - 1 Mile WNW
J61	FLSRD7000096639	1/2 - 1 Mile WNW
J62	FLSRD7000135683	1/2 - 1 Mile WNW
L64	FLSA13000031412	1/2 - 1 Mile SSW
L65	FLSA13000114194	1/2 - 1 Mile SSW
M66	FLSA13000084370	1/2 - 1 Mile WSW
N67	FLSRD7000101085	1/2 - 1 Mile West
N68	FLSRD7000101086	1/2 - 1 Mile West
O69	FLSA13000014114	1/2 - 1 Mile ESE
P70	FLSA13000031641	1/2 - 1 Mile SSW
71	FLSRD7000004028	1/2 - 1 Mile NW
P72	FLSA13000031396	1/2 - 1 Mile SSW
M73	FLSRD7000101087	1/2 - 1 Mile WSW
O74	FLSRD7000031177	1/2 - 1 Mile ESE
O75	FLSRD7000031178	1/2 - 1 Mile ESE
O76	FLSRD7000031176	1/2 - 1 Mile ESE
O77	FLSRD7000031175	1/2 - 1 Mile ESE
L78	FLSA13000031642	1/2 - 1 Mile SSW
79	FLSRD7000124969	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7914454.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells
Sink holes

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
SSE
0 - 1/8 Mile
Lower

FL WELLS **FLSRD7000130559**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	26-FEB-20	Project #:	3-001-236483-
Project Name:	Sheila and Ashok Patel	Contractor:	Douglas A Leonhardt
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	40	Well Depth (ft):	50

A2
South
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136206**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243539-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	75

A3
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136207**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243540-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	60

B4
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130887**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236968-
Project Name:	Mulvihill Corey M & Kimberly K	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B5
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130888**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236969-
Project Name:	Cruz, Angel L	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

A6
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000127780**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-FEB-19	Project #:	3-001-234087-
Project Name:	Circle K Stores Inc	Contractor:	Christopher Perry
Well Use:	Other	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	90

7
West
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000102799**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	27-MAY-08	Project #:	3-001-173172-
Project Name:	FREDDIE A. DAMPIER	Contractor:	Freddie Dampier
Well Use:	Other	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	110

B8
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSA13000106182**

WELLS - SUPER ACT:

Well Type:	Large (>150,00 gpd) Community PWS	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	6
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10064801
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B9
North
1/8 - 1/4 Mile
Lower

FRDS PWS **FL2011006**

Epa region:	04	State:	FL
Pwsid:	FL2011006	Pwsname:	SANTA FE HILLS SUBDIVISION
Cityserved:	Not Reported	Stateserved:	FL
Zipserved:	Not Reported	Fipscounty:	12001
Status:	Active	Retpopsrvd:	200
Pwssvcconn:	73	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	KENNETH FAIR	Contactorgname:	KENNETH FAIR
Contactphone:	352-374-5245	Contactaddress1:	P.O. BOX 1188
Contactaddress2:	Not Reported	Contactcity:	GAINESVILLE
Contactstate:	FL	Contactzip:	32602-1188
Pwsactivitycode:	A		
Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP
Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	corrosion control
Trtprocess:	sequestration	Factypecode:	TP
PWS ID:	FL2011006	PWS name:	SANTA FE HILLS SUBDIVISION
Address:	CR 235A NORTH OF US 441	Care of:	Not Reported
City:	ALACHUA	State:	FL
Zip:	32615	Owner:	SANTA FE HILLS SUBDIVISION
Source code:	Ground water	Population:	200
PWS ID:	FL2011006	PWS type:	System Owner/Responsible Party
PWS name:	MRS ROSA LEE GONZALES	PWS address:	PHIL GONZALES
PWS address:	RT 1 BOX 140	PWS city:	ALACHUA
PWS state:	FL	PWS zip:	32615
PWS name:	SANTA FE HILLS SUBDIVISION		
PWS type code:	C	Retail population served:	200
Contact:	KENNETH FAIR	Contact address:	P.O. BOX 1188
Contact address:	GAINESVILLE	Contact city:	FL
Contact state:	32	Contact zip:	352-374-52
Contact telephone:	Not Reported		
County:	ALACHUA	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	HYPOCHLORINATION, POST
Population:	200		
PWS ID:	FL2011006	Activity status:	Active
Date system activated:	Not Reported	Date system deactivated:	Not Reported
Retail population:	00000180	System name:	SANTA FE HILLS SUBDIVISION
System address:	Not Reported	System address:	RT 1 BOX 140
System city:	ALACHUA	System state:	FL
System zip:	32615		
Population served:	101 - 500 Persons	Treatment:	Treated
Latitude:	294840	Longitude:	0823150

Latitude:	294840	Longitude:	0823150
State:	FL	Latitude degrees:	29
Latitude minutes:	48	Latitude seconds:	31.0000
Longitude degrees:	82	Longitude minutes:	31
Longitude seconds:	41.0000		

Violation id:	0102268	Orig code:	S
State:	FL	Violation Year:	2000
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	12/01/2000
Cmp edt:	12/31/2000		

Violation id:	0110814	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	02/01/2001
Cmp edt:	02/28/2001		

Violation id:	0110978	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	01/01/2001
Cmp edt:	01/31/2001		

Violation id:	0111268	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	03/01/2001
Cmp edt:	03/31/2001		

Violation id:	0112446	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	04/01/2001
Cmp edt:	04/30/2001		

Violation id:	0112600	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	05/01/2001
Cmp edt:	05/31/2001		

Violation id:	0113153	Orig code:	S

State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 06/30/2001
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 06/01/2001

Violation id: 0115398
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 07/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 07/01/2001

Violation id: 0115711
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 08/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 08/01/2001

Violation id: 0116319
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 09/30/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 09/01/2001

Violation id: 0200224
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 10/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 10/01/2001

Violation id: 0204139
State: FL
Contamination code: 1040
Violation code: 03
Rule code: 331
Violation measur: 0
State mcl: 0
Cmp edt: 12/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Nitrate
Violation name: Monitoring, Regular
Rule name: Nitrates
Unit of measure: Not Reported
Cmp bdt: 01/01/2001

Violation id: 20070001894
State: FL
Contamination code: 5000
Violation code: 52
Rule code: 350
Violation measur: Not Reported
State mcl: Not Reported
Cmp edt: Not Reported
Orig code: S
Violation Year: 2006
Contamination Name: Lead and Copper Rule
Violation name: Follow-up Or Routine LCR Tap M/R
Rule name: LCR
Unit of measure: Not Reported
Cmp bdt: 01/01/2006

Violation id:	20070006316	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2007
Cmp edt:	04/30/2007		

Violation id:	20070007699	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2007
Cmp edt:	07/31/2007		

Violation id:	20080000458	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	11/01/2007
Cmp edt:	11/30/2007		

Violation id:	20090004569	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	26	Violation name:	Monitoring, Repeat Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2009
Cmp edt:	06/30/2009		

Violation id:	20090005821	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20090005942	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20100003598	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	02/01/2010
Cmp edt:	02/28/2010		

Violation id:	20100005213	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2010
Cmp edt:	07/31/2010		

Violation id:	20110004570	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2011
Cmp edt:	07/31/2011		

Violation id:	20110004716	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	08/01/2011
Cmp edt:	08/31/2011		

Violation id:	20110005703	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	09/01/2011
Cmp edt:	Not Reported		

Violation ID:	0102268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112600	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0113153	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115398	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	10/03/2001
Enforcement Detail:	St Site Visit (enforcement)		
Enforcement Category:	Informal		
Violation ID:	0116319	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200224	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/12/2007
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/20/2007
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	20070006316	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070007699	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20080000458	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	20090004569	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005821	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005942	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100003598	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100005213	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	08/30/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/14/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/04/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/13/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110005703	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/06/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	Not Reported	Orig Code:	S
Enforcemnt FY:	2004	Enforcement Action:	08/13/2004
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Not Reported
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0102268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	12/1/2000 0:00:00	Compliance end date:	12/31/2000 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C

Violation ID: 0110814
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 2/1/2001 0:00:00
Compliance end date: 2/28/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0110814
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 2/1/2001 0:00:00
Compliance end date: 2/28/2001 0:00:00
Enforcement date: 6/21/2001 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0110978
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 1/1/2001 0:00:00
Compliance end date: 1/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0110978
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 1/1/2001 0:00:00
Compliance end date: 1/31/2001 0:00:00
Enforcement date: 6/21/2001 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0111268
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 3/1/2001 0:00:00
Compliance end date: 3/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0111268
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 3/1/2001 0:00:00
Compliance end date: 3/31/2001 0:00:00
Enforcement date: 6/21/2001 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0112446
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 4/1/2001 0:00:00
Compliance end date: 4/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200
PWS type code: C
Violation ID: 0112446
Violation type: Monitoring, Routine Major (TCR)
Contaminant: Coliform (Tcr)
Compliance start date: 4/1/2001 0:00:00
Compliance end date: 4/30/2001 0:00:00
Enforcement date: 6/21/2001 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0112600 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 5/1/2001 0:00:00 | Compliance end date: 5/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0113153 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 6/1/2001 0:00:00 | Compliance end date: 6/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115398 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 7/1/2001 0:00:00 | Compliance end date: 7/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 10/3/2001 0:00:00 | Enforcement action: State Site Visit (enforcement)
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0116319 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 9/1/2001 0:00:00 | Compliance end date: 9/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0200224 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 10/1/2001 0:00:00 | Compliance end date: 10/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0204139 | Contaminant: Nitrate
Violation type: 3 | Compliance start date: 1/1/2001 0:00:00
Compliance end date: 12/31/2001 0:00:00 | Enforcement date: No Enf Action as of
Enforcement action: 7/8/2009 0:00:00 | Violation measurement: 0

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070001894	Contaminant:	Lead & Copper Rule
Violation type:	Follow-up and Routine Tap Sampling		
Compliance start date:	1/1/2006 0:00:00	Compliance end date:	12/31/2025 0:00:00
Enforcement date:	2/20/2007 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070006316	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	4/1/2007 0:00:00	Compliance end date:	4/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070007699	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	7/1/2007 0:00:00	Compliance end date:	7/31/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20080000458	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	11/1/2007 0:00:00	Compliance end date:	11/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

B10
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001549**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	1
Well Name:	WELL # 1	Well Status:	ACTIVE
Year Drilled:	1958	Well Depth (ft):	270
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

B11
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW7000003778**

Database:	DEP GWIS - Generalized Water Information System Well Data (FDEP)		
Station ID:	39960	Station Name:	AAK7044
Station Alias:	Not Reported	Waterbody:	FLORIDAN AQUIFER SYSTEM, UPPER
Water Source:	UNCONFINED AQUIFER	Well Type:	Not Reported
Well Status:	Not Reported	Drill Date:	Not Reported
Total Depth (ft):	Not Reported	Casing Depth (ft):	Not Reported
Depth Screen Begins (ft):	Not Reported	Depth Screen Ends (ft):	Not Reported

Casing Diameter (in):	6	Casing Material:	IRON

B12
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001551**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	3
Well Name:	WELL # 3	Well Status:	ACTIVE
Year Drilled:	1974	Well Depth (ft):	279
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000118550**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	20-OCT-15	Project #:	3-001-226201-
Project Name:	GILLIGAN, SHANE M	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	129	Well Depth (ft):	140

14
WSW
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000002853**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-77	Project #:	3-001-3732-1
Project Name:	CLYATT K M	Contractor:	K Clyatt
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	12
Casing Depth (ft):	143	Well Depth (ft):	245

C15
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000031397**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE

Resident Type:	Not Reported	PWS Design:	Not Reported

C16
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000081901**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009501
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D17
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000014113**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D18
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000117329**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-MAR-16	Project #:	3-001-227040-
Project Name:	GOOLSBY, J S & LYDIA	Contractor:	Stanley Griffis
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	120

E19
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032118**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35309-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	76	Well Depth (ft):	100

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E20
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032117**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35308-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	80	Well Depth (ft):	100

F21
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027705**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29398-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

F22
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027702**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29395-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

F23
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027703**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29396-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F24
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027704**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29397-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

E25
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000058029**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	15-JUN-95	Project #:	3-001-55183-1
Project Name:	MCMILLAN ROBERT L	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	91	Well Depth (ft):	140

26
South
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000106174**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10055001
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

G27
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000123043**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	27-MAR-17	Project #:	3-001-229703-
Project Name:	CIRCLE K STORES INC	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	35	Well Depth (ft):	50

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G28
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000116904**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-JUL-16	Project #:	3-001-227901-
Project Name:	THE PANTRY INC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	71	Well Depth (ft):	76

G29
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000120678**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-16	Project #:	3-001-227535-
Project Name:	MURPHY'S LOT LLC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	33	Well Depth (ft):	48

H30
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129999**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H31
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129998**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H32
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129997**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H33
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000131981**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H34
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000130000**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H35
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135987**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H36
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000128258**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-NOV-19	Project #:	3-001-235803-
Project Name:	Alachua A One Llc	Contractor:	Kenneth Clyatt
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

G37
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000017720**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-MAR-85	Project #:	3-001-21084-1
Project Name:	BRANTLEY BEEMAN	Contractor:	Mr Beeman C Brantley
Well Use:	Monitoring	Casing Diameter (in):	3
Casing Depth (ft):	13	Well Depth (ft):	13

H38
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136106**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

39
NNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000061363**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-JAN-97	Project #:	3-001-60580-1
Project Name:	HARE J B	Contractor:	John B Hare
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	63	Well Depth (ft):	101

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H40
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134882**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H41
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134916**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H42
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134915**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H43
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134914**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H44
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134917**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H45
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136103**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H46
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136105**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H47
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136102**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H48
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134918**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

49
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000044984**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	26-JUN-92	Project #:	3-001-44243-1
Project Name:	CLAYTOR GEORGE	Contractor:	George Michael Claytor
Well Use:	Other	Casing Diameter (in):	8
Casing Depth (ft):	40	Well Depth (ft):	62

I50
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026071**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

I51
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136737**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I52
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096640**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

53
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101088**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173534-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

J54
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000025956**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J55
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096790**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J56
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136740**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K57
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026159**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K58
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096624**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K59
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136739**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J60
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026000**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J61
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096639**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J62
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135683**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

63
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

L64
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031412**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	RETAGGED
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10011601

WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

L65
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000114194**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	BLACK STEEL	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	Not Reported	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

M66
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000084370**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	10009601
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

N67
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101085**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-AUG-08	Project #:	3-001-173531-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

N68
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101086**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173532-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O69
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000014114**

WELLS - SUPER ACT:

Well Type:	Limited Use PWS	Well Status:	INACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

P70
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031641**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029201
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

71
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000004028**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	24-OCT-77	Project #:	3-001-4780-1
Project Name:	CARTER LONNIE	Contractor:	Lonnie Carter
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	0	Well Depth (ft):	95

P72
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031396**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009401
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M73
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101087**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173533-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

O74
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031177**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31163-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

O75
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031178**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31164-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

O76
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031176**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31162-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O77
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031175**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31161-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

L78
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031642**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029301
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

79
SW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000124969**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-JUN-18	Project #:	3-001-232592-
Project Name:	ALACHUA COUNTY	Contractor:	Stephanie Stallsmith
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	186	Well Depth (ft):	196

1G
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
32615	41	61.0	Certified Residential Database
32615	27	66.7	Mandatory Non-Residential Database

Federal EPA Radon Zone for ALACHUA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ALACHUA COUNTY, FL

Number of sites tested: 46

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.780 pCi/L	85%	11%	4%
Basement	1.010 pCi/L	80%	20%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Public Water System (PWS) Wells (Non-Federal)
Department of Environmental Protection
Telephone: 850-245-8629
Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Regulatory and Historical Research Records

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	03044-001-002
Prop ID	12581
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
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 & OR 2639/0227 & OR 4984/1311 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.28
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

BROWNING & BROWNING TRUSTEES & MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$64,000	$64,000	$64,000	$12,800	$12,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$64,000**	**$64,000**	**$64,000**	**$12,800**	**$12,800**
Assessed Value	$17,037	$15,488	$14,080	$12,800	$12,800
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$17,037	$15,488	$14,080	$12,800	$12,800
Maximum Save Our Homes Portability	$46,963	$48,512	$49,920	$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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

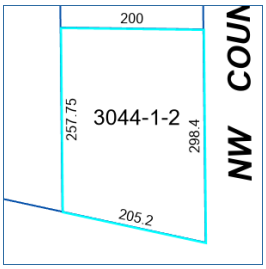
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	AP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/2022	$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Contact Us

Developed by SCHNEIDER GEOSPATIAL

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 03044-002-000
Prop ID 12582
Location Address 16313 NW US HWY 441
ALACHUA, FL 32615
Neighborhood/Area 233200.99
Subdivision
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 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
(Note: *The Description above is not to be used on legal documents.)
Property Use Code CHURCHES (07100)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 3.08
Homesteaded False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$122,525	$98,552	$100,150	$101,747	$103,346
Land Value	$160,998	$160,998	$160,998	$160,998	$160,998
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$283,523**	**$259,550**	**$261,148**	**$262,745**	**$264,344**
Assessed Value	$283,523	$259,550	$261,148	$262,745	$264,344
Exempt Value	$283,523	$259,550	$261,148	$262,745	$264,344
Taxable Value	$0	$0	$0	$0	$0
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
7100	CHURCH	3.08	134164.8	0	0	A(CNTY)

Building Information

Type CHURCH
Total Area 2,511
Heated Area 2,413
Exterior Walls CONCRETE BLOCK
Interior Walls DRYWALL
Roofing ASPHALT
Roof Type WOOD TRUSS
Frame MASONRY
Floor Cover CARPET; SHEET VINYL

Heat ELECTRIC
HC&V FORCED AIR
HVAC CENTRAL
Bathrooms
Bedrooms
Total Rooms 8-Rooms
Stories 1.0
Actual Year Built 1978
Effective Year Built 1995

Type SOH MISC
Total Area 672
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 2000

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,413	1978	1995	3	9100	CHURCH
CAN	CANOPY (NO SIDES)	98	1978	1995	3	9100	CHURCH

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	272	2000	2000		C6	COMM
3800	DRIVE/WALK	400	1900	2000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/5/2009	$100	WD	3912	2394	Unqualified (U)	Improved	* HILLTOP CHURCH OF CHRIST TRU	SANTA FE HILLS CHURCH OF CHRIS	Link (Clerk)
11/24/2004	$100	WD	3844	977	Unqualified (U)	Improved	* SANTA FE HILLS CHURCH OF CHR	* HILLTOP CHURCH OF CHRIST TRU	Link (Clerk)

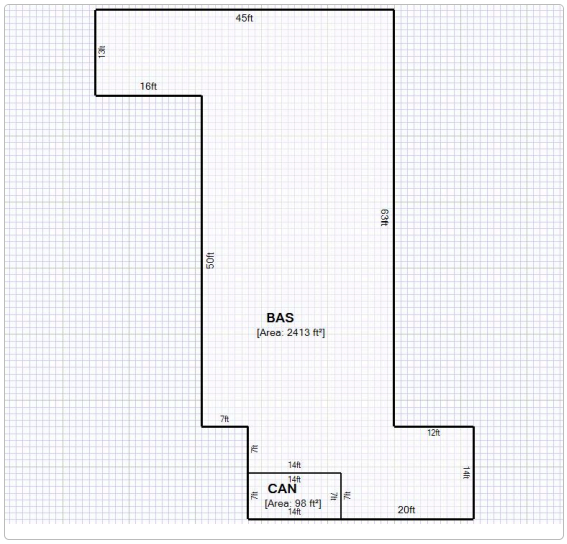
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P06-17-5525	MECHANICAL	Yes	No	6/13/2017	$4,200
05-10260	ROOFING	Yes	No	12/9/2005	$0
000078798	RL RES	Yes	No	3/1/1994	$500
000078625	ROOFING	Yes	No	2/9/1994	$2,800

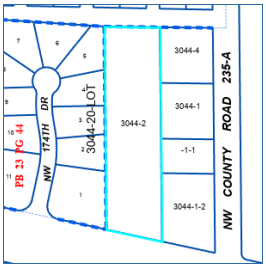
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Print Sketches

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/20/2025, 11:03:25 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Department of Environmental Protection

2600 Blair Stone Road ♦ Tallahassee, Florida 32399-2400

DEP Form: 62-761.900(2)
Form Title: Storage Tank Facility Registration Form
Effective Date: July 2019
Incorporated in Rule 62-761.400, F.A.C.

Storage Tank Facility Registration Form

Review Registration Instructions Before Completing this Form

Submit this completed form for the facility when registration of storage tanks or compression vessels is required by Section 376.303, Florida Statutes

Please check all that apply: ☐ New Registration ☐ New Owner ☐ New Tanks
☐ Existing Facility Info Update/Correction ☐ Existing Owner Info Update/Correction ☐ Existing Tank Info Update/Correction

A. FACILITY INFORMATION **County:** Alachua **DEP Facility ID:** NEW

Facility Name: Wawa# 5438

Facility Address: 16314 NW US Highway 441 City: Alachua Zip: 32615

Facility Contact: Joshua M Worth Business Phone: (610) 558-8521

Facility Type(s): Retail Station Financial Responsibility Mechanism (choose): ☐ Insurance ☐ Other

24 Hour Emergency Contact: Wawa Central Station **Emergency Phone:**

B. ACCOUNT OWNER INFORMATION: Identify the Party responsible for payment of Registration Fees at the facility location named above

Legal Entity: WAWA FLORIDA LLC Ownership Effective Date: 03/07/2024

Contact Person: JOSH WORTH STCM Account Number (if known): 68130

Address: 7022 TPC DR #200 ATTN: FUEL EQUIP & COMPLIANCE

City: Orlando State: FL Zip: 32822

Telephone: (610) 361-3839 Email Address: JOSHUA.M.WORTH@WAWA.COM

C. REAL PROPERTY OWNER INFORMATION: Identify the Party that is vested with ownership, dominion or legal or rightful title to the real property

Legal Entity: Please see the attached sheet Ownership Effective Date:

Contact Person:

Address:

City: State: Zip:

Telephone: Email Address:

D. TANK/VESSEL INFORMATION: Complete one row for each storage tank or compression vessel system located at this facility (see Registration Instructions for **codes)**

	Tank ID	T or V	A or U	Capacity	Installation Date	Content Code	Status	Effective Date	Construction	Piping	Monitoring
1											
2											
3											
4											
5											
6											
7											
8											

Facility Registration Certification: To the best of my knowledge and belief, all information submitted on this form is true, accurate and complete.

The person signing this form is the: (check all that apply)

☑ Account Owner (Responsible for Registration Fees) ☐ Real Property Owner

Mike Cukauskas
Signature (right click to sign)

03/07/2024
Date

Mike Cukauskas
Printed Name

Title

Submit this form to tankregistration@floridadep.gov

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Property Owner

Company Name:	Alachua 441/325, LLC
Name:	Trey Vick
Address:	496 S Hunt Club Blvd
City/State/Zip Code:	Apopka FL 32703 4948
Phone Number:	(407) 848-1663
Extension:	
Cell Number:	
Fax Number:	
E-mail Address:	Trey@v3capgroup.com

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

New Tank/Vessel Information

Tank ID	1
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	2
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	20000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	3
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024

Content	B - Unleaded Gas
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Florida Department of Environmental Protection

Bob Martinez Center • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management - Storage Tank Facility Registration Form
Registration Instructions and Codes List

Storage tank registration is available online through the DEP Business Portal in lieu of the paper form:

- *DEP Business Portal can be found:* Online Services Business Portal (ESSA)
- *Instructions on how to navigate the DEP Business Portal can be found on the DEP Registration web page:* Storage Tank Facility Registration

Storage Tank Facility Registration Form

In the first outlined section block, identify the types of information being submitted on the registration form.
[Forms 62-761.900(2) for Underground Storage Tanks (USTs), and 62-762.901(2) for Aboveground Storage Tanks (ASTs). For facilities with both types of tanks, one form may be used].
Check **New Registration** when the **location** is being registered for the first time and no Facility Identification number exists. If submitting a revised Registration form, check all other boxes that apply to designate the type(s) of revisions being submitted.

A. Facility Information

County List the county where the storage tank facility is located.

Facility ID Include the DEP Facility Identification number whenever possible. Write in "Pending" when submitting a new registration for the first time. Remember: the Facility ID number identifies the location, and it does not change even when a facility is transferred to a new owner upon sale of the facility.

Facility Name Provide the current name of the business establishment operating at the facility location. When registering an abandoned facility, where tanks exist but there is no operational business, identify the location with the property owner's name, as in "Smith Property", if no other facility name is being used.

Facility Address Include the street number and name. In a rural area with no street number associated with it, provide the parcel ID number along with directions (e.g., 'x' miles N of intersection...). Provide the name and telephone number of a contact person or manager *on location,* where possible.

Facility Type This information is an explanation or term that most closely describes the operational use of the facility. Select the code(s) that provides the best or most appropriate description of the facility.

1. If the facility is owned by a government entity, select the appropriate type from the following:
   F. Federal Government **H.** Local or City Government **N.** Native Tribal Lands
   G. State Government **I.** County Government

2. If the facility meets the definition of "bulk product facility" - a waterfront location with at least one aboveground tank with a capacity greater than 30,000 gallons which is used for the storage of pollutants ("Pollutants" includes oil of any kind and in any form, gasoline, pesticides, ammonia, chlorine, and derivatives thereof, excluding liquefied petroleum gas"); select the type from:
   T. Coastal bulk product facility - facility, as defined above and located on the Florida coast, may have storage tank systems that store hazardous substances in addition to pollutants. ("Coastline means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606.").
   S. Inland waterfront bulk product facility – a facility, as defined above and located on "inland waterways" (lakes, rivers), may have storage tank systems that store hazardous substances in addition to pollutants.

3. When the facility is a "waterfront location", but not a *bulk product facility* as defined above, select the most appropriate type from:
   V. Marine fueling facility - a commercial, recreational, or retail coastal facility that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

Facility Type continued

W. Waterfront fueling facility - a commercial, recreational, or retail facility located on a non-coastal waterway that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

4. When the facility is not described as previously stated, select the most appropriate type from:

A. Retail Station - primarily supplies vehicular fuel to automotive customers; may store other regulated substances.

C. Fuel User, Non-retail - primarily stores motor fuel and/or other pollutants or hazardous substances for consumption by facility/owner/operator.

D. Inland Bulk Petroleum Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems used primarily for storage of pollutants intended for distribution. May also store hazardous substances on-site for facility consumption and/or distribution purposes.

E. Industrial Plant - inland facility with no waterfront access; may include power plants and facilities designed for manufacturing and/or chemical processing; may have multiple active UST and/or AST storage systems used for storage of pollutants and/or hazardous substances intended for facility consumption.

J. Collection Station - maintenance or other related facility that acquires and temporarily stores used and/or waste oil prior to recycling and/or disposal.

K. Inland Bulk Chemical Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems and/or compression vessels used for storage of hazardous substances intended for distribution. May also store pollutants on site for facility consumption and/or distribution purposes.

L. Chemical User - facility primarily uses regulated hazardous substance tanks on site; may also store pollutants.

M. Agricultural - facility actively used in production of crops, plants, or livestock.

P. UST Residential (>1100 gallons) - residence with USTs regulated by Federal Environmental Protection Agency.

Z. Other - Identify the type of establishment that you are registering.

Financial Responsibility – The demonstration of financial responsibility shall be made by the owner or operator in accordance with 40 CFR 280, Subpart H. Check box for Insurance or Other (includes all other financial responsibility methods).

24 Hour Emergency Contact - Provide the name and telephone number of the Emergency Contact for this facility.

B. Account Owner Information

1. Provide the name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are responsible for the operation of the storage tanks and for the payment of DEP annual Storage Tank Registration fees. The Account Owner is responsible for payment of the annual storage tank registration fees and will receive the annual storage tank registration placard(s) upon payment. Please provide your account owner's (STCM) email address for your Accounts Payable (AP) or the contact to whom all invoices are to be emailed.

2. When submitting revisions to owner’s contact name or address information, please include their STCM Account Number.

3. When ownership changes, submit a registration form complete with the effective date of ownership and new account owner's signature.

C. Real Property Owner Information

1. Provide the legal entity name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are vested with ownership, dominion or legal or rightful title to the real property.

2. Submit a registration form when the property ownership changes, complete with the date.

D. Tank/Compression Vessel Information - Complete one row in Section D for each storage tank and/or compression vessel system located at the facility. Use the following system description codes where appropriate.

1. **Tank ID** – number the systems sequentially, or provide a unique ID number; do not use symbols (#, %, -, etc.).
2. **Tank or Vessel Indicator** – choose T or V to describe the system type.
3. **Tank Placement** – choose A or U to designate aboveground or underground placement of the system.
4. **Tank Capacity** – enter the storage tank capacity in gallons.
5. **Installation Date** – record the date of installation in 'MM/YY' format; provide a best estimate if unknown.
6. **Tank Content** – record the current content (or last content, if system is closed or out-of-service) from the list below:

A	**Leaded Gasoline**	**M**	**Fuel Oil: On-site Heating Only; USTs or ASTs < 30K gals^**	**W**	**Petroleum-based Additive Product**
B	**Unleaded Gasoline (No Ethanol)**	**N**	**Fuel Oil: Distribution; or On-site Heating - ASTs > 30K gals¥**	**X**	**Miscellaneous Petroleum-based Product**
D	**Diesel Fuel**	**O**	**New and Lube Oil**	**Y**	**Unknown Substance**
E	**Aviation Gasoline**	**Q**	**Pesticide**	**Z**	**Other Substance (please identify)**
F	**Jet Fuel**	**R**	**Ammonia Compound**	**7**	**Biodiesel (B20)**
G	**Diesel Fuel-Emergency Generator**	**S**	**Chlorine Compound**	**8**	**E10 – Blend of 10% Ethanol/90% Gasoline**
J	**Used Oil**	**T**	**Hazardous Substance (CERCLA)**	**9**	**E85 – Blend of 85% Ethanol/15% Gasoline**
K	**Kerosene**	**U**	**Mineral Acid***		
L	**Waste Oil**	**V**	**Grades 5 & 6 Bunker "C" Residual Oils**		

* Mineral Acid = Hydrobromic acid, Hydrochloric acid, Hydrofluoric acid, Phosphoric acid and Sulfuric acid.
^ M = fuel is used solely to heat the facility premises and must be stored in a tank with capacity < 30,000 gallons; exempt from regulation.
¥ N = fuel is distributed as heating fuel, or fuel is used solely to heat the facility premises, but the storage tank capacity exceeds 30,000 gallons.

** Compartmented tanks – register as a single tank; itemize the size and contents of each compartment. See construction miscellaneous attributes.
** Manifold tanks – register as individual storage tanks; with individual size and content – even though they are "connected".

7. **Status** – record the current status of the system, and the status effective date (or best estimate) in 'MM/YY' format. Update the tank status timely, as necessary for tanks moving between "in service" and "out-of-service" status.

   A. Properly closed in-place UST filled with sand, concrete or other inert material; AST rendered unusable.

   B. Removed from the site.

   D. Deleted – Data Error – Added to STCM in error; may be a duplicate tank (and/or facility), or tank was registered prior to installation and decided not to have tank installed.

   E. Construction modified – AST constructed as a "mobile tank" or enclosed in a building; no longer retains a "regulated" status.

   M. Moved to New Site – Designation that identifies a tank as removed from a particular facility and reinstalled at a second facility.

   T. Out-of-service tank – Tank system that is designated as out-of-service by the owner or operator.

   U. In-service – Tank system that is NOT designated as out-of-service by the owner or operator.

   V. Temporary out-of-service – Field erected storage tank system that is designated as temporary out-of-service by the owner or operator.

   X. Non-regulated use/process – Exempt from regulation due to how the tank or substance is used; i.e., tank stores diesel used in FLOWTHROUGH process.

   Z. Non-regulated product – Stored in tank; provide status effective date when status relates to a 'change in product' from a regulated substance to a non-regulated substance for a particular storage tank.

8. **Construction, Piping, and Monitoring Attributes** – Select from the lists on the following page the codes that best describe the attributes of each storage tank system.

CONSTRUCTION

Primary Construction:	**C** Steel	**X** Concrete
	D Unknown	**Y** Polyethylene
	E Fiberglass	**Z** Other DEP approved protection method
	F Fiberglass-clad steel	
Overfill/Spill:	**A** Ball check valve	**O** Tight fill
	M Spill containment bucket	**P** Level gauges, high-level alarms
	N Flow shut-off	**Q** Other DEP approved protection method
Corrosion Protection	**G** Cathodic protection – sacrificial anode	**H** Cathodic protection – impressed current
Secondary Containment	**I** Double-walled construction: single material (outer tank material same as inner tank material)	
	R Double-walled construction: dual material (outer tank – concrete, approved synthetic material, or tank "jacket")	
	J Synthetic liner in tank excavation	
	K Concrete, synthetic material, and/or off-site clays beneath AST and in containment area	
	S Other DEP approved/registered containment system	
Construction:	**B** Internal Lining	**U** Field Erected
Miscellaneous Attributes	**L** Compartmented	**W** Built on supports

PIPING

Primary Construction	**B** Steel or Galvanized Metal	**X** No piping associated with tank
	C Fiberglass	**Y** Unknown
	N Approved Synthetic Material	**Z** Other DEP approved piping material
Corrosion Protection	**D** External Protective Coating	
	E Cathodically Protected with Sacrificial Anode or Impressed Current	
Secondary Containment	**F** Double-walled construction: single material (outer pipe material same as inner pipe material)	
	M Double-walled construction: dual material (outer pipe approved synthetic material or pipe "jacket")	
	G Synthetic liner or box/trench liner in piping excavation or pipe containment area	
	P Internal Piping: contained within an internal sump riser directly connected to tank and located beneath dispenser	
Piping:	**A** Aboveground – no contact with soil	**K** Dispenser Sumps
Miscellaneous Attributes	**I** Suction Piping System	**L** Bulk Product System
	J Pressurized Piping System	**H** Airport/Seaport Hydrant System
	W Piping over water	

MONITORING

External	**E** Monitoring of UST synthetic liner	**W** Fiber-optics Technologies
	Q Visual Inspection of AST Systems	**Z** Other DEP approved monitoring methods
	8 Manually Sampled Wells	
Internal	**F** Interstitial Space – Double-walled Tank	
	R Interstitial Monitoring of AST Tank Bottom	
Piping Monitoring	**G** Electronic Line Leak Detector with Flow Shutoff	**K** Interstitial Monitoring – Double-walled Piping
	H Mechanical Line Leak Detector	**U** Bulk Product Piping Pressure Test
	J Monitoring of Piping Liner	**6** External Monitoring
Miscellaneous	**I** Not Required – See Rule for Exemptions	**3** Electronic Monitoring of Piping Sumps
	Y Unknown	**4** Visual Inspections of Dispenser Sumps
	1 Continuous Electronic Sensing Equipment	**5** Electronic Monitoring of Dispenser Sumps
	2 Visual Inspections of Piping Sumps	

E. Certified Contractor and Certification

Record the name and the ***Department of Business and Professional Regulation License Number*** for the ***Certified Contractor*** whenever an underground storage tank has been installed or removed. Do not rely on the contractor to file this form. Storage Tank Registration Forms are required to be submitted by the storage tank system owner.

Please Remember - The Registration Form cannot be processed without the name and signature of the storage tank system owner and the date of the form submittal. Please print the name legibly in case a representative of the storage tank program should need to contact you.

Submit form to tankregistration@floridadep.gov

If you have questions, please call a storage tank registration representative at (850) 245-8839 or email tankregistration@floridadep.gov for assistance. Thank you for your cooperation.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Storage Tank Registration Electronic Submission

Storage Tank Registration Accepted

03/07/2024

Account Owner Information

STCM Account Number:	68130
Account Owner Name:	WAWA FLORIDA LLC
Account Owner Address:	7022 TPC DR #200 Orlando, FL 32822-
Account Owner Phone:	(610) 361-3839
Account Owner E-mail:	JOSHUA.M.WORTH@WAWA.COM

Facility Information

Facility ID:	9819988
Facility Name:	Wawa# 5438
Facility Address:	16314 NW US HIGHWAY 441 ALACHUA, FL 32615-5266

Thank you for submitting your Petroleum Storage Tank Registration. Your Storage Tank Registration has been accepted.

If you wish to review your current Invoice for all of your properly registered Storage Tank Facility (ies), please select the following link: FDEP Petroleum Storage Tank Invoice Review.

Your Petroleum Storage Tank Registration form is attached to this e-mail. You may either pay your invoice by returning to the online Storage Tank registration or by sending a check to:

DEP - Storage Tank Registration - PO Box 3070 - Tallahassee, FL 32315-3070

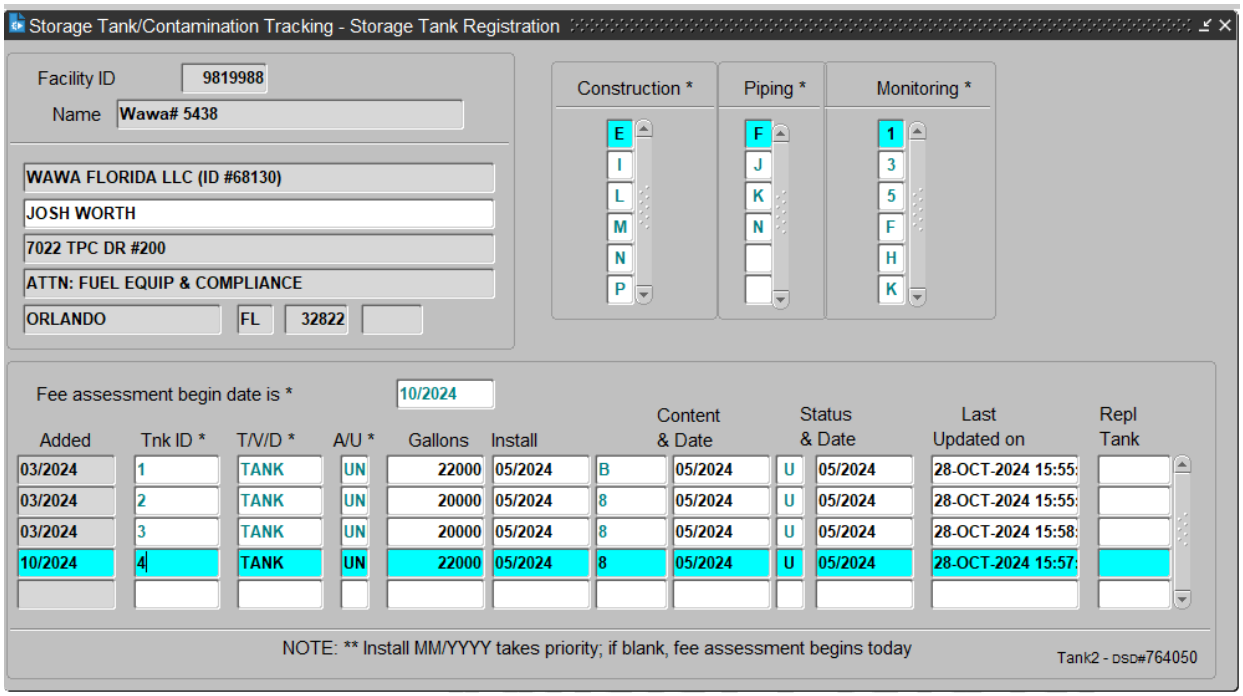
If you have questions regarding your Storage Tank Registration, you may contact the Storage Tank registration staff at (850) 245-8839 or by e-mail at TankRegistration@dep.state.fl.us.

From: tankregistration
To: joshua.m.worth@wawa.com
Cc: tankregistration; "Mike Cukauskas"; Kellenbenz, Kyle; Falk, Peter; Samantha Weil-Kaspar; Scarantino, Pasquale; Tierney, Shane; Paul, Jennifer K.
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Date: Monday, October 28, 2024 4:04:56 PM
Attachments: Wawa# 5438 Tank Registration Amendment for change in tank configuration signed.pdf
image002.png

Joshua,

Per your request to update tank information and add new tank please note the changes has been updated. Also, listed below steps to pay for new tank added and obtain copy of the Placard.

Thank you



- http://www.fldepportal.com

- Click on "Pay"
- Click on "Registration"
- Click on "Storage Tank Registration"
- Enter: e-mail address and password for the e-mail you want your placard sent to. (You need to have already registered this e-mail account with DEP).
- If you have not already registered, please click on Register to proceed.
- Click Yes for Do you have STCM#?
- Enter STCM # 68130
- You can click on Pay online to pay invoice and the placard will be emailed.
- or
- Request Placard (if you simply need to print your placard).
- Enter the STCM#
- Click: Search and Continue
- Select: Placard(s) you want printed and placard(s) will be emailed.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Friday, October 25, 2024 6:19 PM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: RE: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Cynthia,

As per our conversation, attached is the amended STRF with the effective date changed to 5/23/24. Thank you for all your help and I apologize for the confusion.

Thanks,

Josh

From: tankregistration <tankregistration@dep.state.fl.us>
Sent: Friday, October 25, 2024 2:31 PM
To: Worth, Joshua <joshua.m.worth@wawa.com>
Cc: tankregistration <tankregistration@dep.state.fl.us>; 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Importance: High

Josh,

Please verify only adding new tank #4 at this time, because you listed different Install dates and Content Codes in Section D of the form not on file for the other tanks already setup.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981
https://floridadep.gov/

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Wednesday, October 23, 2024 9:58 AM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Florida DEP Tank Registration Unit,

Attached is the STRF Amendment for a change in the tank configuration at Facility ID# 9819988 (Wawa# 5438 in Alachua). There will be 4 tanks, but I registered 3. I apologize about my mistake.

Thanks,

Josh Worth
Wawa Environmental Dept.
610-558-8521

McGill, Andrea

DATA ENTERED #8518896

MAY 31 '07
BY AM

From: davisp@sbac.edu
Sent: Friday, May 11, 2007 10:59 AM
To: McGill, Andrea
Subject: Change of Address

Ms. McGill:

The Alachua County Public Schools has a fuel site at one of our high schools in Alachua, Florida and the address has been changed. I just called FDEP and I was informed to email you with the correct address and when our 2007-2008 placard are mailed to us it will have the correct address on it. Here is the following information: Facility ID: 8518896, Placard No: 250287. The new address is: Alachua County School Board - Santa Fe High, 16805 NW County Road 235-A, Alachua, FL 32615, Alachua County.

A confirming PO has been sent to our finance department for our 2007-2008 storage tank registation.

Thank you for your help.

Sincerely,

Paula Davis
Alachua County Public Schools
Transportation Dept.
(352) 955-7602 X 237

completed 8/2/04 MP

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGULATION PROGRAM

2004-2005

FACILITY ID: **8518896**
ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
US 441
ALACHUA FL 32615 ALACHUA COUNTY

****2004-2005 Storage Tank Registration Placard Enclosed ****

ALACHUA CNTY SCHOOL BD
ATTN:TRANSPORTATION/JOE LOVELL
620 E UNIVERSITY AVE
GAINESVILLE FL 32601- 5448

PLACARD NO: **220756**
PLACARD ISSUED: **06/25/2004**
REGISTRATION PAID: **$ 25**

STCM ACCOUNT: 392

TANK SYSTEMS REGISTERED: 1

STORAGE TANK FACILITY ACCOUNT OWNER: PLEASE RETAIN THE TOP STUB FOR YOUR RECORDS

STORAGE TANK REGISTRATION

This placard certifies that the owner & facility named has complied with the registration requirements for petroleum &/or hazardous substance storage tanks regulated by the FL Department of Environmental Protection. The placard must be placed out of the weather and in plain view of storage tank compliance inspectors entering the facility.

SECONDARY CONTAINMENT INSTALLATION DEADLINES
12-31-2004: UST small diameter piping over surface water & UST remote fill pipes must have secondary containment.
01-01-2005: Dike-field areas of large ASTs must meet new standards.& AST small diameter piping over surface water must have secondary containment.
12-31-2009: Single-wall USTs & UST small diameter piping in contact with the soil must have secondary containment.
01-01-2010: Single-wall field erected ASTs & AST single-wall bulk product piping in contact with the soil must have secondary containment unless deferred by an API 570 Integrity Assessment.

The Department has never issued an extension to an upgrade deadline since the storage tank rules were adopted in 1984. If you have questions about these or other deadlines – or need general technical assistance – consult Rule 62-761, F.A.C., or contact a storage tank inspector from the DEP district office, or from the local storage tank program office for your county.

DEPARTMENT OF ENVIRONMENTAL PROTECTION IS ON THE INTERNET
The Web address for DEP is http:\\www.dep.state.fl.us.
You can access the site for Storage Tank Regulation directly by using: http:\\www.dep.state.fl.us/waste/categories/tanks.
Look under the HIGHLIGHTS section to find links to storage tank rules, forms, database reports and other program information.

EMAIL registration-related questions and comments to: TankRegistration@dep.state.fl.us – or telephone (850) 245-8839.
Registration staff members will assist you with your questions and will respond to you by phone or reply to your email address.

The Storage Tank Registration placard below must be posted at the facility.
It must be placed out of the weather and in plain view of inspectors entering the facility.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGISTRATION PLACARD

2004-2005

FACILITY ID: 8518896

PLACARD NO: 220756
PLACARD ISSUED: 06/25/2004
PLACARD EXPIRES: 06/30/2005

FACILITY: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
~~US 441~~ 16213 NW 45 Hwy 441
ALACHUA FL 32615 - 9742
ALACHUA COUNTY

TANK SYSTEMS REGISTERED: 1

FACILITY TYPE: County Government

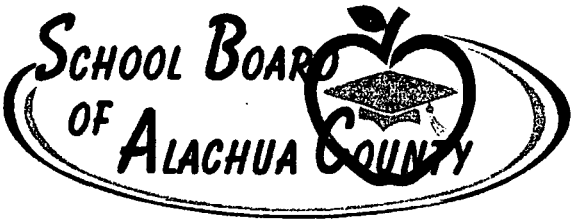
Michael W Sole Director

BOARD MEMBERS

Jeannine M. Cawthon
Virginia S. Childs
F. Wesley Eubank
Barbara J. Sharpe
Tina Turner Pinkoson

SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.



Success . . . one student at a time.

620 E. University Avenue
Gainesville, Florida 32601
www.sbac.edu
(352) 955-7300
Fax (352) 955-6700
Suncom 625-7300
Suncom Fax 625-6700

July 19, 2004

Ms. Lynda McKinnie
Department of Environmental Protection
Storage Tank Regulation Program
P.O. Box 3070
Tallahassee, Florida 32315

Dear Ms. KcKinnie:

I am writing in regard to an email I sent you last week. As I have not had any response from it, I am not sure that you ever received it.

The School Board of Alachua County Transportation Department recently registered our storage tanks #STCH-392 for 2004-2005 fiscal year. When we received the Storage Tank Registration Placards for all of our sites the addresses were all incorrect. All site addresses have changed. I am enclosing copies of the 2004-2005 placards with corrected addresses

Would you please print new placards with the corrected addresses and mail to the following address: School Board of Alachua County Transportation Department, 1800 SE Hawthorne Road, Gainesville, Florida 32641, ATTN: Paula Davis.

Thank you for your help in this matter.

Sincerely,

Paula J. Davis

Paula J. Davis
Data Entry

Enc. (4)

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

DATA ENTERED

RECEIVED
AUG 14 1990
LAURIE GINGER

PLEASE PRINT OR TYPE

(1) DER facility number (if known) 01[illegible] (2) County Code 01
(3) Original registration _____ data revision _____
(4) Facility type (see code list (4) on back)

STORAGE TANK REGULATION

Tank(s) Location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 W.S. Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___ ° ___ ' ___ " Longitude ___ ° ___ ' ___ "
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	02/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — Richard CHANDLER — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

cops

DER FORM 17-61.090(3) 11/29/87 (1/2)

DATA ENTERED

BY

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

VIOLATION

RECEIVED
D.E.R.
90 JUL 30 PM 12 24
STORAGE TANK REGULATION

PLEASE PRINT OR TYPE

(1) DER facility number (if known) 018518896 (2) County Code 01
(3) Original registration _____ data revision 90 JUL 30
(4) Facility type (see code list (4) on back) _____

Tank(s) location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 US-Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___° ___' ___" Longitude ___° ___' ___"
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	07/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — RICHARD CHANDLER — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

oops

DER FORM 17-61.090(3) 11/29/87 (1/2)

NOTE: PUT "X" IF ANSWER IS UNKNOWN. This form may be reproduced. For each tank whether in use or out of use, use one row across. Use more than one letter per column, if applicable. When a mixture of several hazardous substances is stored in one tank, enter the name of the substance of greatest quantity. Provide a sketch of tank location in reference to a stationary structure. The tank number on the sketch must agree with the number on the form. Attach extra pages if necessary and write your facility number, if known, or name and address, exactly as it appears on the form.

INFORMATION CODE LIST

List (4) Facility Type

A. service station
B. residence
C. business (no fuel sold)
D. bulk petroleum storage
E. industrial plant
F. federal government (give CSA#)
G. state government
H. local government
I. collection station
K. bulk chemical storage
L. chemical user facility
M. agricultural facility
N. facility on Indian land.
S. small user facility
T. terminal facility/marina

List (9) Tank Number

List (10) Tank Size Gallons

List (11) Tank contents are:

A. leaded gasoline
B. unleaded gasoline
C. unleaded gasohol
D. vehicular diesel
F. aviation gas
G. jet fuel
H. concrete
I. sand
K. kerosene
L. used (waste) oil
M. diesel (boilers & generators)
N. leaded gasohol
O. new oil
P. pesticide (write in name) _____
R. ammonia compound (write in name) _____
S. chlorine compound(write in name) _____
V. hazardous substance (write in name or Chemical Abstract Service (CAS) number _____
W. water
Z. other (write in name) _____

List (12) Tank Installation Date/Month/Year

No skid or portable tanks

List (13) Underground or Aboveground (write U or A)

List (14) U

Underground tank
A. has overfill protection
B. is interior lined
C. is painted/asphalted steel
D. is of unknown type
E. is fiberglass type
F. is fiberglass-clad steel
G. is sacrificial anode type
H. is impressed current type
I. is double walled
K. is in secondary containment
L. compartmented

List (14) A

Aboveground tank
M. is double-walled
P. is surrounded by impervious dike
Q. is surrounded by earth dike
R. rests on an impervious base
S. rests on an earth/gravel base
T. has interior lined bottom
U. is cathodically protected
V. is built of/coated with corrosion resistant material
W. is supported above the soil

List (15)

Integral piping system has:
A. no parts in contact with the soil
Parts contacting the soil which are:
B. galvanized or unprotected metal
C. built of corrosion resistant metal
D. corrosion resistant coated
E. cathodically protected
F. double-walled
G. within a secondary containment
H. interior lined

List (16)

Monitoring system is:
A. automatically sampled well(s)
B. manually sampled well(s)
C. groundwater monitoring plan
D. SPCC plan
E. well/detector in secondary containment
F. in-ground detector
G. within walls of double-wall tank
H. continuous in piping
I. not required

List (17)

Tank disposal method
A. abandoned in place, filled w/sand or concrete
B. removed from site
C. retrofitted
F. abandoned in place, but not filled w/sand or concrete

List (18) Gallons Left

List (19) Date Abandoned Month/Year

DER approved alternate procedure(s), if applicable:
_____
_____
_____

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

KEEP A COPY OF THIS FORM AND SKETCH FOR YOUR FILES

DER FORM 17-61.390(3) 11/29/87 (2/2)

Florida Department of Environmental Regulation
Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

DER Form # 17-761.900(2)
Form Title: Storage Tank Registration Form
Effective Date: December 10, 1990
DER Application No. (Filled in by DER)

RECEIVED
D.E.R.
92 DEC -4 AM 10: 4
STORAGE TANK REGULATION

Storage Tank Registration Form

Please Print or Type - Review Instructions Before Completing Form

1. DER Facility ID Number: 018518896 2. Facility Type: _____
3. New Registration ☐ New Owner Data ☐ Facility Revision ☒ Tank(s) Revision ☐
4. County and Code of tank(s) location: _____ / _____

DATA ENTERED
JAN 11 1993
LAURIE GINGER

5. Facility Name: _____
   Tank(s) Address: _____
   City/State/Zip: _____
   Contact Person: _____ Telephone: (___) _____
6. Financial Responsibility Type: _____

7a. Tank(s) Owner: Alachua County School Bd
   Owner Mailing Address: _____
   City/State/Zip: _____
   Contact Person: John Harland Telephone: (904) 336-3424

7b. New Owner Signature/Change Date: _____ / ___/___/___

8. Location (optional) Latitude: ___°___'___" Longitude: ___°___'___" Section_____ Township_____ Range_____

Complete One Line For Each Tank At This Facility (Use Codes - See Instructions)

Complete 9 - 16 for tanks in use; 9 - 19 for tanks out of use

TANK #	SIZE	CONTENTS	INSTALL. DATE	U/A	TANK CONSTR.	PIPING	LEAK DETECT.	TANK STATUS	GALLONS	STATUS DATE
9	10	11	12	13	14	15	16	17	18	19
X4							FHK			

20. _____ DPR# _____
Certified Contractor* Department of Professional Regulation License Number*

*For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

ACOEP — Print name & title of owner or authorized person
Richard Chandler — Signature
9-15-92 — Date

Northwest District 160 Governmental Center Pensacola, Florida 32501-5794 904-436-8300
Northeast District 7825 Baymeadows Way, Suite B-200 Jacksonville, Florida 32207 904-796-4200
Central District 3319 Maguire Blvd. Suite 232 Orlando, Florida 32803-3767 407-894-7555
Southwest District 4520 Oak Fair Blvd. Tampa, Florida 33610-7347 813-623-5561
South District 2269 Bay St. Fort Myers, Florida 33901-2896 813-332-6975
Southeast District 1900 S. Congress Ave. Suite A West Palm Beach, Florida 33406 407-433-2650

STORAGE TANK REGISTRATION CODES LIST

(#2) FACILITY TYPE CODES

A. Retail/fuel seller
B. Residence
C. Non-retail/fuel user not seller
D. Inland bulk petroleum storage
E. Industrial plant
F. Federal government
G. State government
H. Local, city government
I. County government
J. Collection station
K. Bulk chemical storage
L. Chemical user facility
M. Agricultural facility
N. Indian land
T. Bulk product facility
V. Marine fueling facility
Z. Other: _____

(4) County code
(5) Facility information

(#6) FINANCIAL RESPONSIBILITY CODES

A. State Program - Third Party Liability/State contractor (FPLIPA/AIG)
B. State Program - Third Party Liability/Self insurance with other carrier; other federal financial responsibility mechanism.
C. Other coverage meeting federal financial responsibility requirements.
D. None

(7) Owner information
(8) Tank site information
(9) Tank number
(10) Tank size

(#11) CONTENT CODES

A. Leaded gasoline
B. Unleaded gasoline
C. Gasohol
D. Vehicular diesel
E. Aviation gasoline
F. Jet Fuel
G. Diesel; emergency generator
H. Diesel; generator or pump
K. Kerosene
L. Waste oil
M. Fuel oil; on site heating
N. Fuel oil; distribution
O. New/lube oil
Q. Pesticide
R. Ammonia compound
S. Chlorine compound
T. Hazardous substance
U. Mineral acid
V. Bunker 'C' residual oil
W. Petroleum additive (pollutant)
Y. Unknown
Z. Other: _____

(12) Tank installation date
(13) Tank placement (U or A)

(#14) TANK CONSTRUCTION CODES

A. Overfill protection - ball check valve
B. Interior lined or lined bottom steel
C. Bare, painted, or asphalted steel
D. Unknown
E. Fiberglass
F. Fiberglass-clad steel, composite
G. Cathodically protected & coated steel, sacrificial anode
H. Cathodically protected & coated steel, impressed current
I. Double-walled
J. Secondary containment, synthetic liner
K. Secondary containment, concrete
L. Compartmented
M. Spill containment
N. Overfill protection - flow shut off
O. Overfill protection - tight fill
P. Impervious berm
Q. Earth berm
R. Impervious base
S. Earth base
T. Small use tank
U. Field erected tank
W. Tank built on supports
X. Concrete
Y. Other: _____
Z. Department approved alternate

(#15) PIPING CONSTRUCTION CODES

A. Aboveground, not in contact with soil
B. Galvanized or unprotected metal
C. Fiberglass
E. Cathodically protected steel
F. Double-walled
G. Secondary containment
H. Airport hydrant piping
I. Suction piping system
J. Pressurized piping system
K. Dispenser liners
L. Bulk product transfer lines
Y. Unknown
Z. Department approved alternate

(#16) LEAK DETECTION METHODS

A. Vapor monitoring
B. Groundwater monitoring
E. Interstitial monitoring, tank liners
F. Interstitial monitoring, double-walled tank
G. Piping/in-line leak detectors with automatic shut-off
H. Piping/in-line flow restrictors
I. Not required, see rule for exemptions
J. Interstitial monitoring, piping liners
K. Interstitial monitoring, double-walled piping
L. Automatic tank gauging system
M. Manual tank gauging system
Y. Unknown
Z. Department approved alternate

(#17) TANK STATUS/DISPOSAL CODES

*A. Properly closed in place: underground tank filled with sand or concrete; aboveground tank properly closed
*B. Removed from the site . . *A or B: Closure Assessment required
F. Unmaintained storage tank - tank not in use and not properly disposed; or tank discovered abandoned
T. Temporary out-of-service
U. In-service

(18) Gallons left
(19) Status date
(20) Specialty Contractor

DATA ENTERED
FEB 7 1991
BY [signature]

RECEIVED
D.E.R.
91 JAN 31 AM 11:55
STORAGE TANK
REGULATION

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: C
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision ✓

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB Sante Fe High School
Tank(s) Address: _____
City/State/Zip: _____
Contact person: _____ Telephone: ( )
(6) Financial Responsibility Type: _____

(7a) Tank(s) Owner: _____
Owner mailing address: _____
City/State/Zip: _____
Contact person: _____ Telephone: ( )

(7b) New Owner Signature/Change Date: _____ // ___ / ___ / ___

(8) Location (optional) Longitude: ___ ___ ' ___ " Latitude: ___ ___ ' ___ "
Section _____ Township _____ Range _____

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1	2000	D	01/85	U	CMO	BI	A	B		
1	15000	D	9/90	U	AEI	CF	FK			

(20) _____ DPR # _____
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

ALACHUA COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES
1 S.W. 2nd PLACE
GAINESVILLE, FLA. 32601
336-2442

_____ _____ _____
Print name and title of owner or Signature Date

D Chandler
1-30-91

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

DATA ENTERED
FEB 21 1991
BY:

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION
(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 · 30 " Latitude: 29 48 · 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc. DPR #: PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

DATA ENTERED
JAN 28 1991
BY

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

RECEIVED
D.E.R.

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 30 " Latitude: 29 48 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc, DPR # PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

Removal

DATA ENTERED

NOV 23 1988

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

BY BB

Form 17-1.218(2)

NAME:
MAIL ADDRESS: SCHOOL BOARD OF ALACHUA COUNTY
CITY/STATE: 620 E. UNIVERSITY AVE.
GAINESVILLE, FLA. 32601

FACILITY LOCATION
ADDRESS: SANTA FE HIGH SCHOOL
CITY/STATE: ALACHUA, FLA. 32615

(Make corrections to name and addresses here)

1. Facility/Addressee name: _____

Facility address _____

Mailing address _____

Use this form to comply with the following requirements of the Stationary Tank Rule Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

Agency Use Only

RECEIVED

NOV 23 1988

Bureau of
Waste Management
Stationary Tanks

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number) 018518896 3. Date 26 AUGUST 1988
4. Federal Employment Identification (number used to file IRS forms) _____
5. County Code (see enclosed letter) 01 ALACHUA
6. Operator of facility SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): _____ Telephone number (904) 336-3505
7. Company/Person owning tanks and piping SCHOOL BOARD OF ALACHUA COUNTY
   Address: 620 EAST UNIVERSITY AVENUE GAINESVILLE, FLA. 32601
   Contact person PAUL D. FULLER Telephone number: (904) 336-3752
   Effective date (only for change of owner): _____
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground 0 Aboveground
9. Facility location. Latitude ° ' " Longitude: ° ' " Section 009 Township 008 Range 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
    A. Draw a line from tank to dispenser to show which are connected by piping.
    B. Label each tank as Tank 1, Tank 2, etc.
    C. Write the date and your facility number, if known, or name and address exactly as it appears above.
    D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE

PAUL D. FULLER (MECHANICAL MAINT. MANAGER) Paul Fuller

Name of owner, operator or authorized representative — Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

NSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages i necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	3,000	D	1/85	A	N R	A	N	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14

Tank contents are:

A. leaded gasoline.
B. unleaded gasoline.
C. Alcohol enriched gasoline.
D. diesel fuel.
E. aviation fuel.
Z. other.

List 17U
UNDERground Tanks

Underground tank:

A. has overfill protection.
B. is interior lined.
C. is painted/asphalted steel.
D. is of unknown type.
E. is fiberglass type.
F. is fiberglass-clad steel.
G. is sacrificial anode type.
H. is impressed current type.
I. is double walled.
J. is concrete.
K. is in secondary containment.
N. is or has none of the above.

List 17A
ABOVEground Tanks

Aboveground tank:

O. has overfill protection.
P. is surrounded by impervious dike.
Q. is surrounded by earth dike.
R. rests on an inpervious base.
S. rests on a earth/gravel base.
T. has interior lined bottom.
U. is cathodically protected.
V. is built of/coated with corrosion resistant materals.
W. is supported above the soil.
Z. is or has none of the above.

List 18

Integral Piping System has:

A. no parts in contact with the soil.

Parts contacting the soil which are:

B. unprotected metal.
C. built of corrosion resistant materials.
D. corroson resistant coated.
E. cathodically protected.
F. double-walled.
G. within a secondary containment.
H. interior lined.
M. none of the above.

List 19

Monitoring system is:

A. automatically sampled well(s).
B. manually sampled well(s).
C. groundwater monitoring plan.
D. SPCC plan.
E. well/detector in secondary containment.
F. in-ground detector.
G. within walls of double-walled tank.
H. continuous in piping.
I. not required.
N. none of the above.

List 20

Tank disposal method.

A. Filling.
B. Removal.
C. Retrofitting.
F. Other.

entered as violation

CORRECTION COPY

FACILITY NUMBER 018518896

Facility Name ~~School Board of~~ Alachua County School Board

Facility Location Santa Fe High School Alachua, FL

Operator of Facility School Board of Alachua County

Effective Date (only for change of Operator) _____ Telephone # (904) 395-0555

Company/Person Owning Tanks and Piping School Board of Alachua County

Address 620 E. Univ. Ave. Gainesville, FL 32601

Contact Person Calvin Weeks

Effective Date (only for change of Owner) _____ Telephone # (904) 395-0555

Facility Location: Latitude: ___°___'___" Longitude: ___°___'___"

County: Alachua Section: 009 Township: 008 Range: 18E

(12)	(13)	(14)	(15)	(16)	(17) (see list of codes on back)	(18)	(19)	(20)
1	3,000	D	1/85	A	N R	A	N Y I	
1	2,000	B	7/55	U	C	M Y	N Y	
					DATA ENTERED			
					DEC 31 1986			
					BY			

ADDITIONAL FACILITY NUMBERS AND ADDRESSES (do not list your first number):

COMMENTS:

Information is:

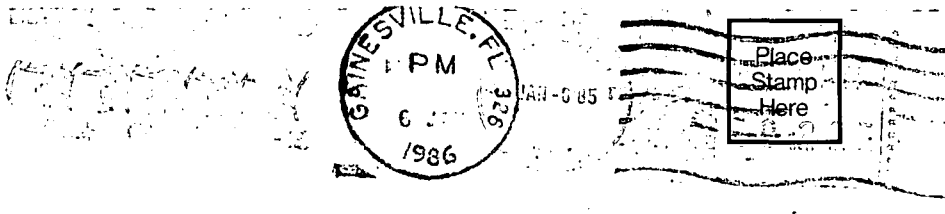
Correct ☒ XX Changed ☐

Type or Print Name of Owner, Operator or Authorized Person

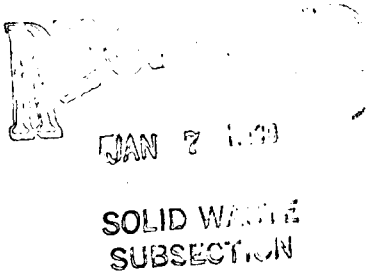
Date

Signature

DETACH HERE



DEPARTMENT OF ENVIRONMENTAL REGULATION
Solid and Hazardous Waste Section
Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32301



DATA ENTERED

OCT 26 1987

BY AR

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

Form 17-1.218(2)

FACILITY NAME AND MAILING ADDRESS:
SCHOOL BOARD OF ALACHUA COUNTY
620 E. UNIVERSITY AVE.
GAINESVILLE, FLA.

FACILITY LOCATION: SANTA FE HIGH SCHOOL
ALACHUA, FLA.

(Make corrections to name and addresses here)
1. Facility/Addressee name: _____
Facility address: _____
Mailing address: _____

Use this form to comply with the following requirements of the Stationary Tank Rule, Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non-pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number): 0185188896 3. Date: 6-01-87
4. Federal Employment Identification (number used to file IRS forms) N/A
5. County Code (see enclosed letter): 01
6. Operator of facility: SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): N/A Telephone number: (904) 395-0555
7. Company/Person owning tanks and piping: SEE ITEM 6
   Address: 620 E. UNIVERSITY AVE.
   Contact person: PAUL FULLER Telephone number: (904) 395-0752
   Effective date (only for change of owner): N/A
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground _____ Aboveground
9. Facility location: Latitude: ° ' " Longitude: ° ' " Section: 09 Township: 08 Range: 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
    A. Draw a line from tank to dispenser to show which are connected by piping.
    B. Label each tank as Tank 1, Tank 2, etc.
    C. Write the date and your facility number, if known, or name and address exactly as it appears above.
    D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE.

PAUL D FULLER
Name of owner, operator or authorized representative

Paul D. Fuller
Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

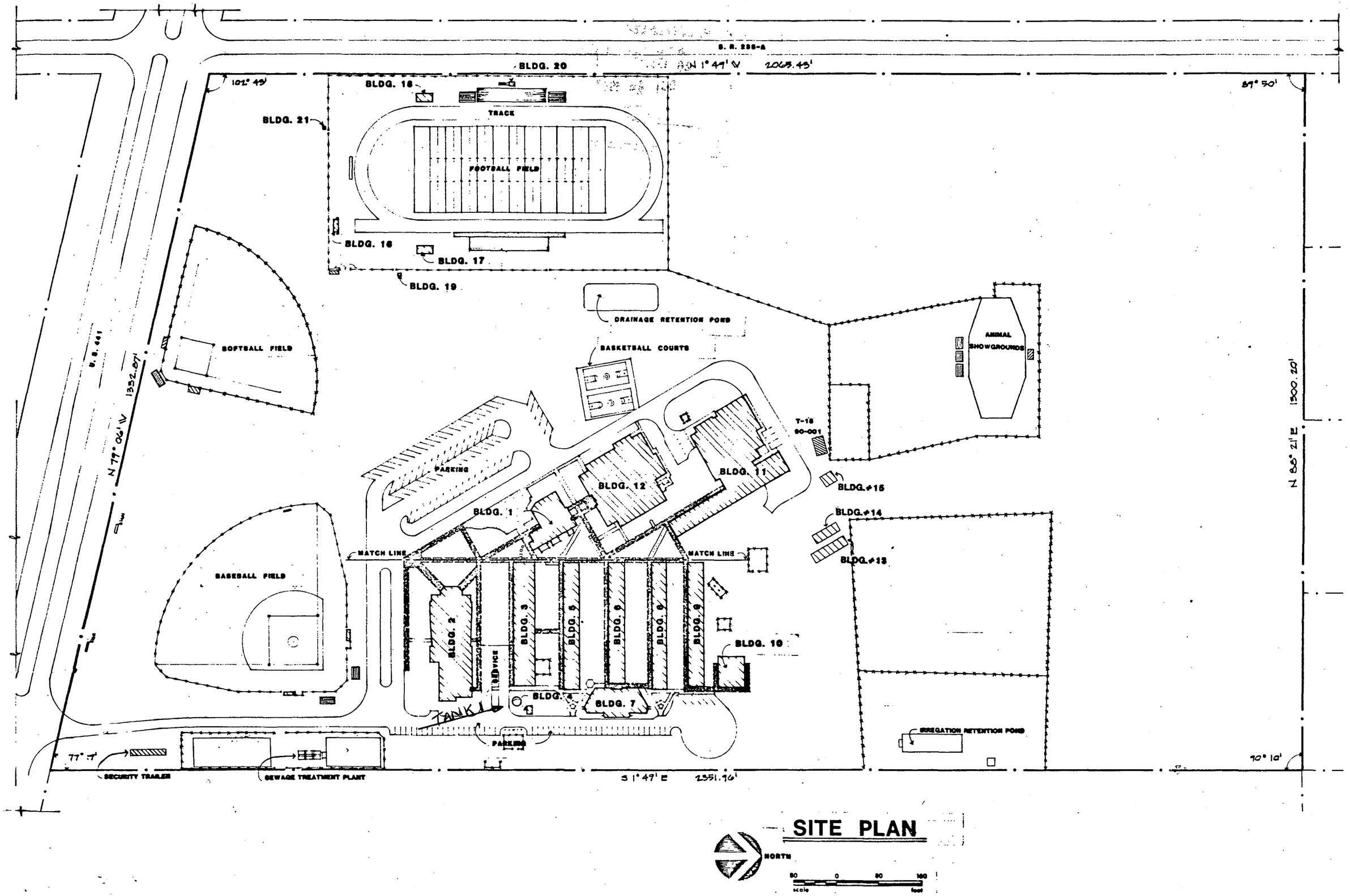
DER FORM 17-1.218(2) 9/1/84 (1/2)

INSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility. A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example: Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages if necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	8,500	M	X	U	C	B	I	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14	List 17U UNDERground Tanks	List 17A ABOVEground Tanks	List 18	List 19	List 20
Tank contents are: A. leaded gasoline. B. unleaded gasoline. C. Alcohol enriched gasoline. D. diesel fuel. E. aviation fuel. Z. other.	Underground tank: A. has overfill protection. B. is interior lined. C. is painted/asphalted steel. D. is of unknown type. E. is fiberglass type. F. is fiberglass-clad steel. G. is sacrificial anode type. H. is impressed current type. I. is double walled. J. is concrete. K. is in secondary containment. N. is or has none of the above.	Aboveground tank: O. has overfill protection. P. is surrounded by impervious dike. Q. is surrounded by earth dike. R. rests on an inpervious base. S. rests on a earth/gravel base. T. has interior lined bottom. U. is cathodically protected. V. is built of/coated with corrosion resistant materals. W. is supported above the soil. Z. is or has none of the above.	Integral Piping System has: A. no parts in contact with the soil. Parts contacting the soil which are: B. unprotected metal. C. built of corrosion resistant materials. D. corroson resistant coated. E. cathodically protected. F. double-walled. G. within a secondary containment. H. interior lined. M. none of the above.	Monitoring system is: A. automatically sampled well(s). B. manually sampled well(s). C. groundwater monitoring plan. D. SPCC plan. E. wall/detector in secondary containment. F. in-ground detector. G. within walls of double-walled tank. H. continuous in piping. I. not required. N. none of the above.	Tank disposal method. A. Filling. B. Removal. C. Retrofitting. F. Other.



SITE PLAN

FACILITY DIVISION

ALACHUA COUNTY SCHOOLS
1817 E. UNIVERSITY AVENUE
PHONE (904) 373-8192
GAINESVILLE, FLORIDA 32601

PROJECT TITLE: SCHOOL SITE PLANS

SHEET TITLE: SITE PLAN SANTA FE HIGH SCHOOL

REVISIONS:
11 APRIL '83
28 NOV '83
12 SEPT '84

DATE:

DESIGNED:

DRAWN: R. KRONE

CHECKED: T. TOUGAW

PROJECT NO.: 0271

SHEET NO.

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

Penalty notice mailed 10/19/87

0 018626874 001 870527 00025

PAINTER MASONRY, INC.
2425 NE 19TH DR
GAINESVILLE FL 32601

FACILITY INFO:
FLAV-O-RICH, INC.
2425 NE 19TH ST
GAINESVILLE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018626874

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature _____ No. of Tanks _____ Date _____

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

440 Adjustment V-22987

DATA ENTERED

SEP 8 1988

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

BY as
Department of Environmental ~~Regulation~~
Motor Fuel Tank Registration
2600 Blairstone Road
Tallahassee, Fl 32399-2405

P.O. No. 041964

DATE: August 24, 1988

SHIP TO:
Transportation
1800 Block SE Hawthorne Road
Gainesville, FL 32601

MARK FOR:
J. Shelton

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	One (1) Renewal Tank @ $25.00 Facility ID# 018518896		$25.00
	As per attached notice		
	Late Penalty		20.00
			$45.00

ATTACHMENT AND CHECK WITH ORDER OK ma

NOTE: Attached notice is for two (2) tanks, however, one tank was removed in September 1987.

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 878.002 (11/87)

STATE OF FLORIDA

DEPARTMENT OF ENVIRONMENTAL REGULATION

RECEIVED
FINANCE DEPT.
AUG 15 10 14 AM '88

DALE TWACHTMANN
SECRETARY

BOB MARTINEZ
GOVERNOR

PENALTY NOTICE
No. 018518896-0004B

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

Date: 08/06/88

FACILITY ID: 018518896

PREVIOUS CHARGES INCURRED:	$	50.00
PREVIOUS PAYMENTS RECEIVED:	$	0.00

Renewal fees are assessed at a rate of $25.00 per active vehicular fuel storage tank. Renewal tank charges must have been fully paid by July 31 or penalty fees are applied. Penalty fees are assessed at a rate of $20.00 per renewal tank which is unpaid or partially paid.

RECEIVED
AUG 16 1988
MAINTENANCE

RENEWAL TANK(S) BILLED:	2
RENEWAL TANK(S) PAID:	0
RENEWAL TANK(S) UNPAID OR PARTIALLY PAID:	2

TOTAL PENALTIES ASSESSED:

08/06/88	2	Penalty tank(s) @ $20.00	$	40.00

Amount due must be submitted immediately.
Make check payable to: Department of Environmental Regulation
For Journal Transfer Use: 56 20 2 212001 56000000 00 000100

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06735 B

RENEWAL

0 018518896 002 870527 00050

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
SANTA FE HIGH SCHOOL
ALACHUA

TANKS SUBJECT TO FEE: 2. REGISTRATION FEE IS $50.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518896

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 2 Date June 9, 1987

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06735 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for two(2) gas tanks. ($25 for each tank)		$ 50.00
	CHECK AND CARD WITH ORDER. O/K		
	** Tanks are located at Santa Fe High School ** # 018518896		

Late fees Billed 9-16-87 dd

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

PO# 06733 B

D 018518898 003 870527 00075

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BD
1817 E UNIVERSITY AVE
GAINESVILLE

TANKS SUBJECT TO FEE: 3. REGISTRATION FEE IS $75.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518898

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 3 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06733 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for three (3) gas tanks located at the Transportation Department.		$ 75.00
	CARD AND CHECK WITH ORDER. O/K		
	# 018518898		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06734 B

RENEWAL

0 018518897 001 870527 00025

DETACH HERE

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
NEWBERRY HIGH SCHOOL
NEWBERRY

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518897

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06734B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fee for one (1) gas tank located at Newberry High School		$ 25.00
	CARD AND CHECK WITH ORDER. OK # 018518897		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06732 B

RENEWAL

0 018518895 001 870527 00025

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
HAWTHORNE HIGH SCHOOL
HAWTHORNE

DETACH HERE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518895

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06732B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal fee for one (1) gas tank located at Hawthorne High School. CARD AND CHECK WITH ORDER. OK mw # 018518895		$ 25.00

obj code 4091

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

DEC 14 2009
DEPARTMENT

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Stillwater Technologies, Inc.

311 North
Rosalind Avenue
Orlando,
Florida
32801

tele:
(407) 206-7222

fax:
(407) 206-7223

web:
stillwatertech.com

Santa Fe High School
16805 Northwest 173rd Street
Alachua, Alachua County, Florida
Facility ID #8518896

Prepared for:

School Board of Alachua County
3700 N. E. 53rd Avenue
Gainesville, Florida 32609

Initials_____
Date_____

Stillwater Project No. 421-003C

December 7, 2009

Signature Page

The undersigned personnel of Stillwater Technologies, Inc. are responsible for the technical content of this document entitled "Dispenser and Piping Closure Report, Santa Fe High School." This document was prepared for the exclusive use of the School Board of Alachua County (SBAC), their affiliates, and attorneys and at the request of the SBAC is being submitted to the Alachua County Environmental Protection Department (ACEPD). This document has been prepared in accordance with standard industry practice and quality control procedures and in general accordance with the criteria outlined in Chapter 62-761 of the Florida Administrative Code (F.A.C.).

Dave Dickens
Senior Environmental Engineer

Barry D. Robertson, P.G.
Principal

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SECTION 2.0 DISPENSER AND PIPING CLOSURE 4

SECTION 3.0 SOIL ASSESSMENT 5

SECTION 4.0 CONCLUSIONS AND RECOMMENDATIONS 6

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Figures

1 SITE LOCATION MAP
2 SOIL SAMPLE LOCATION MAP

Appendices

A SITE PHOTOGRAPHS
B OVA CALIBRATION SHEET
C ANALYTICAL DATA REPORT

Section 1.0
Introduction

This report presents the results of a diesel dispenser and associated product piping closure assessment performed by Stillwater Technologies, Inc. (Stillwater) at the Santa Fe High School in Alachua County, Florida (Site). A Site Location Map is provided in **Figure 1**. The closure assessment was conducted for the closure of one diesel dispenser and approximately 50 feet of product piping. The Florida Department of Environmental Protection (FDEP) Facility ID number for the site is 8518896.

Section 2.0
Dispenser and Piping Closure

The closure activities were conducted in conjunction with the upgrade to the Site's existing diesel underground storage tank (UST) system. The upgrade included installing a new dispenser, new double-wall product piping, new tank STP sump, vent line, fill riser, and annular space riser. The petroleum system work was conducted by KC Petroleum (KC) between the dates of November 16 –December 4, 2009. Prior to Stillwater conducting site screening activities, KC excavated to the tank top and uncovered the product piping. KC's Pollutant Storage System Contractors License Number is PCC1256881.

Section 3.0
Soil Assessment

Stillwater conducted soil screening activities at the Site on November 17, 2009. Soil samples were screened from beneath the dispenser, from below the product piping run, and from several side wall points in the excavation. Photographs of the excavation are included in **Appendix A**. Samples were collected at depths of 1 foot below the dispenser, from depths of 1 foot below the product piping, and from a depth of approximately 1 foot into the side wall of the excavation. All sample locations are illustrated on **Figure 2**. The samples were placed into 16-ounce mason jars, half filled, and covered with aluminum foil. The samples were then allowed to temperature equilibrate for approximately five minutes. The headspace of each sample was then analyzed using an Organic Vapor Analyzer (OVA) equipped with a photoionization detector (PID). The OVA model used was a Mini RAE 2000 PID. A calibration certificate for the OVA is included in **Appendix B.**

The OVA screening only had one detection of 13.5 parts per million in soil sample SS-2, which was from the excavation sidewall. A summary of the OVA soil sample readings is included in **Table 1**. For OVA substantiation and release confirmation two soil samples (including SS-2) were also collected and analyzed by Flowers Chemical Laboratories, Inc. for petroleum constituents included in the Kerosene Analytical Group. No analyzed compounds were detected above the specified detection limits. A copy of the analytical data report is included in **Appendix C.**

Section 4.0
Conclusions and Recommendations

Having completed the dispenser and piping closure Stillwater concludes the following:

- One dispenser and approximately 50 feet of product piping were properly removed;
- OVA screening of soils detected only one low level reading (13.5 ppm); and
- Soil laboratory analytical data did not detect any constituents above their detection limits.

Based on the evidence collected during this closure, Stillwater does not recommend any additional assessment activities.

TABLE 1: SOIL SCREENING SUMMARY

Facility Name: Alachua County - Santa Fe High School

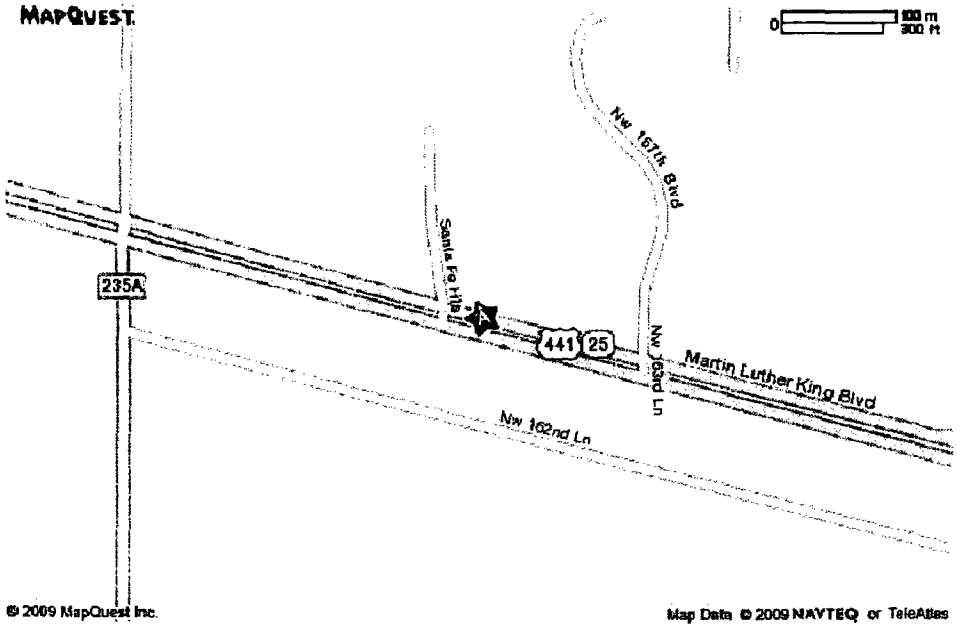
Facility ID# 8518896

BORING NO.	DATE COLLECTED	SAMPLE INTERVAL	OVA READING (ppm)
SS-1	11/17/09	sidewall	0
SS-2*	11/17/09	sidewall	13.5
SS-3	11/17/09	sidewall	0
SS-4	11/17/09	1' below pipe	0
SS-5	11/17/09	1' below pipe	0
SS-6*	11/17/09	1' below dispenser	0

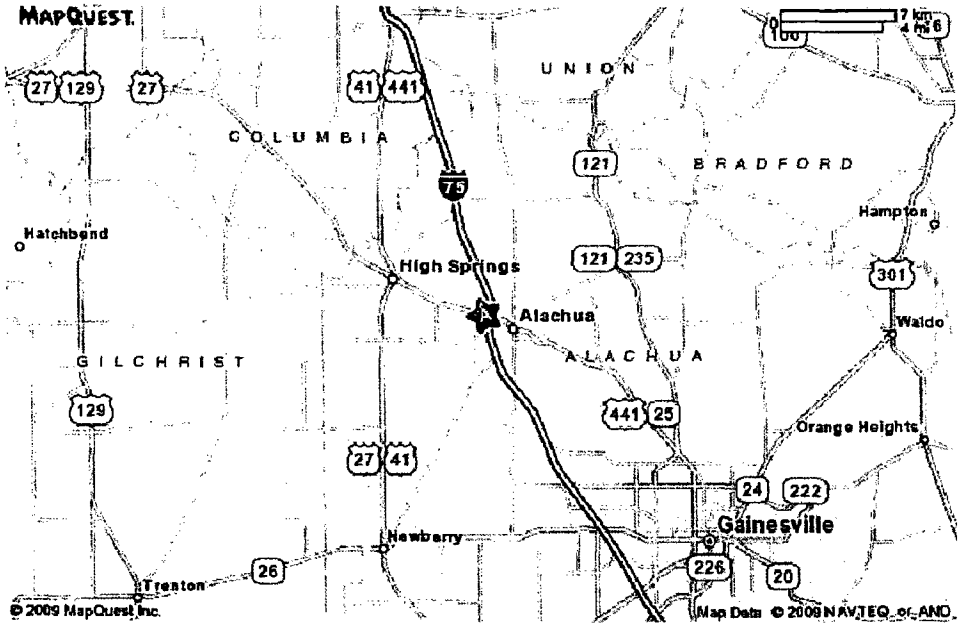
* Sample also submitted to lab for full Kersosene Analytical Group analysis

IMAGE QUALITY

AS YOU REVIEW THE NEXT PAGE(S), PLEASE NOTE THAT THE ORIGINAL DOCUMENT WAS OF POOR QUALITY.



Location Map



Vicinity Map

N

SOURCE: MAPQUEST

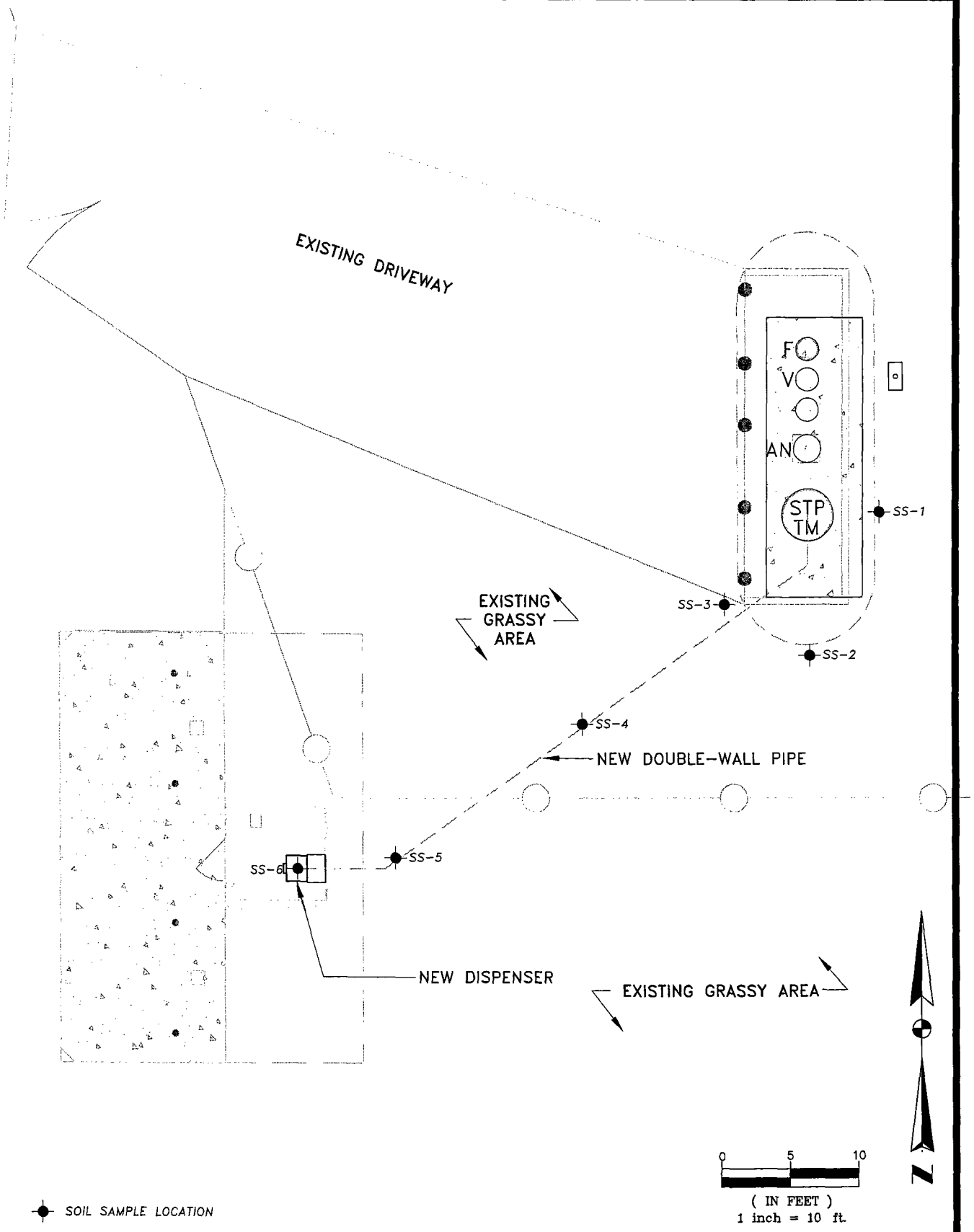
DRAWN:	SML
APPROVED:	BDR
DATE:	12/07/09
SCALE:	N.T.S.

Location and Vicinity Maps

SANTA FE HIGH SCHOOL
16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
1



DRAWN:	SML
APPROVED:	BDR
DATE:	11/18/09
SCALE:	1" = 10'

Soil Sample Location Map

SANTA FE HIGH SCHOOL

16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
2

Appendix A
Site Photographs

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

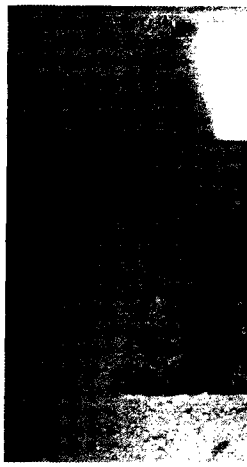
Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009













Appendix B
OVA Calibration

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

Cyclone Instruments
73 W. Colonial Drive
Orlando, FL 32801
(407) 246-7276

CALIBRATION CERTIFICATE

RAE Systems
Mini RAE 2000 PID

SERVICE DATE:_____ TECHNICIAN: Patti Doyle

SERIAL: # 01147 # 014954

CALIBRATION CHECK

Calibration Gas Standards Used: Certified Gas
Accuracy +/- 5% Certified
Lot #LTF 206 cm exp 6/2010

	Instrument Response
Isobutylene 100ppm	98.2

The calibration results were obtained by following the manufactures standard Calibration Procedures.

All measurement standards are calibrated at scheduled intervals as prescribed by the NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST) or are measured against certified standards which are traceable to the National Institute of Standards and Technology, formerly the National Bureau of Standards (NBS).

Appendix C
Analytical Data Report

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 — Phone: 407-339-5984 / Fax: 407-260-6110 — E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 — Phone: 772-343-8006 / Fax: 772-343-8089 — E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 — Phone: 850-973-6878 / Fax: 850-973-6878 — E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 — Phone: 305-743-8598 / Fax: 305-743-8598 — E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Report Summary

Date Received: Nov 17, 2009

FCL Project Manager: June S. Flowers

Laboratory #	Sample Description	Analysis	Chemist	Location	SampleMatrix
110475SO1	SS-2	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	
110475SO2	SS-6	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	

Certificate of Results

Sample integrity was certified prior to analysis. Test results meet all requirements of the NELAC Standards except as noted in the Quality Control Report. Uncertainties for these data are available on request. This report may not be reproduced in part; results relate only to items tested.

ACCREDITED IN ACCORDANCE WITH nelac

Jefferson S. Flowers, Ph.D.
President/Technical Director

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Analysis Report

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.4	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.2	g	1.00			10138654	XPRO	
% Moisture	13.5	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-6
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-3
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-4
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-06
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-2
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-5
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-3
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-3
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-3
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-41
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-0
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-2
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-18
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-88
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-6
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-4
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-4
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-2
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-59
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-60
Surr:1-Chloro-2-fluorobenzene (75-125%)	83.77%		1.00	0.500	1.00	10138673	EPA8021	348-51
Surr:cis-1-Bromo-1-propene (79-119%)	89.33%		1.00	0.500	1.00	10138673	EPA8021	590-17
1-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	090-12

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.
P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
2-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-57-
Acenaphthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	83-32-
Acenaphthylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	208-96
Anthracene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	120-12
Benzo(a)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	56-55-
Benzo(a)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	50-32-
Benzo(b)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	191-24
Benzo(k)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	207-08
Chrysene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	53-70-
Fluoranthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	206-44
Fluorene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	193-39
Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-20-
Phenanthrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	85-01-
Pyrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	55.36%		5.00	0.0500	0.0500	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	63.69%		5.00	0.0500	0.0500	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	54.09%		5.00	0.0500	0.0500	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	97.33%		1.00	0.00100	0.00200	10138768	FL-PRO	

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.0	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.0	g	1.00			10138654	XPRO	
% Moisture	9.32	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.
P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-0
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-4
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-1
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-8
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-5
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-6
Surr:1-Chloro-2-fluorobenzene (75-125%)	81.25%		1.00	0.500	1.00	10138673	EPA8021	348-5
Surr:cis-1-Bromo-1-propene (79-119%)	89.18%		1.00	0.500	1.00	10138673	EPA8021	590-1
1-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	090-1
2-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-57-
Acenaphthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	83-32-
Acenaphthylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	208-9
Anthracene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	120-1
Benzo(a)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	56-55-
Benzo(a)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	50-32-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.
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P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Benzo(b)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	191-24
Benzo(k)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	207-08
Chrysene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	53-70-
Fluoranthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	206-44
Fluorene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	193-39
Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-20-
Phenanthrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	85-01-
Pyrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	52.38%		1.00	0.0100	0.0100	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	61.23%		1.00	0.0100	0.0100	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	76.39%		1.00	0.0100	0.0100	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	91.81%		1.00	0.00100	0.00200	10138768	FL-PRO	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South La
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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Report

Quality Control Batch: 10138673 **Analyst:** CTH

Blank	**Result**	**Units**
Benzene	2.00U	ug/Kg
Carbon Tetrachloride	4.00U	ug/Kg
Chloroethane	2.00U	ug/Kg
Chloroform	2.00U	ug/Kg
Chloromethane	4.00U	ug/Kg
cis-1,2-dichloroethene	4.00U	ug/Kg
Ethylbenzene	2.00U	ug/Kg
Methylene chloride	12.5U	ug/Kg
Methyl-tert-butylether	4.00U	ug/Kg
Tetrachloroethene	2.00U	ug/Kg
Toluene	2.00U	ug/Kg
Total_BTEX	2.00U	ug/Kg
trans-1,2-dichloroethene	2.00U	ug/Kg
Trichloroethene	2.00U	ug/Kg
Trichlorofluoromethane	2.00U	ug/Kg
Vinyl chloride	2.00U	ug/Kg
Xylenes	2.00U	ug/Kg
1,1,1-Trichloroethane	2.00U	ug/Kg
1,1-Dichloroethane	2.00U	ug/Kg
1,1-Dichloroethene	2.00U	ug/Kg
1,2-dichloroethane	2.00U	ug/Kg
Surr:cis-1-Bromo-1-propene	47.2	ug/Kg
Surr:1-Chloro-2-fluorobenzene	47.3	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Laboratory Control Sample	Result	Units	Spike	%REC	%REC Lim
Benzene	41.3	ug/Kg	40.0	103.14	74.25-124.51
Carbon Tetrachloride	39.4	ug/Kg	40.0	98.39	56.49-143.45
Chloroethane	34.8	ug/Kg	40.0	87.07	56.02-147.77
Chloroform	37.3	ug/Kg	40.0	93.35	64.67-127.31
Chloromethane	47.1	ug/Kg	40.0	117.76	63.03-138.11
cis-1,2-dichloroethene	37.5	ug/Kg	40.0	93.77	65.23-129.39
Ethylbenzene	39.5	ug/Kg	40.0	98.85	71.34-128.77
Methylene chloride	40.0	ug/Kg	40.0	100.10	64.17-134.92
Methyl-tert-butylether	35.1	ug/Kg	40.0	87.73	66.23-125.51
Tetrachloroethene	38.7	ug/Kg	40.0	96.81	66.34-141.99
Toluene	39.9	ug/Kg	40.0	99.67	74.48-126.79
Total_BTEX	242	ug/Kg	240	100.65	71.02-128.32
trans-1,2-dichloroethene	38.0	ug/Kg	40.0	94.94	64.81-134.47
Trichloroethene	40.4	ug/Kg	40.0	100.93	67.47-134.51
Trichlorofluoromethane	35.5	ug/Kg	40.0	88.82	59.80-139.10
Vinyl chloride	39.6	ug/Kg	40.0	99.08	58.01-149.56
Xylenes	121	ug/Kg	120	100.75	74.30-125.83
1,1,1-Trichloroethane	38.4	ug/Kg	40.0	95.96	63.33-139.49
1,1-Dichloroethane	39.2	ug/Kg	40.0	97.99	67.99-130.64
1,1-Dichloroethene	38.7	ug/Kg	40.0	96.80	57.85-149.06
1,2-dichloroethane	37.3	ug/Kg	40.0	93.13	58.65-136.37
Surr:cis-1-Bromo-1-propene	52.6	ug/Kg	50.0	105.22	79.23-119.06
Surr:1-Chloro-2-fluorobenzene	53.7	ug/Kg	50.0	107.35	75.48-125.18

Quality Control Batch: 10138717 **Analyst:** CLS

Blank	Result	Units
Acenaphthene	66.0U	ug/Kg
Acenaphthylene	66.0U	ug/Kg
Anthracene	66.0U	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Quality Control Batch: 10138717 **Analyst:** CLS

Blank	**Result**	**Units**
Benzo(a)anthracene	33.0U	ug/Kg
Benzo(a)pyrene	33.0U	ug/Kg
Benzo(b)fluoranthene	33.0U	ug/Kg
Benzo(g,h,i)perylene	66.0U	ug/Kg
Benzo(k)fluoranthene	33.0U	ug/Kg
Chrysene	66.0U	ug/Kg
Dibenz(a,h)anthracene	33.0U	ug/Kg
Fluoranthene	66.0U	ug/Kg
Fluorene	66.0U	ug/Kg
Indeno(1,2,3-cd)pyrene	33.0U	ug/Kg
Naphthalene	66.0U	ug/Kg
Phenanthrene	66.0U	ug/Kg
Pyrene	66.0U	ug/Kg
1-methyl-Naphthalene	66.0U	ug/Kg
2-methyl-Naphthalene	66.0U	ug/Kg
Surr:Nitrobenzene-d5	1320	ug/Kg
Surr:Terphenyl-d14	1370	ug/Kg
Surr:2-Fluorobiphenyl	1100	ug/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Acenaphthene	1260	ug/Kg	1670	75.70	17.34-112.85
Acenaphthylene	1020	ug/Kg	1670	60.99	23.13-99.11
Anthracene	1420	ug/Kg	1670	85.47	37.62-111.28
Benzo(a)anthracene	1460	ug/Kg	1670	87.78	49.40-115.09
Benzo(a)pyrene	1050	ug/Kg	1670	63.24	44.22-109.93
Benzo(b)fluoranthene	1410	ug/Kg	1670	84.49	33.64-122.97
Benzo(g,h,i)perylene	977	ug/Kg	1670	58.62	50.30-116.98
Benzo(k)fluoranthene	1150	ug/Kg	1670	68.81	34.32-128.53
Chrysene	1340	ug/Kg	1670	80.17	49.93-120.20

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Stillwater Technologies-Barry Robertson
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Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Dibenz(a,h)anthracene	1170	ug/Kg	1670	70.14	43.53-122.55
Fluoranthene	1540	ug/Kg	1670	92.24	34.52-123.35
Fluorene	1310	ug/Kg	1670	78.83	17.29-115.12
Indeno(1,2,3-cd)pyrene	1150	ug/Kg	1670	68.70	43.23-129.37
Naphthalene	1080	ug/Kg	1670	64.82	22.76-100.00
Phenanthrene	1640	ug/Kg	1670	98.50	35.68-111.31
Pyrene	1600	ug/Kg	1670	95.86	37.21-127.40
1-methyl-Naphthalene	810	ug/Kg	1670	48.57	27.35-113.22
2-methyl-Naphthalene	890	ug/Kg	1670	53.36	19.08-101.21
Surr:Nitrobenzene-d5	921	ug/Kg	1670	55.25	18.52-106.57
Surr:Terphenyl-d14	1290	ug/Kg	1670	77.56	43.67-131.78
Surr:2-Fluorobiphenyl	967	ug/Kg	1670	58.02	21.82-101.51

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1200	ug/Kg	1670	71.94	18.57-106.76	330U
Acenaphthylene	1040	ug/Kg	1670	62.45	16.65-104.60	66.0U
Anthracene	1220	ug/Kg	1670	73.40	26.25-118.35	330U
Benzo(a)anthracene	1740	ug/Kg	1670	104.18	32.98-125.59	165U
Benzo(a)pyrene	1030	ug/Kg	1670	61.72	28.21-120.19	33.0U
Benzo(b)fluoranthene	1620	ug/Kg	1670	97.02	22.70-127.59	165U
Benzo(g,h,i)perylene	976	ug/Kg	1670	58.55	34.42-124.74	330U
Benzo(k)fluoranthene	974	ug/Kg	1670	58.40	14.22-144.48	165U
Chrysene	973	ug/Kg	1670	58.35	33.40-131.50	330U
Dibenz(a,h)anthracene	1250	ug/Kg	1670	75.04	30.41-129.47	165U
Fluoranthene	1560	ug/Kg	1670	93.29	25.00-123.87	330U
Fluorene	1250	ug/Kg	1670	75.19	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1200	ug/Kg	1670	72.14	28.45-140.77	165U
Naphthalene	1120	ug/Kg	1670	67.17	15.98-98.43	330U
Phenanthrene	1700	ug/Kg	1670	102.04	21.69-121.39	330U

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Pyrene	1530	ug/Kg	1670	91.58	25.59-130.91	330U
1-methyl-Naphthalene	780	ug/Kg	1670	46.77	23.63-87.85	330U
2-methyl-Naphthalene	928	ug/Kg	1670	55.69	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1300	ug/Kg	1670	78.10	14.91-99.96	
Surr:Terphenyl-d14	1010	ug/Kg	1670	60.63	27.53-123.34	
Surr:2-Fluorobiphenyl	1050	ug/Kg	1670	62.86	6.11-117.98	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1140	ug/Kg	1670	68.14	18.57-106.76	330U
Acenaphthylene	944	ug/Kg	1670	56.62	16.65-104.60	66.0U
Anthracene	1080	ug/Kg	1670	64.73	26.25-118.35	330U
Benzo(a)anthracene	1590	ug/Kg	1670	95.34	32.98-125.59	165U
Benzo(a)pyrene	889	ug/Kg	1670	53.33	28.21-120.19	33.0U
Benzo(b)fluoranthene	1460	ug/Kg	1670	87.85	22.70-127.59	165U
Benzo(g,h,i)perylene	846	ug/Kg	1670	50.73	34.42-124.74	330U
Benzo(k)fluoranthene	875	ug/Kg	1670	52.51	14.22-144.48	165U
Chrysene	859	ug/Kg	1670	51.55	33.40-131.50	330U
Dibenz(a,h)anthracene	1090	ug/Kg	1670	65.43	30.41-129.47	165U
Fluoranthene	1380	ug/Kg	1670	83.00	25.00-123.87	330U
Fluorene	1160	ug/Kg	1670	69.87	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1080	ug/Kg	1670	64.95	28.45-140.77	165U
Naphthalene	1000	ug/Kg	1670	60.25	15.98-98.43	330U
Phenanthrene	1560	ug/Kg	1670	93.45	21.69-121.39	330U
Pyrene	1370	ug/Kg	1670	82.17	25.59-130.91	330U
1-methyl-Naphthalene	674	ug/Kg	1670	40.41	23.63-87.85	330U
2-methyl-Naphthalene	855	ug/Kg	1670	51.30	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1160	ug/Kg	1670	69.29	14.91-99.96	
Surr:Terphenyl-d14	866	ug/Kg	1670	51.97	27.53-123.34	
Surr:2-Fluorobiphenyl	991	ug/Kg	1670	59.45	6.11-117.98	

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571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138768 **Analyst:** CTH

Blank	**Result**	**Units**
Petroleum Range Organics (C8-C40)	4.00U	*mg/Kg*
Surr:1-Chlorooctadecane	96.6	mg/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Petroleum Range Organics (C8-C40)	24.2	mg/Kg	25.0	96.66	17.20-150.91
Surr:1-Chlorooctadecane	101	mg/Kg	100	101.23	30.04-128.47

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.3	mg/Kg	25.0	93.07	7.08-154.36	4.00U
Surr:1-Chlorooctadecane	99.1	mg/Kg	100	99.14	22.03-111.41	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.1	*mg/Kg*	*25.0*	92.29	7.08-154.36	*4.00U*
Surr:1-Chlorooctadecane	98.7	mg/Kg	100	98.66	22.03-111.41	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Narrative Report

Sample Handling
Sample handling and holding time criteria were met for all samples. Samples collected by submitter. No unusual events occurred during analysis. Results are reported on a wet weight basis for aqueous matrices and on a dry weight basis for sludge and soil matrices unless otherwise noted. Sample results reported as dissolved were field filtered.

Quality Control
Enclosed analyses met method or FCL criteria, unless otherwise denoted on the sample results. Applied data qualifiers are defined below.

Attachments
Chain of Custody

Qualifier	Meaning
U	Compound was analyzed for but not detected.
J	One or more QC samples associated with this data value exceeded QC limits.
J1	Surrogate recovery limits have been exceeded.
J2	No known quality control criteria exist for the component.
J3	Reported value failed to meet established quality control criteria for either precision or accuracy.
J4	Sample matrix interfered with the ability to make an accurate determination on the spiked sample.
Q	Sample held beyond the accepted holding time.
L	Off-scale high; reported concentration exceeds the highest standard.
V	Analyte was detected in both the sample and the associated method blank.
ZTNTC	Too numerous to count. Numeric value represents filtration volume.
A	Absent
P	Present
T	Value reported is less than the statistical method detection limit. Reported for informational purposes only.
M	Value reported is greater than the statistical method detection limit, but less than the reported MDL.
G	The greatest of the dilutions performed did not yield sufficient oxygen depletion for valid data.
S	The least of the dilutions performed did not yield sufficient oxygen residual for valid data.
O	Result is greater than (over) the specified value.
I	Reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
B	Results based upon colony plate count outside ideal range.
Y	The laboratory analysis was from an improperly preserved sample. The data may not be accurate.

Check Box That Applies To Your Location

☒ Flowers Chemical Laboratories, Inc.	☐ Flowers Chemical Labs-South	☐ Flowers Chemical Labs-North	☐ Flowers Chemical Labs-Keys
481 Newburyport Ave. Altamonte Springs, FL 32701 Bus: 407-339-5984 Fax: 407-260-6110	West Park Industrial Plaza 571 N.W. Mercantile Pl., Ste. 111 Port St. Lucie, FL 34986 Bus: 772-343-8006 Fax: 772-343-8089	812 S.W. Harvey Greene Dr. Madison, FL 32340 Bus: 850-973-6878 Fax: 850-973-6878	3980 Overseas Highway, Ste. 103 Marathon, FL 33050 Bus: 305-743-8598 Fax: 305-743-8598

DOWNLOAD REPORTS, INVOICES AND CHAINS OF CUSTODY www.flowerslabs.com

Client: Stillwater Technologies, Inc	Project Name: SANTE FE		P.O
Address: 311 North Rosalind Avenue Orlando, FL 32801	Client Contact: June Kennedy		FAX
	FCL Project Manager: Barry Robertson		E-M
Phone: 407 206 7222	Requested Due Date — 10 Day Standard: X OR 11 23 09		Rus
Sampled By (PRINT): David W Pickens	Pick-Up Fee: $	Vehicle Surcharge: $	
Sampler Signature:	Date Sampled: 11/17/09		

GW - ground water DW - drinking water WW - wastewater
SW - surface water S - soil/solid SL - sludge HW - waste

ITEM NO.	SAMPLE ID	DATE	TIME	MATRIX	(LAB USE ONLY) LAB NO.	PRESERVATIVES: NONE	H_2SO_4	HNO_3	HCl	$Na_2S_2O_3$	ANALYSES REQUEST: KAG	KAG
1	SS-2	11/17/09	1203	S	110475 501						X	
2	SS-6	11/17/09	1209	S	110475 502						X	
3												
4												
5												
6												
7												
8												
9												
10												

Relinquished By / Affiliation	Date	Time	Accepted By / Affiliation	Date	Time	Relinquished By / Affiliation	Date	Time	A
	11/17/09	?							

FINANCE CHARGES APPLIED TO PAST DUE INVOICES

- **WHITE** - Lab Copy - To Be Scanned
- **YELLOW** - Client Copy

Alachua County
Environmental Protection Department

Chris Bird, *Director*

December 15, 2009

William Atwater
School Board of Alachua County
3700 NE 53rd Ave.
Gainesville, FL 32609

Alachua County – Regulated Storage Tanks
Santa Fe High School
16805 NW 173rd Street
Alachua, FL
DEP Facility # 018518896
Chapter 62-761/762, FAC, Closure Assessment Report – Review

Dear Mr. Atwater:

The Alachua County Environmental Protection Department (ACEPD) is contracted with the Florida Department of Environmental Protection (Department) to conduct the Storage Tank System Compliance Verification Program for facilities located in Alachua County. ACEPD has reviewed the December 7, 2009 Dispenser and Piping Closure Report that was submitted by Stillwater Technologies, Inc. and received on December 14, 2009 for the above referenced facility. The Dispenser and Piping Closure Report appears to comply with the Department's April 1998 "Storage Tank Closure Assessment Requirements".

The results as provided in the Dispenser and Piping Closure Report do not indicate the presence of petroleum contamination in the area addressed in excess of Department Cleanup Target Levels. Please note that this letter does not certify that this site is not contaminated, and the Department reserves the right to require appropriate actions for this site in accordance with Chapter 62-770, Florida Administrative Code (FAC), if any contamination is discovered in the future in excess of Department Cleanup Target Levels.

If you have any questions please contact Tim Ramsey at (352) 264-6843 or email at thr@alachuacounty.us.

Sincerely,

Timothy H. Ramsey
Petroleum Contracts Supervisor

ec: Barry Robertson, Stillwater Technologies, Inc., 311 N. Rosalind Ave., Orlando, FL 32801

Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Routine Compliance Site Inspection Report

Facility Information:

Facility ID: 8518896 County: ALACHUA Inspection Date:01/18/2024
Facility Type: I - County Government
Facility Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH # of inspected ASTs: 0
16805 NW CR 235-A USTs: 1
ALACHUA, FL 32615 Mineral Acid Tanks: 0
Latitude: 29° 48' 31.471"
Longitude: 82° 31' 31.7966"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

TKALEP - ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (352) 264-6843

Storage Tank Program Office and Phone Number

Timothy H Ramsey
Inspector Name

Timothy H Ramsey
Inspector Signature
Principal Inspector

ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

Aaron Hardin
Representative Name

Emailed
Representative Signature

Alachua County School Bd

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit: https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: LIBERTY SURPLUS INSURANCE CORPORATION

Effective Date: 08/29/2022 Expiration Date: 08/29/2024

Findings:

Class A Owner Training Certificates are present.
Class B Maintenance Training Certificates are present.

Class C Operator Training Certificates are present.

Completed System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
Annual Operability - Line Leak Detector	12/13/2022	Passed	01/18/2024	12/13/2023	MLLD Tested
Annual Operability - Overfill Protection	12/13/2022	Passed	01/18/2024	12/13/2023	Ball valve tested
Annual Operability - Release Detection	12/13/2022	Passed	01/18/2024	12/13/2023	Veeder-Root sensors tested
Integrity Test - Double-walled Spill Bucket	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum vacuum test
Integrity Test - STP Sump	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Three Years	Copy of All Test Data Results	01/20/2022	01/18/2024	Annual Operability & Integrity testing records
Three Years	Certificate of Financial Responsiblity	01/20/2022	01/18/2024	Insurance documents complete
Three Years	Monthly Maint. Visual Examinations and Results	01/20/2022	01/18/2024	Records complete

Inspection Comments

01/18/2024
Routine Compliance Inspection.

> Aaron Hardin assisted with the inspection.
> Inspection of 1 Double Wall underground Diesel fuel tank for Bus fleet
> Release detection methods for the facility's UST systems are: electronic monitoring for the interstice of the double-wall USTs and STP sumps, and visual inspections of the new double-wall spill bucket and dispenser sump.
> Current tank registration placard was reviewed.
> Financial responsibility records are complete.
> Monthly electronic and visual release detection records are complete.
> Test records indicate annual operability tests for the Veeder-Root system, line leak detector, ball valve were performed in December 2022 and are now due. Testing has been scheduled.
> Double wall spill bucket has been hydro tested.
> STP piping sump was hydro tested and all passed.
> Spill bucket and dispenser sump were dry.

> A copy of the inspection report and In Compliance Letter were emailed to Aaron Hardin (hardinam@gm.sbac.edu)

Inspection Photos

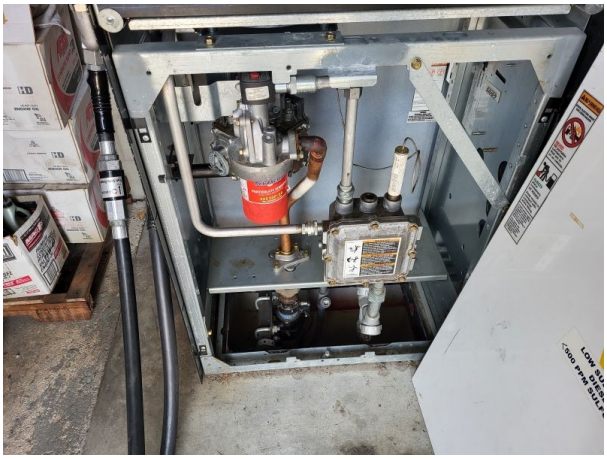
Added Date 01/18/2024

2024-01-18; Tank Inspection



Added Date 01/18/2024

2024-01-18; Dispenser



Added Date 01/18/2024

2024-01-18; Veeder-Root



Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.3
March 04, 2025

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/04/25

Site Name:

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615
EDR Inquiry # 7914454.3

Client Name:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, FL 32803
Contact: Joel Thomson

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Thomson Environmental Consulting, LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # B33D-4D49-85D1

PO # 25-1972

Project Alachua Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: B33D-4D49-85D1

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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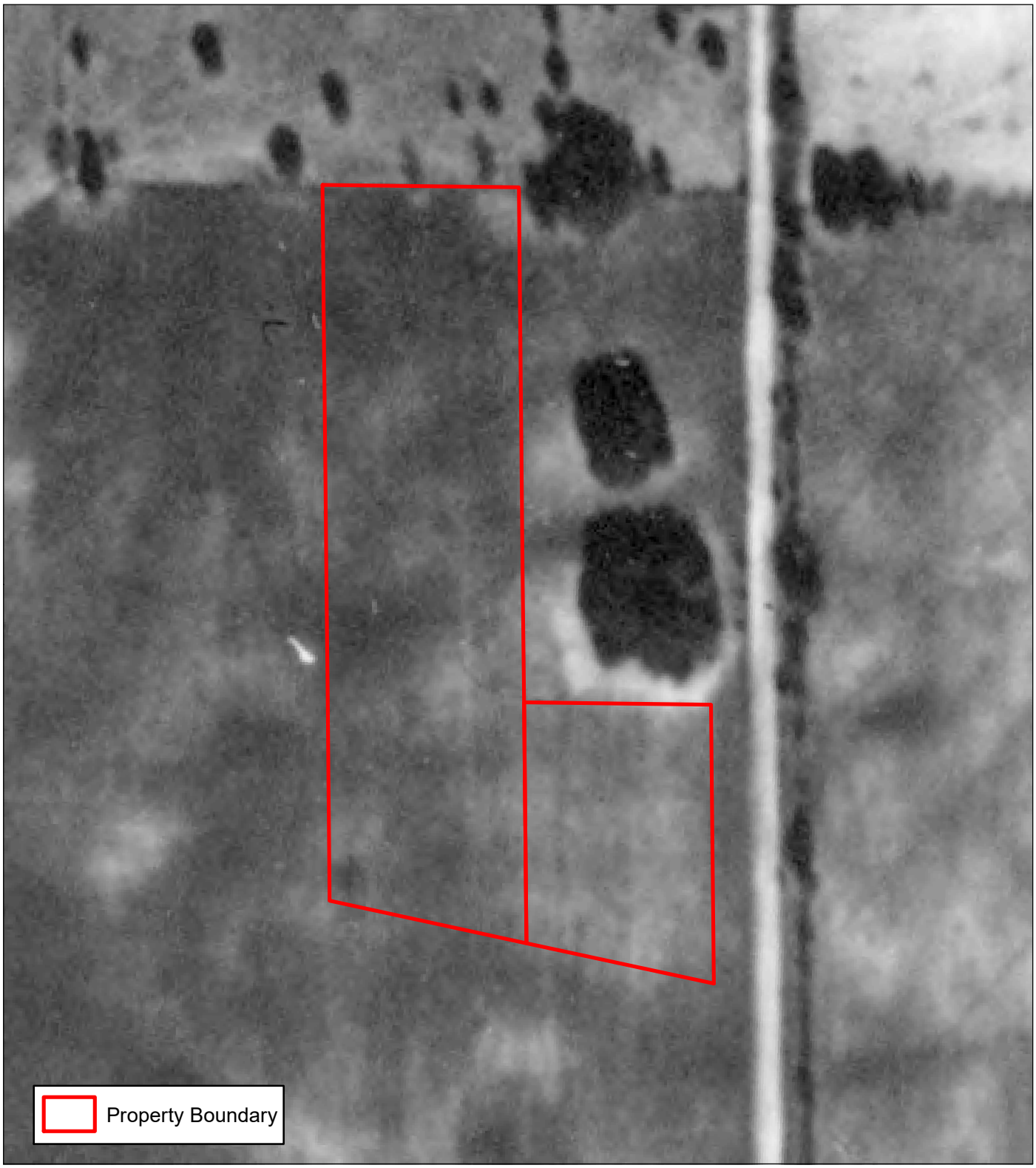

Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1937 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM



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1961 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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March 2025



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Appendix D

1964 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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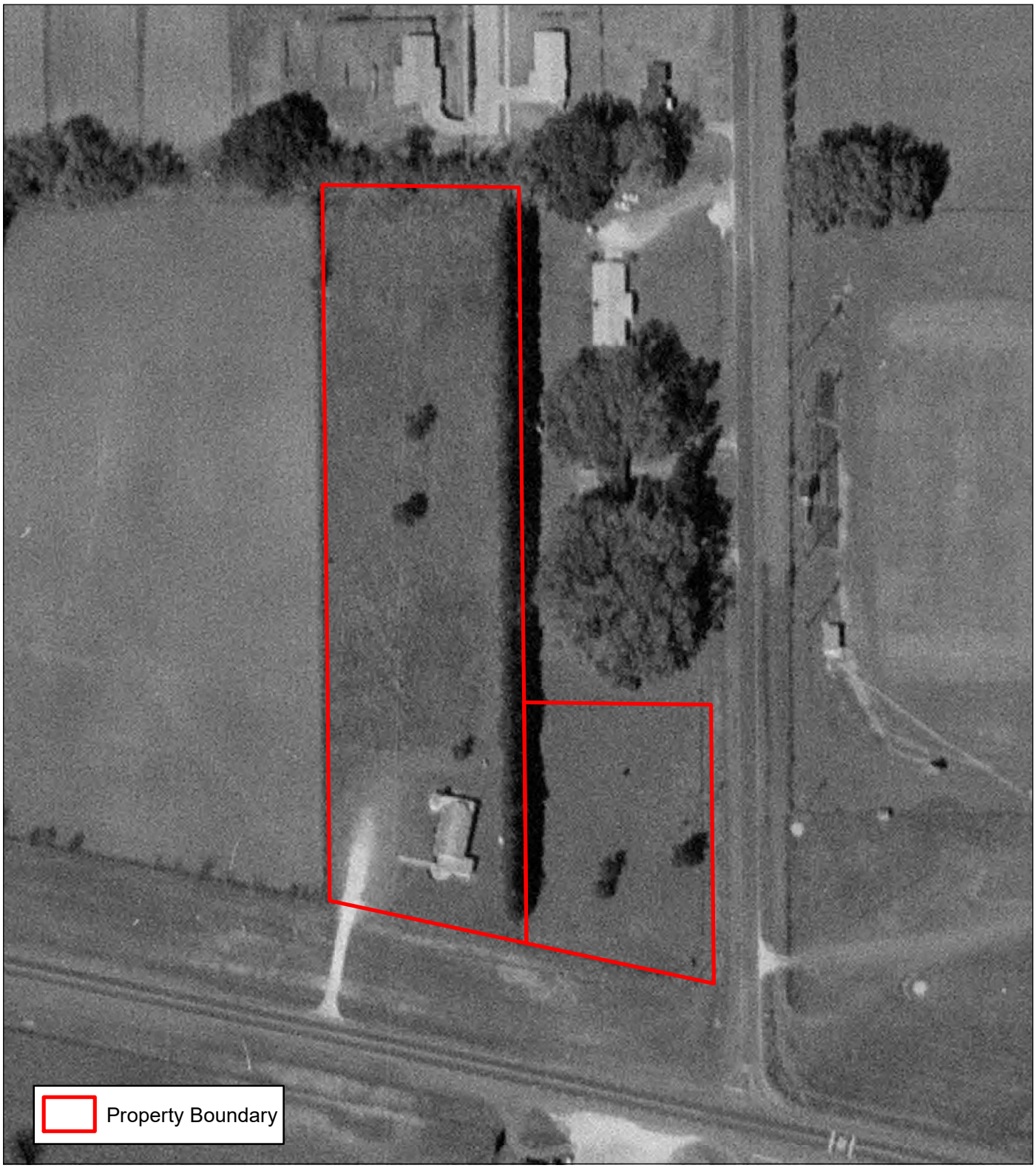

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Appendix D

1971 Aerial Photograph

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Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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March 2025

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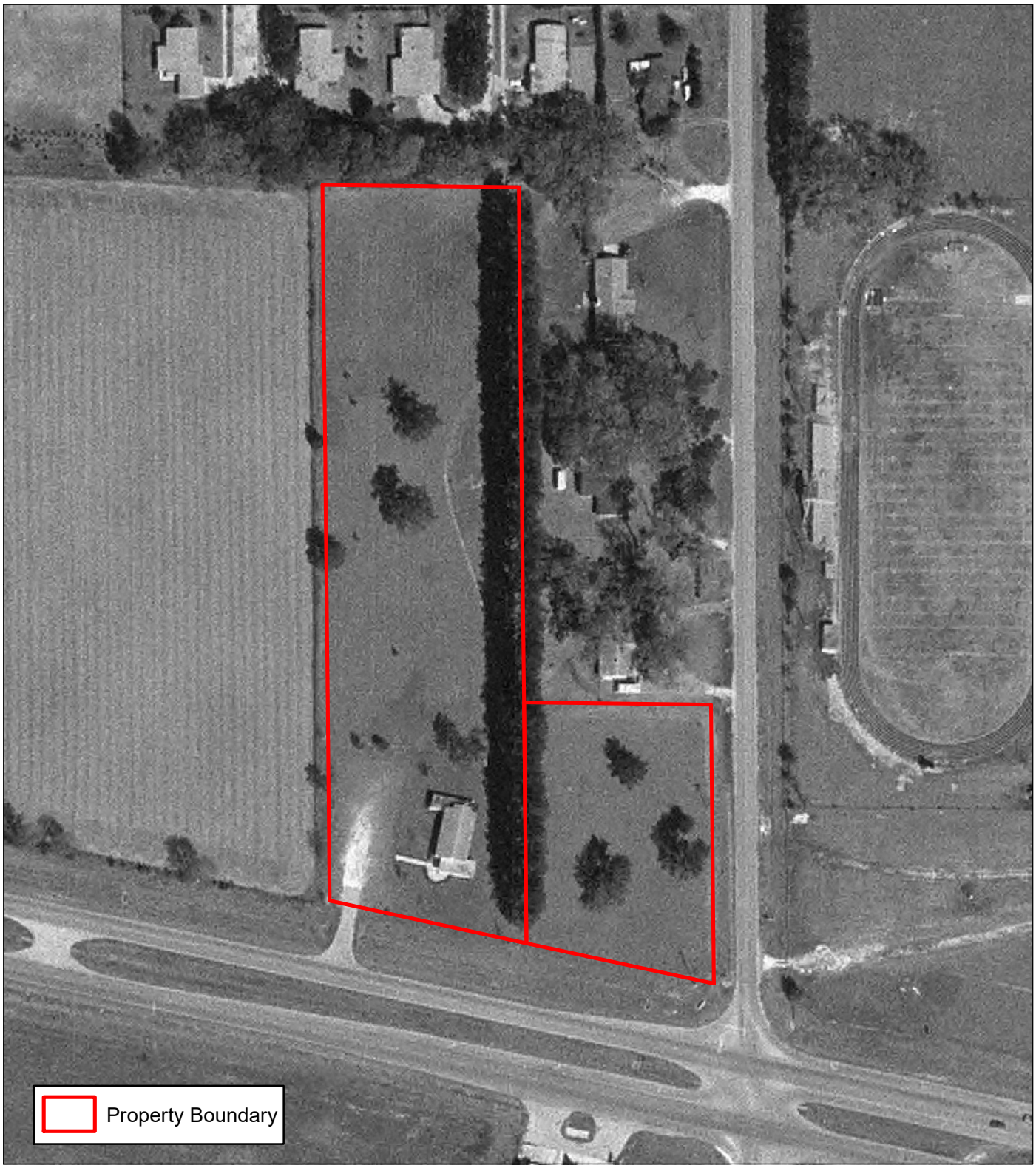

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0 75 150
Feet

General Location



Appendix D

1982 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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0 75 150
Feet

General Location



Appendix D

1994 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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Thomson Project No. 25-1972
March 2025



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Property Boundary
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General Location



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Appendix D

2004 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



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Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

2008 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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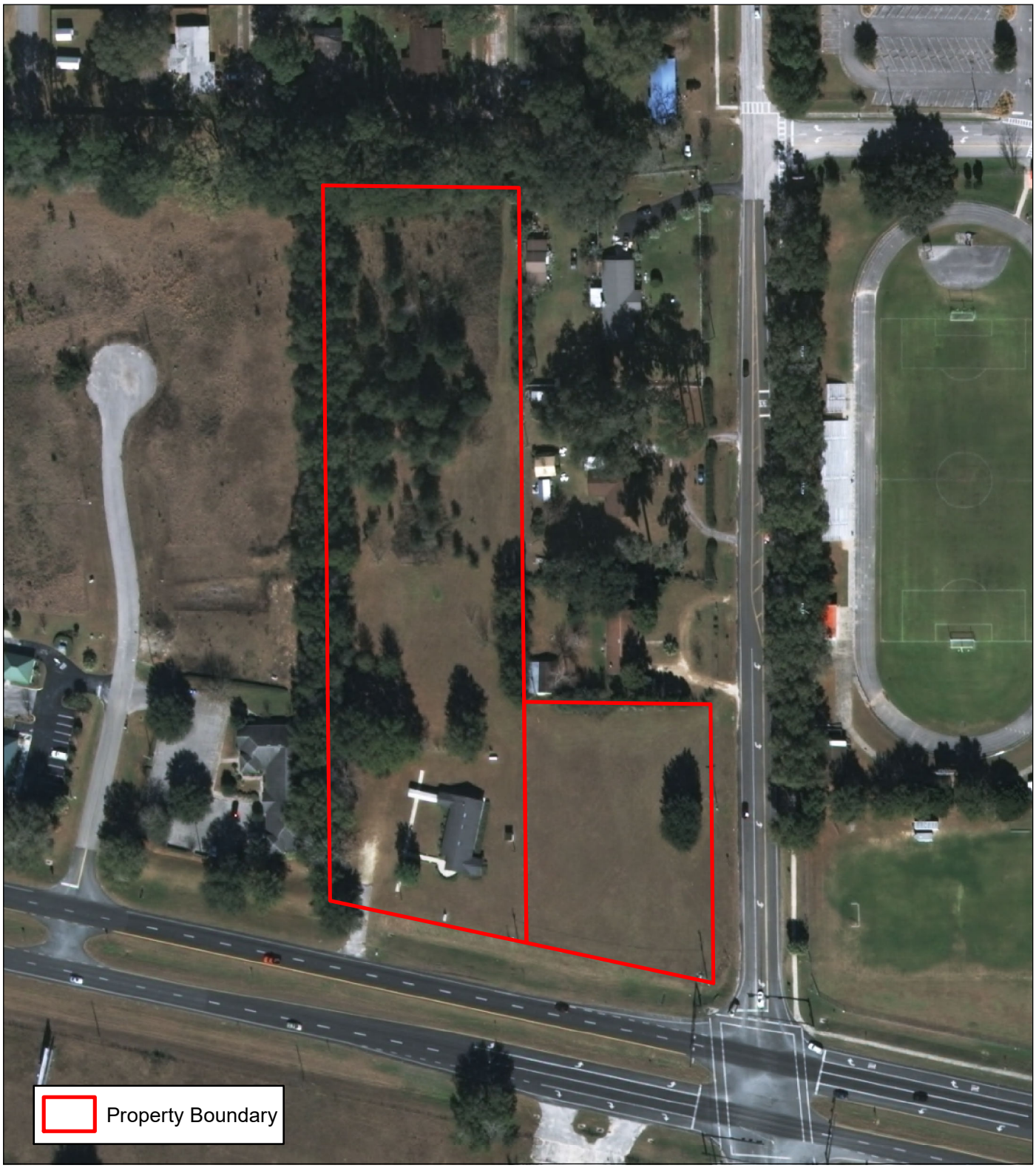

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Property Boundary
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Feet

General Location



Appendix D

2014 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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Property Boundary
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Feet

General Location



Appendix D

2023 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Thomson Project No. 25-1972
March 2025

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.5
March 04, 2025

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☐	Cole Information
1995	☑	☐	Cole Information
1992	☑	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

16313 NW US Highway 441
Alachua, FL 32615

Year	*CD Image*	*Source*
NW US 441 HWY		
2020	pg A2	EDR Digital Archive
NW US HIGHWAY 441		
2020	pg A4	EDR Digital Archive
2017	pg A6	Cole Information
2014	pg A10	Cole Information
2010	pg A15	Cole Information
2005	pg A20	Cole Information
2000	pg A23	Cole Information
1995	pg A25	Cole Information
US HIGHWAY 441		
2017	pg A8	Cole Information
2014	pg A12	Cole Information
2010	pg A17	Cole Information
2005	pg A21	Cole Information
2000	pg A24	Cole Information
1992	pg A26	Cole Information

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
NW 174TH DR			
2020	pg. A1	EDR Digital Archive	
2017	pg. A5	Cole Information	
2014	pg. A9	Cole Information	
2010	pg. A14	Cole Information	
2005	pg. A19	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

NW 174TH DR 2020

16404 ATM
RENASANT BANK
16407 ALACHUA TITLE SVC
FLOWERS SURVEYING-MAPPING
HASKINS DEMOLITION LLC
HORIZON REALTY INTL INC
HORIZON REALTY OF ALACHUA INC
SUWANNEE RIVER AREA HEALTH ED
TANNER CONSTRUCTION GROUP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US 441 HWY 2020

15000	ATM
	STOP N GO
15020	BM SERVICES OFFICE LLC
15040	ALACHUA COUNTY FIRE DEPT
15089	AMERIGAS PROPANE EXCHANGE
	ATM
	CIRCLE K
	GRILL DEPOT
15121	FUNKHOUSER'S TIRES BATTERIES
15155	ATM
	BLUE RHINO
	KING SPENCER
	LAB CORP
	WALGREENS
	WESTERN UNION AGENT LOCATION
15174	CVS/PHARMACY
	UPS ACCESS POINT LOCATION
15210	PRIME COMMUNICATIONS-AT&T AUTH
15250	DOLLAR GENERAL
	INTERFACE SECURITY SYSTEMS
15251	ROGER'S TIRE & AUTO REPAIR INC
15281	ALACHUA PRINTING
	FANTASY BROWS & BEYOND LLC
	QUEEN BEE WAXING LLC
15315	LUCKY PEARL LLC
15367	GATOR MUFFLER & COMPLETE CAR
15405	ATM
	EXPRESS LANE
15483	AUTOZONE
15530	ALACHUA COUNTY HEALTH DEPT
	HEALTH DEPARTMENT
	I NAILS & SPA
	ROSE GARDEN CHINESE RESTAURANT
	SUBWAY
15535	BLUE RHINO
	FAMILY DOLLAR STORE
15551	ADVANCE AMERICA
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE FLORIDA
	LITTLE PINE PEDIATRICS
	WOK & ROLL
15560	ATM
	COINSTAR
	HITCHCOCK'S MARKETS
	MOBILITY PLUS OF NORTH FLORIDA
	REDBOX
	RYAN LARMANN-STATE FARM INS
	TCC-VERIZON AUTH RETAILER
15579	ADVANCE AUTO PARTS
	UPS ACCESS POINT LOCATION

NW US 441 HWY 2020 (Cont'd)

15634	CITY OF ALACHUA
	DOMINO'S
	MI APA LATIN CAFE
	T B GOODS
15652	BARBER'S QUARTERS
	CELLULAR ORLANDO LLC
	COX RACHEL E
	FROSTY JACK'S INC
	JONAS JENNIFER
	LIFE SOUTH COMM BLOOD CTR INC
	LOPEZ KATHERINE M
	MOE'S SOUTHWEST GRILL
	ONE STOP MEDICAL
	WOMACK CODY GUNNER
15850	CREATIVE CUSTOM CARTS LLC
	MOTORY GROUP LLC
15900	WING STREET
15920	RADHATHAI INC
	TRAVELODGE BY WYNDHAM ALACHUA
15935	ALACHUA BBQ LLC
	SONNY'S BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN-I-75 AT EXIT 399
15979	WAFFLE HOUSE
15980	A & B TIRE AUTO REPAIR
16018	MC DONALD'S
16070	ATM
	CIRCLE K
	WENDY'S
16088	ZAXBY'S CHICKEN FINGERS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US HIGHWAY 441 2020

15551	ASHLEY MONTOYA
	CORTNEY WRIGHT
	EMILY RIVAS
	JODI LAMB
	JOSHUA STROMBERG
	KELLEY GREENE
	PHYLISS CREED
	SAVANNAH MICK
	TRYSH HAMILTON
15710	CHRISTOPHER KOROSIC
15920	ALPHA OMEGA
	MELISSA GEROUX
16018	JOHN SMITH
16091	LOUISE STASIULIS
16100	ARTI PATEL
	CHARU PATEL
	MANOJ PATEL
	PARESH PATEL
	PRAVIN PATEL
	SUMANT PATEL
16260	JOHN ROUX
16318	MORGAN LUTTRELL-WAITCUS
	RHONDA DETRICK
	TAURUS DETRICK
16402	ESTHER DEVLIN
	LAURIE JONES
16411	JANELLE GRAY
	MIKE MURPHY
16431	CHRISTOPHER SALAZAR
	FLOSSIE SALAZAR
	MIKE SALAZAR
16503	DANA QUEEN
	JOHN RAJER
	LOIS QUEEN
	TRACY LANCASTER
16509	JORGE MORA
16515	AMBER WAITE
	CARLOS TORRES
16521	DONNA ALLEN
	KATHRYN WEBER
	PAULA ORFANIDES
16527	DEBRA BACKLINIE
	DEBRA ROBINSON
	MARTHA LIDDELL
	PATRICIA ZOLL
	ROBINSON BACKLINIE
16615	SEAN WALKO
	TRACIE BYRD

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2017

16404 RENASANT BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
QUALTY VISION INTERNATIONAL
SURVEYING & MAPPING INC FLOWERS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2017

14423	BROWNS COUNTRY BUFFET
	EDWARD JONES
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
14480	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	CHRIST CENTRAL OF ALACHUA
	H&R BLOCK
	HIGHER STANDARDS
	VAPE DIMENSIONS
14570	CITY BOYS OF ALACHUA
14852	ALACHUA PEST SERVICES
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	FRISKEY, JOHN J
	METROPCS
14980	ALACHUA DOOR CO
15000	CHEVRON
	CLYDES TIRE & BRAKE INC
	J & C CUSTOM
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
15210	RED SKYE WIRELESS RSWFL8810
15250	DOLLAR GENERAL STORE
	INTERFACE SECURITY SYST
15251	ROGERS TIRE & REPAIR INC
	WALTERS, TROY
15281	ALPHABYTES COMPUTER LLC
15315	PURE PRESSURE AUDIO LLC
15350	TACO BELL
15367	GATOR MUFFLER & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	VERIZON WIRELESS
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LARRY DR LATOUR OPTOMETRIST
	LATOUR EYECARE
	WOK & ROLL
15560	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	QUALITY CLEANERS
	REDBOX
	VERIZON WIRELESS
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA

15634 MI APA LATIN CAFE
TB GOODS
15652 FROSTY, JACK
GATEWAY BANK
LIFESOUTH COMMUNITY BLOOD CENTERS
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 CREATIVE CUSTOM CARTS
STALBAUM AUTO SALES
15920 ECONO LODGE
15935 ALACHUA BBQ LLC
15947 PIZZA HUT
15960 QUALITY INN
15980 A & B TIRE AUTO REPAIR
16018 ILS WAYPORT
REDBOX
16070 KANGAROO
WENDYS
16088 ZAXBYS
ZAXBYS CHICKEN FINGERS & BUFFALO WI
16091 DUNKIN DONUTS
16100 AMERICAS BEST VALUE INN
DAYS INN
16130 KANGAROO EXPRESS
LIL CHAMP
16135 HUNGRY HOWIES PIZZA & SUBS
16260 JOHNS AUTO BODY
16313 CHURCH OF CHRIST SANTA FE HILLS
16330 SANTA FE FORD INC
SANTA FE INSURANCE AGENCY INC
16402 ESTHER DEVLIN DVM
HILLTOP ANIMAL HOSPITAL
LAURIE JONES DVM
16411 DICKERT, GEORGE T
16431 SALAZAR, FLOSSIE B
16503 QUEEN, LOIS L
16515 TORRES, CARLOS C
16521 ALLEN, JOHN T
16527 ZOLL, PATRICIA L
16530 JACKS SMALL ENGINE REPAIR
UHAUL
16615 LANE, DANNY

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2017

12515	PATHOLOGY SERVICES
12559	BEST BET AUTO SALES
12801	PHOENIX COMMERCIAL PARK
12895	ENCELL TECHNOLOGY LLC
16331	SCHOOL BOARD OF ALACHUA COUNTY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2014

16404 ALARION BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
SOL VALLEY FARMS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2014

14423	ALACHUA IMMEDIATE CARE CENTER
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
	TECH SUPPORT
14480	GULF COAST SUPPLY & MANUFACTURI
	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	H&R BLOCK
	RADIOSHACK
14570	CITY BOYS TIRE & BRAKE OF ALACHUA
14577	CAIN, FITZHUGH
14852	ALACHUA PEST SERVICE LLC
	UHAUL
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	BODYTECH, TATTOOING
	METROPCS
	THEN N AGAIN
14980	ALACHUA DOOR CO
15000	CHEVRON STATION ALACHUA
15020	LANDSCAPES UNLIMITED
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
	WARD, THERESEA
15210	WIRELESS WIZARD
15250	INTERFACE SECURITY SYST
15251	WALTERS, TROY
15281	ALACHUA PRINTING
	ALPHABYTES COMPUTER LLC
	HOOD, FRED
15315	BUSH AUTO REPAIR ALACHUA
	PURE PRESSURE AUDIO LLC
15350	STALBAUM, THOMAS
	TACO BELL
15367	GATOR MUFFLERS & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	ADVANTAGE WIRELESS COMMUNICATIO
	LADY BUG FLOWERS & PLANTS
15483	SANTA FE SPLASH
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LATOUR EYECARE
	LATOUR LARRY DR DGN OPTOMETRIST
	METRO PCS AUTHORIZED DEALER
	REQUEST PHYSICAL THERAPY OF ALACHUA
	SMOKIES INC

15551	WOK & ROLL
15560	DEJA VU TREASURES
	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	HITCHCOCKSS
	JACKSON HEWITT
	QUALITY CLEANERS OF ALACHUA
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA
	MI APA LATIN CAFE
	TB GOODS
15652	ESTATES LLC YOUNG
	FROSTY JACKS INC
	GATEWAY BANK
	LIFESOUTH COMMUNITY BLOOD CENTERS
	MSG ALACHUA LLC
	TAN USA
15702	GAINEY, MICHAEL
15710	KOROSIL, CHRISTOPHER A
15850	CREATIVE CUSTOM CARTS
	STALBAUM AUTO SALES
15920	ECONO LODGE
15935	ALACHUA BBQ LLC
	SONNYS BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN I75 AT EXIT 399
15980	A & B TIRE AUTO REPAIR
	SUNRISE FOOD MART
16018	ILS WAYPORT
	MCDONALDS
16050	GREYHOUND BUS LINES
	HIGH SPRING GIFT SHOPCOM
16070	KANGAROO EXPRESS
	WENDYS
16088	ZAXBYS
16091	DUNKIN DONUTS
16100	AMERICAS BEST VALUE INNALACHUA
16130	ALACHUA PAWN & JEWELRY
	ALACHUA PAWN & JEWELRY INC
16135	MASONS TAVERN
16260	JOHNS AUTO BODY
	ROUX, BRENDA
16313	CHURCH OF CHRIST SANTE FE HILLS
16530	JACKS SMALL ENGINE REPAIR LLC

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2014

12300	FARM CREDIT
12380	J D SANDERS INC
	J D SANDERS INC OFC
	JD SANDERS INC
	SANDERS J D OFC
12426	13TH ST HOME SALES
	13TH STREET HOME SALES LLC
12440	LOVE N CARE PRESCHOOL LLC
12501	HOUSE CRAFT HOMES
12510	SMYDER MOTOR SALES & EQUIPMENTGRAVEL
12515	PATHOLOGY SERVICES
12520	HENDRICKSON, MICHAEL
12528	FREELAND, JOHN C
12556	POLARIS
12559	LMN AUTO INC
	OCCUPANT UNKNOWN,
12580	ENVIRONMENTAL SERVICES & PERMITTING
12705	LAYERED CELL TECHNOLOGY
12801	CITY OF GAINESVILLE
	MOLTECH POWER SYSTEMS INC
	PHOENIX COMMERCIAL PARK
12871	BREN TRONICS ENERGY SYSTEMS IN
12895	ENCELL TECHNOLOGY LLC
12967	DOWLING TREE SERVICES
12989	TAYLOR, BARBARA
13301	SABINE INC
13631	CRUCE, DONALD W
13640	PROCTOR ENGINEERING
13663	OCCUPANT UNKNOWN,
13669	OCCUPANT UNKNOWN,
13690	SOUTHERN CUSTOM
	SOUTHERN CUSTOM INC
13700	SANCTUARY ALACHUA
13701	ADC SELF STORAGE
	ALACHUA TRACTOR & EQUIPMENT COINC
	NAPA AUTO PARTS
13811	CRUCE, IRA
13827	OCCUPANT UNKNOWN,
13845	OCCUPANT UNKNOWN,
13873	CHAMBERS, RONDA F
13920	CALVARY BAPTIST CHURCH
13935	HILLMAN SUPPLY COMPANY INC
14014	SAGER, ROBERT
14028	OCCUPANT UNKNOWN,
14423	EDWARD JONES FINANCIAL ADVISOR ED
14988	JOHNSTON, SHARON
16330	SANTA FE FORD INC
16331	OCCUPANT UNKNOWN,
	SANTA FE HIGH SCHOOL
	SCHOOL BOARD OF ALACHUA COUNTY

16402 DEVLIN ESTHER DGN DVM
HILLTOP ANIMAL HOSPITAL
JONES LAURIE DGN DVM
16411 GRAY, JANELLE A
16431 SALAZAR, FLOSSI B
16503 RAJER, JOHN W
16521 ORFANIDEZ, PAULA A
16527 CAIN, JACK A
16615 BYRD, BUDDY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2010

16407 ALACHUA TITLE SVC
HALLMARK MORTGAGE SVC
HORIZON REALTY
SUWANNEE RIVER AREA HEALTH ED

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2010

14411	KANGAROO EXPRESS
14423	MURRAY, JAY J
14520	SUNSTATE FEDERAL CREDIT UNION
14557	ALLSTATE INSURANCE CO
	H&R BLOCK
	SNELGROVE, DIANA H
14570	CITY BOYS TIRE & BRAKE
14577	CAIN, FITZHUGH
14821	LITTLE ANGELS CHILD CARE
14861	CHILDRENS MEDICAL CENTER
	HASER MICHAEL MD
14880	CONVENIENCE LUBE INC
14923	BODYTECH TATTOOING & PIERCING
	BODYTECH, TATTOOING
	DESIGNER WORKROOM
	NAUGHTY PETS LLC
	WALKER FUNERAL HOME
14980	UHAUL CO
15020	DASI
	ELLIS WORLD ALLIANCE CORP
15040	ALACHUA COUNTY FIRE DEPT
15089	GRILL DEPOT
	KANGAROO EXPRESS
15093	ELEANORS HAIR SALON
15121	FUNKHOUSERS TIRES BATTERIES
15155	WALGREENS
15210	WIRELESS WIZARD
15251	ROGERS TIRE & REPAIR INC
15281	OCCUPANT UNKNOWN,
15315	CELLRITE
	PURE PRESSURE AUDIO LLC
15367	GATOR MUFFLER & COMPLETE CAR
15405	EXPRESS LANE FOOD STORES
15419	MARONDA HOMES INC
	OCCUPANT UNKNOWN,
15483	SWAMP WASH ALACHUA
15530	ALACHUA COUNTY HEALTH CLINIC
	HEALTH DEPT
	MAUI TERIYAKI
	SUBWAY
15551	ADVANCE AMERICA
	CYBER GALAXY LLC
	FAMILY DOLLAR STORE
	LATOUR EYECARE
	MOVIE GALLERY
	SHERWINWILLIAMS
	TANNING TRANSITIONS INC
	WOK & ROLL
15560	CURVES
	HOMETOWN PHARMACY

15579 ADVANCE AUTO PARTS
15634 DOMINOS PIZZA
15652 GATEWAY BANKCENTRAL FLORIDA
LIFE SOUTH COMM BLOOD CTR INC
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 STALBAUM AUTO SALES
15920 ECONO LODGE
15947 PIZZA HUT
15960 QUALITY INN
15979 WAFFLE HOUSE
15980 A & B TIRE AUTO REPAIR
15981 SCULTURA
16018 IISWAYPORT INC
MC DONALDS
16050 CHOWDHURY HINE CHICKEN
16070 GRILL DEPOT
HSI TELECOMMUNICATIONS INC
KANGAROO EXPRESS
WENDYS
16091 BOBS CITGO
PIZZA VITO
TACO BELL
16100 DAYS INNALACHUA
16135 HUNGRY HOWIES PIZZA
KAZBORS GRILLE
16161 HERITAGE OAKS
16213 SANTA FE HIGH SCHOOL
16313 CHURCH OF CHRISTSANTA FE HLLS
16318 DETRICK, TAURUS M
16515 OCCUPANT UNKNOWN,
16521 OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2010

2801	ALACHUA COUNTY CHOPPERS
12300	FARM CREDIT OF NORTH FLORIDA
12380	J D SANDERS INC
12440	MISS JONIS PRESCHOOL
12501	HOUSE CRAFT HOMES
12515	PATHOLOGY SERVICES INC
12520	KELLEHER, SEAN
12528	FREELAND, JOHN C
12556	POLARIS OF GAINESVILLE
12580	ENVIRONMENTAL SERVICES
12591	MC DAVID ROOFING INC
12705	LAYERED CELL TECHNOLOGY
12829	SPERRING, TOM R
12895	PHOENIX COMMERCIAL PARK
12967	DOWLING TREE SVC
12989	OCCUPANT UNKNOWN,
13301	SABINE INC
13417	ROPER, MICHAEL A
13510	J A WEBSTER INC
13631	CRUCE, DEBRA W
13640	PROCTOR ENGINEERING
13642	STATE PLASTERING CO INC
13669	OCCUPANT UNKNOWN,
13701	ADC SELF STORAGE
13803	STEELE, WENDI
13811	CRUCE, IRA
13827	OCCUPANT UNKNOWN,
13845	OCCUPANT UNKNOWN,
13873	CHAMBERS, RONDA F
13925	CHAMBERS, HILDA
13935	HILLMAN SUPPLY CO INC
14013	OCCUPANT UNKNOWN,
14014	OCCUPANT UNKNOWN,
14018	OCCUPANT UNKNOWN,
14028	OCCUPANT UNKNOWN,
14060	MCMILLAN, W J
14101	AGENCY FOR HEALTHCARE ADM
	AGRICULTURE & CONSUMER SVC
	DEPARTMENT OF HEALTH
	FLORIDA DEPARTMENTLAW ENFRCMT
	HEALTH CARE AGENCY
	INVESTIGATIVE SERVICES DEPT
14107	DEPARTMENT OF REVENUE
	GENERAL BUILDING MAINTENANCE
	JUVENILE JUSTICE DEPT
	JUVENILE PROBATION UNIT
	PERSONNEL DEPT
	REVENUE DEPT
14435	PRESERVING RURAL PROPERTY VLS
	TECH SUPPORT

16330 FORD RENTAL SYSTEM
SANTA FE FORD & POWER SPORTS
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 OCCUPANT UNKNOWN,
16515 WAITE, JAMES
16521 OCCUPANT UNKNOWN,
16527 CAIN, JACK A
16530 JACKS SMALL ENGINE REPAIR
16615 JEFFORDS, BELLE

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2005

16404 AMERICAN DREAM CUSTOM HOMES LLC
16407 ALACHUA TITLE SERVICES
HORIZON REALTY OF ALACHUA INC
STOCKTON, TURNER
WOLFE, STOCKTON T

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2005

14520 SUNSTATE FEDERAL CREDIT UNION
14557 ALPHA MORTGAGE
H & R BLOCK
SNELGROVE ENTERPRISES
14570 CITY BOYS TIRE & BRAKE OF ALACHUA
14861 CHILDRENS MEDICAL CENTER
15147 INSPIRATIONAL BOOK OUTLET
TERRELLS BARBEQUE
15150 ECKERD DRUG STORE
15530 VIDEO CITY OF ALACHUA INC
15535 EMERSON COFFEE INC
15551 KNEADING HANDS MASSAGE THERAPY
LATOUR EYE CARE
LIL CAFFIES SEAFOOD
POWELL JASON T D C
RICHESON MARCUS K DC
TANNING TRANSITIONS INC
WOK N ROLL
XING, WANG
15560 A BERRY CHIROPRACTOR
HITCHCOCK & SONS INC
HOMETOWN PHARMACY
JACKSON HEWITT TAX SERVICE
NORTH CNTL FL PROPERTY MGMT INC
15579 DISCOUNT AUTO PARTS
15615 AFFORDABLE HOUSING OF ALACHUA
PREMIER PROCESSING
15710 STUBBLEFIELD, SHANE
15850 A1 TOWING SERVICE & AUTO REPAIR
STALBAUM AUTO SALES INC
15920 SOMANIA CORP
15947 PIZZA HUT
15960 QUALITY INN
TEMPLE HILL INC
15979 WAFFLE HO
15980 HARRYS TIRES & REPAIRS
15981 WESTERN TEPEE THE
16018 MCDONALDS OF A
16070 D & C FOODS INC
EMILY WHITES RESORT TRAVEL
WHITES EXXON LLC
16091 BOBS CITGO INC
PROGRESSIVE RESTAURANTS INC
16100 MANOJ PATEL ENTERPRISES INC
16130 DENNIS & DEVLIN COMPUTERS MEDICS
16135 KAZBORS BAR & GRILLE
16213 SCHOOL BOARD ALACHUA COUNTY FL

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2005

12300 AGFIRST INC
FARM CREDIT OF NORTH FLA ACA
12310 J D SANDERS RVS
12375 PROBUILT FACTORY OUTLET
12380 JD SANDERS INC
12510 SMYDER MOTOR SALES & EQUIPMENT
12528 FREELAND, JOHN C
12537 J & L AUTO SALES
JAMES DAVIS
OCCUPANT UNKNOWN,
U HAUL CO
12591 MCDAVID ROOFING INC
12801 MOLTECH POWER SYSTEMS INC
12829 SPERRING, TOM R
12919 HOPEKE, THOMAS B
12989 SMITH, KEILA
13025 WASTE PRO OF FLORIDA
13075 LINDSAY, LINDA L
13205 WASTE PRO
13301 SABINE INC
13631 CRUCE, D W
13642 BOSTON, JOFFRE T
13651 SOUTHERN CUSTOM INC
13669 CRUCE, HARDY E
13700 ALACHUA MASSAGE CENTER
ALACHUA MASSAGE CTR
13701 ADC SELF STORAGE
13803 STEELE, WENDI
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13834 PAGELS, MICHAEL
13835 HILLMAN SUPPLY CO INC
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, F
13925 CHAMBERS, JAMES C
13932 ADAMS, JEFFERY C
14018 PRUITT, E L
14021 ALACHUA AUTOS
14029 MANTLO, PAMELA D
14060 MCMILLAN, W J
14101 DEPARTMENT OF HEALTH
14107 FLORIDA STATE DEPARTMENT OF REVENUE
THE DEPARTMENT OF JUVENILE JUSTICE
14411 PANTRY INC
14423 ALACHUA IMMEDIATE CARE CENTER
FEARING, MITCH
14435 DASI
FARM BUREAU INSURANCE CO
PRESERVING RURAL PROPERTY VALUES INC
14480 NAPA AUTO & TRUCK PARTS

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2005 (Cont'd)

16300 COMFORT HOMES OF ALACHUA
HILLSIDE HOMES L L C
HILLSIDE HOMES LLC
16318 PAKULA, JOANNA L
16330 SANTA FE SUZUKI
16331 SANTA FE HIGH SCHOOL
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 FLEMING, PATRICIA H
16515 WAITE, JAMES
16527 CAIN, JACK A

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2000

12105 DOBY, LINDA
GUTHRIE, STACEY
HAMILTON, LARRY
THOMAS, TARA L

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2000

12316 JONIS MISS PRESCHOOL
13417 OCCUPANT UNKNOWN,
13715 DINKINS, JIMMY R
13733 CRUCE, LARRY
14021 ALACHUA AUTOS USED CARS
14028 COOPER, GUY H
16330 SANTA FE FORD
16331 ALACHUA COUNTY OF SCHOOLS PUBLIC
SANTA FE HIGH SCHOOL ALL DEPARTMENTS
SANTA FE HIGH SCHOOL ATHLETIC PROGRAM
SANTA FE HIGH SCHOOL CAFETERIA
SMITH, J
16503 VINCILL, BEULAH
16509 FLEMING, P

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 1995

12105 SHAFFER, KEVIN
13417 WERSHOW, E
16503 VINCILL, BEULAH

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 1992

101	HUNTLEY JIFFY FOOD
113	AARDVARK VIDEO
209	LADY BUG FLOWERS
235	STAGE II HAIR CTR
305	SBP
470	ALACHUA ANML HOSP
1210	LIL CHAMP FOOD STOR
1307	J J LUCKEY & CO
4020	CROSSROADS INS AGCY
4022	HORIZON REALTY
16331	NO FLA TELEPHONE CO

Owner or Site Manager Interview

Interview Date:	March 20, 2025
Name:	Robert M. Matheny
Title:	President
Company/Organization:	Santa Fe Hills Church of Christ

Status:

- ☐ Client/Owner
- ☐ Site Manager
- ☐ Occupant
- ☐ Government Official
- ☑ Other

President of Santa Fe Hills Church of Christ

During what time period were you the site manager of the property?

What was type of business did you have at the property?

Church Building

Do you know the past uses of the property?

- ☑ Yes
- ☐ No

If yes describe:

Always used as a place to worship

Do you know of specific chemicals that are present or once were present at the property?

- ☐ Yes
- ☑ No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you know of any environmental cleanups that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

☐Yes
☑No

If yes describe:

_____

_____

_____

_____

_____

joel@thomsonenv.com

From: Gia & Scott arvin <askthearvins@yahoo.com>
Sent: Sunday, March 23, 2025 3:40 PM
To: Joel Thomson
Cc: Orlando Jaffee Cabot
Subject: Re: Church Property - Alachua

From the church contact:

Spoke to a member that has been there off and on since the beginning. She said as far as knows they never had fuel oil heat, only gas, and never buried a propane tank. There is a septic tank. I was quite sure there wasn't any sewer charge that was paid. She is also going to confirm those answers with her brother, Paul, who has always been a member there. If he has any different answers I will let you know ASAP.

Gia Arvin
Matchmaker Realty
352-870-4428
gia@giaandscott.com

On Mar 20, 2025, at 12:34 PM, Joel Thomson <joel@thomsonenv.com> wrote:

Thanks Cabot. A couple of additional questions below...

Gia, to your knowledge did the church facility ever have a heating oil tank for the onsite furnace?

I believe it was connected to natural gas on the day of my field visit. Is that correct? Or is there a buried propane tank?

Does the church operate on a septic tank and field? Or is it hooked up to municipal sanitary sewer?

Thanks!

From: Jaffee, Cabot @ Orlando <Cabot.Jaffee@cbre.com>
Sent: Thursday, March 20, 2025 8:14 AM
To: gia arvin <askthearvins@yahoo.com>
Cc: Joel Thomson <joel@thomsonenv.com>
Subject: Church Property - Alachua

Hey Gia,

Can you or the owners please fill out the questionnaire attached? This is for the phase 1. I will also get an updated estimate for closing on the property. I am also copying Joel Thomson to this email as he had some questions regarding the Church Property.

Talk to you soon.

Thanks,

Cabot

Cabot L. Jaffee III
Senior Vice President
CBRE | Advisory & Transaction Services - Florida
200 S. Orange Ave., Suite 2100 | Orlando, FL 32801
T +1 407 404 5051 | F +1 407 404 5101 | C +1 407 493 6075
cabot.jaffee@cbre.com | CBRE.com

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APPENDIX E

User Questionnaire

PHASE I ENVIRONMENTAL SITE ASSESSMENT
ASTM STANDARD E1527-21 USER QUESTIONNAIRE
Alachua Property, Alachua County, Florida

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(Please provide answers in the space provided after each question. Additional space is provided on the last page if required.)

Property Name and Address: West Side Commons

16313 NW US HWY 441; Unassigned. Parcel ID Numbers: 03044-002-000; 03044-001-002

Name of User: Alachua Outparcel Relationship to Property: Purchaser

Signature of User: Zachary Pinel Date: 3/4/2025

(1) Have you engaged a title company or title professional to undertake a review of reasonably ascertainable recorded land title records (often referred to as a chain of title)? ✓ YES ___ NO

(2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal , tribal, state or local law? ___ YES ✓ NO

(3) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ___ YES ✓ NO

(4) As the User of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ___ YES ✓ NO

(5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you responded "No", have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ✓ YES ___ NO

(6) Are you aware of any commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? ✓YES ___NO

_____

For example, as User,

(a) Do you know the past uses of the property? ✓YES ___NO
1 parcel vacant, the other was a church

(b) Do you know of specific chemicals that are present or once were present at the property? ___YES ✓NO _____

(c) Do you know of spills or other chemical releases that have taken place at the property? ___YES ✓NO _____

(d) Do you know of any environmental cleanups that have taken place at the property? ___YES ✓NO _____

(7) As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? ___YES ✓NO _____

_____

(8) In accordance with Section 6.7 of ASTM Standard E1527-21, unless stated otherwise the reason for the User requesting this ESA shall be assumed to be "to qualify for a Landowner Liability Protection (LLP) to CERCLA liability". (State Reason if Different) _____

(9) Do you know whether any of the following documents exist and, if so, whether copies can and will be provided to the Environmental Professional within reasonable time and cost constraints?

a. Environment site assessment reports (___YES ✓NO)
b. Environment compliance audit reports (___YES ✓NO)
c. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits) (___YES ✓NO)
d. Registrations for underground and above-ground storage tanks (___YES ✓NO)
e. Registrations for underground injection systems (___YES ✓NO)
f. Material safety data sheets (___YES ✓NO)
g. Community right-to-know plan (___YES ✓NO)
h. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc. (___YES ✓NO)
i. Reports regarding hydrogeologic conditions on the property or surrounding area (___YES ✓NO)
j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property (___YES ✓NO)
k. Hazardous waste generator notices or reports (___YES ✓NO)

l. Geotechnical studies (___YES ✓NO)
m. Risk assessments (___YES ✓NO)
n. Recorded Activity and Use Limitations (AULs) (___YES ✓NO)

COPIES OF THE FOLLOWING WILL BE PROVIDED (Example: a, e, and k): _____
_____

(10) Are you aware of:

a. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

b. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

c. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ___YES ✓NO
_____

ADDITIONAL SPACE FOR ANSWERS (AS NEEDED):

<END OF USER QUESTIONNAIRE>

APPENDIX F

Statement of Qualifications

thomson
ENVIRONMENTAL CONSULTING

JOEL A. THOMSON
PRESIDENT

Mr. Thomson serves as President of Thomson Environmental Consulting, LLC. He combines an interdisciplinary background with extensive knowledge gained through applied fieldwork and exposure to a wide variety of consulting scenarios. He has provided both public and private clients with environmental consulting services for over 14 years.

Mr. Thomson meets the requirements of an Environmental Professional (EP) as defined in 40 CFR §312.10 by holding a baccalaureate degree in science and having more than five (5) years of full-time relevant experience (as defined by §312.1(c)).

Since prior to 2005, Mr. Thomson has performed numerous environmental site assessments and investigations of surface and subsurface conditions and has used professional judgment to develop opinions regarding conditions indicative of releases or threatened releases on the following types of properties, among others:

- Raw land
- Agricultural land
- Single-family homes
- Multi-family residences
- Commercial real estate parcels (undeveloped)
- Office buildings
- Shopping malls
- Ski resorts and snow-making operations
- Airport hangars

Mr. Thomson has provided Phase I Environmental Site Assessments (ESAs) to clients in the following states:

- Florida
- New Hampshire
- Vermont
- California
- Nevada
- Arizona

EDUCATION The College of William and Mary in Virginia, 1995, B.S., Biology and Environmental Science (Dual Majors)
Rollins College, 2002, M.B.A., Carl Osgood Award Recipient (Class Valedictorian)

CERTIFICATIONS AND TRAINING

- FDEP Stormwater, Erosion and Sedimentation Control Inspector #5859
- FDEP Stormwater, Erosion and Sedimentation Control Advanced Inspector Training
- FDEP Stormwater, Erosion and Sedimentation Control Instructor #407
- Commercial Herbicidal Applicator with Aquatics Designation (License No. CM19903)
- ASTM E 1527-05 Qualified Environmental Professional (EP)
- FFWCC Authorized Gopher Tortoise Agent (Permit No. GTA-10-00009)
- FDEP Bio-Reconnaissance Macroinvertebrate Sampling
- ESRI ArcView GIS, including mobile applications
- Wildland Firefigher Training (through S-290)
- FDEP/WMD Unified Mitigation Assessment Method (UMAM) Training
- Hydric Soils / Unified Wetland Delineation Methodology Training

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

Summary of Neighborhood Meeting for Proposed Site Plan
IP # 2025.0802
Westside Commons – Heartland Dental Office– Alachua, FL

A neighborhood meeting was held by Interplan LLC at 6:00 PM on Tuesday, October 21, 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. Notices advertising the meeting were sent to property owners within 400 feet (list attached) of the Subject Parcels and an advertisement was posted in the Gainesville Sun 10 business days prior to the meeting as required by the City of Alachua.

The meeting itself was held from 6:00 pm until 6:30 PM at the Legacy Park Multipurpose Center, and Gilberto Corral w/Interplan LLC attended on behalf of the applicant to discuss the site plans with any interested parties. A few copies of 11x17 size plans, and elevations of the building for the proposed Heartland Dental office were provided for review. A total of one person attended the meeting, and her name is provided on the attached sign in sheet. I provided her with a copy of the site plan, explained the proposed development, and answered her questions.

The attendee had no objections to a dental office being built on the subject parcel, and had a few other general questions such as, size of the building and who the tenant would be. I answered her questions, we discussed the site plan and the City of Alachua's infrastructure for a few more minutes, and at approximately 6:30 PM there were no further questions or comments so the meeting was adjourned.

A copy of the newspaper advertisement, mailed notice, list of recipients and sign in sheet is attached.

Chris Blurton
Program Manager, Interplan LLC

NWC 173rd Street & US 441 - Dental Office Site Plan
Neighborhood Meeting - Sign In Sheet - October 21st, 2025

NAME	ADDRESS	PH. # or E-MAIL
Soorya Lindberg		
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
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NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL
NAME	ADDRESS	PH. # or E-MAIL

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Chris Blurton
Interplan Llc
220 E Central PKWY # 4000
Altamonte Springs FL 32701-3400

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

GAI Gainesville Sun 10/03/2025
GAI gainesvillesun.com 10/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27
My commission expires

Publication Cost:	$56.12	
Tax Amount:	$0.00	
Payment Cost:	$56.12	
Order No:	11712494	# of Copies:
Customer No:	1532660	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed site plan for a new Dental Office to be located at the northwest corner of US 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing.
The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held at 6:00pm on Tuesday, October 21st, 2025 at the Legacy Park Multipurpose Center, Meeting Room #2, 15400 Peggy Road Alachua, FL 32615.
Contact person: Chris Blurton
(407)645-5008 or
cblurton@interplanllc.com

Hydrant Flow Test Report

Test Date 06/02/2025 **Test Time** 10:25 AM

Location

NW 173rd St. and US HWY 441
Alachua, Florida 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by: J. Mallard/C. Carroll
Witnessed by: ACFR Chip Ware

Notes

READ HYDRANT at intersection of
NW 173rd St. & US HWY 441

FLOW HYDRANT SE of intersection

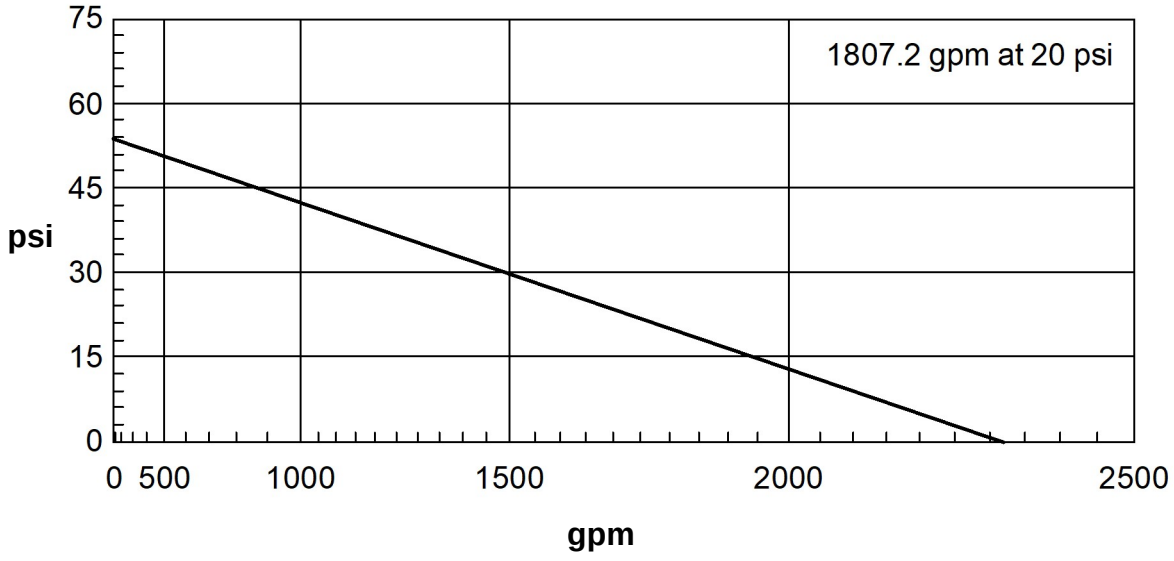
Read Hydrant

54 psi **static pressure**
31 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	20	751 gpm
#2	0	2.5	.9	18	712 gpm
				Total	1463 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

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

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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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Privacy Policy (PrivacyPolicy.pdf)

DRIVEWAY CONNECTION PERMIT FOR ALL CATEGORIES

PART 1: PERMIT INFORMATION

APPLICATION NUMBER: 2025-A-291-00030

Permit Category: D - 1,201 to 4,000 VTPD Access Classification:

Project: Westside Commons SR 20/25 (US441) @ CR 235A - Alachua

Permittee: ASHLEY ROSADO

Section/Mile Post: / State Road:

Section/Mile Post: / State Road:

PART 2: PERMITTEE INFORMATION

Permittee Name: ASHLEY ROSADO

Permittee Mailing Address: 220 East Central Parkway, #4000

City, State, Zip: Altamonte Springs, Florida 32701

Telephone: (407) 645-5008 ext. _____

Engineer/Consultant/or Project Manager:

Engineer responsible for construction inspection:
NAME P.E. #

Mailing Address:

City, State, Zip:

Telephone: FAX, Mobile Phone, etc. Fax: / Mobile:

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2025-A-291-00030
Department of Transportation

Signature: Randall Woodard Title: PERMITS COORDINATOR II

Department Representative's Printed Name Randall Woodard

Temporary Permit ☐ YES ☑ NO (If temporary, this permit is only valid for 6 months)

Special provisions attached ☐ YES ☑ NO

Date of Issuance: 8/28/2025

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

See following pages for General and Special Provisions

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
   Phone: 3523814342 , Attention: Randall Woodard
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility,except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☐ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

1.This permit only applies to work being done within FDOT right of way. 2. Contact FDOT Inspector Dale Hunter 48 hours in advance 352-575-3713 for a preconstruction meeting and before any work is performed within FDOT right of way. 3 Have all utilities located before the preconstruction meeting. 9.The Contractor must have a copy of the approved FDOT Permit on site during construction.

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an adminstrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

WESTSIDE COMMONS - INFRASTRUCTURE PLANS

NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

VICINITY MAP



LEGAL DESCRIPTION

ALL OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD 3 AND EAST OF U.S. 17-92, LESS THE SOUTH 186.48 FEET THEREOF, IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD 3 AND EAST OF U.S. 17-92, LESS THE SOUTH 279.68 FEET THEREOF, IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

AND

THE NORTH 93.2 FEET OF THE SOUTH 279.68 FEET OF SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD AND EAST OF NEW STATE ROAD (O.R. BOOK 1586. PAGE 747), IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

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

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
–	SURVEY

LOCATION MAP



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

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

STUART 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: 7/22/2025

C0.0

COVER SHEET

CHECKED: CDB DRAWN: GFC

Approved
2025-A-291-0003
Alachua County Public Works
07/30/2025

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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 ALL 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.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE **CITY OF ALACHUA**, 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, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

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.

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%	

ZONING: NEIGHBORHOOD COMMERCIAL

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	M
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 OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. **SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.**

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

UTILITY CONTACTS

WATER/ SEWER	**CITY OF ALACHUA UTILITIES** **15100 NW 142ND TERRACE** **ALACHUA, FL 32615** **JO WILLIAMS** **JO_WILLIAMS@C

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"

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).

EXISTING 8'X10' SHED TO BE DEMOLISHED AND REMOVED

EXISTING TREE TO BE REMOVED (TYP.)

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 ASPHALT SHOULDER TO BE SAWCUT AND REMOVED TO LIMITS SHOWN

EXISTING MAILBOX TO BE REMOVED

MITERED END SECTION AND PORTION OF PIPE TO BE DEMOLISHED AND REMOVED

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77
E: 2594089.24

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 135.93'
N: 298094.44
E: 2593949.41

PARCEL A
LANDS DESCRIBED IN O.R.B. 3913, PG. 2394
OWNER: SANTA FE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #803044-002-000)
± 3.81 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4646, PG. 1863
OWNER: CHRISTOPHER S. HUDSON
(TAX PARCEL #803044-001-004)
± 0.46 ACRES (M)

PARCEL C
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING & BROWNING TRUSTEES & MORRIS
(TAX PARCEL 803044-001-002)
(VACANT LAND)
± 1.26 ACRES (M)

LANDS DESCRIBED IN O.R.B. 4725, PG. 573
OWNER: BALDUZZI & BERRYHILL
(TAX PARCEL #03044-001-000)

LOT 3
(PB 'J', PG. 44)
LANDS DESCRIBED IN O.R.B. 5076, PG. 1993
OWNER: RYAN LABMANN INSURANCE AGENCY INC
(TAX PARCEL #03044-020-003)

LOT 2
(PB 'J', PG. 44)
LANDS DESCRIBED IN O.R.B. 5076, PG. 1993
OWNER: RYAN LABMANN INSURANCE AGENCY INC
(TAX PARCEL #03044-020-002)

LOT 1
(PB 'J', PG. 44)
NO RECORDING INFORMATION FOUND NOR FURNISHED
OWNER: JEFFREY A & PATRICIA A SR. JEFFREY A & PATRICIA A HOWELL REVOCABLE TRUST

SINGLE STORY CONCRETE BLOCK RESIDENCE FFE: 139.45
16412 N.W. 235A ALACHUA, FL 32615

SINGLE STORY CONCRETE BLOCK BUILDING FFE: 143.49
16313 N.W. 441 ALACHUA, FL 32615

WOOD FRAME BUILDING ON CONCRETE

6'X6' WELL HOUSE

FENCE CORNER IS 0.6' SOUTH AND 0.2' WEST OF THE PROPERTY CORNER

FENCE POST IS 0.1' EAST OF THE PROPERTY CORNER

N 00°33'21" W 765.08' (M)
N 01°49' W 765.11' (D)

S 00°52'45" E 801.45' (D)
S 00°38'16" E 800.43' (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 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)

N 89°18'45" W 200.79' (M)
S 89°29' W 200' (D)

N 01°49' W 130' (D)
N 01°49' W 129.95' (M)

N 01°49' W 2560.55' (D)

N 00°29'39" W 236.19' (M)

N 01°49' W 2140.55' (D)
N 01°49' W 2010.55' (D)

N 77°48'54" W 216.57' (M)
N 79°06' W 215.1' (D)

S 78°02'06" E 141.57' (M)
S 75°56' E 205.2' (D)

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)

NORTH

30' 0 30' 60'

GRAPHIC SCALE

SITE DEMOLITION PLAN (SOUTH)

1"=30'

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

STUART 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
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: 5/6/2025

C0.2

SITE DEMOLITION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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Approved
2025-AA-291-0006
Alachua County

DEMOLITION NOTES

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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"



SITE DEMOLITION 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:

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STUART 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: 4/2/2025

C0.3
SITE DEMOLITION PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

Approved
2025-A-291-000
Date

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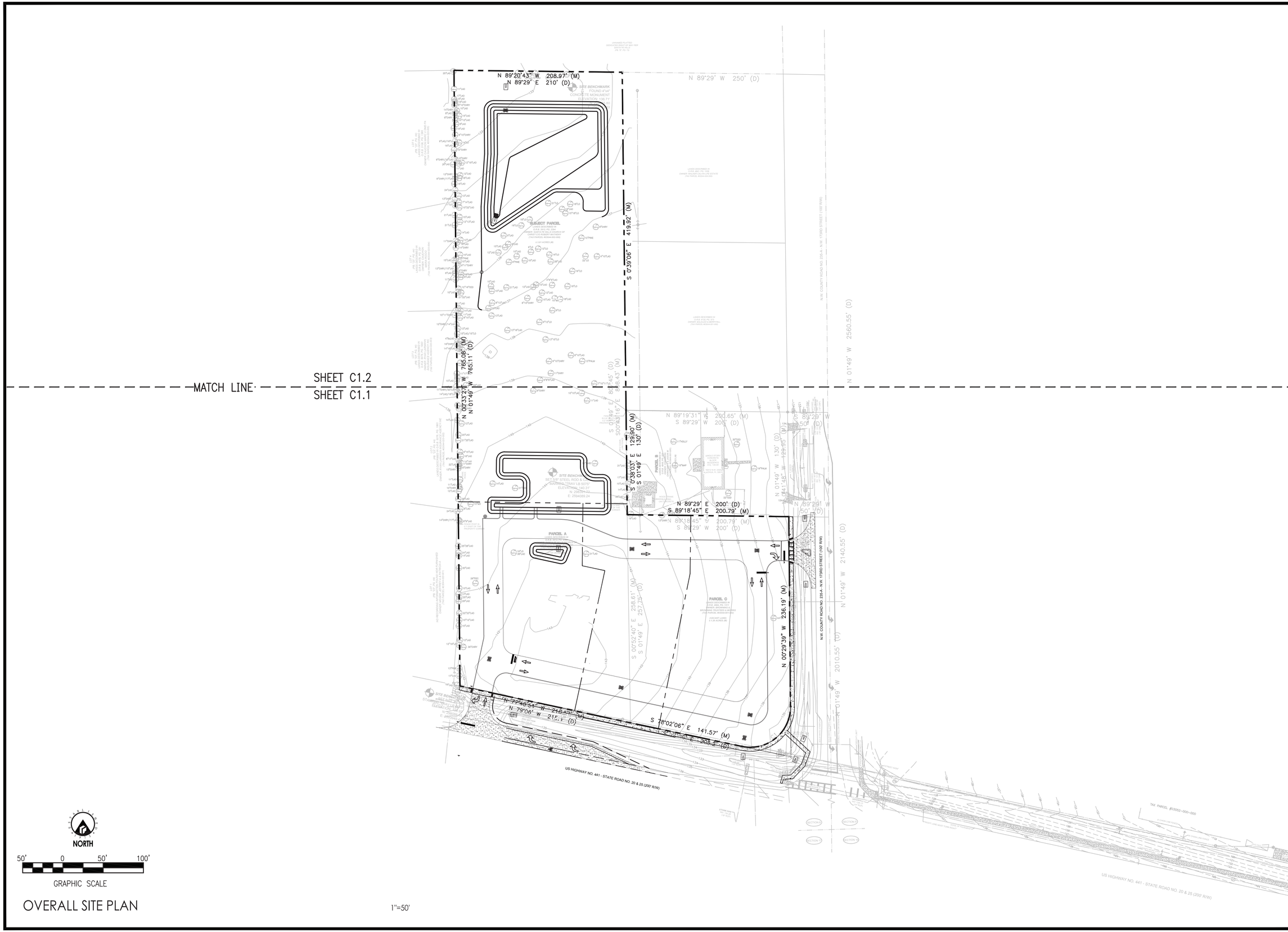

OVERALL SITE PLAN

1"=50'

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

STUART 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: 5/2/2025

C1.0
OVERALL SITE PLAN

CHECKED: CDB DRAWN: GFC

Approved
2025-A-291-0006
Randall Woodard
6/23/2025

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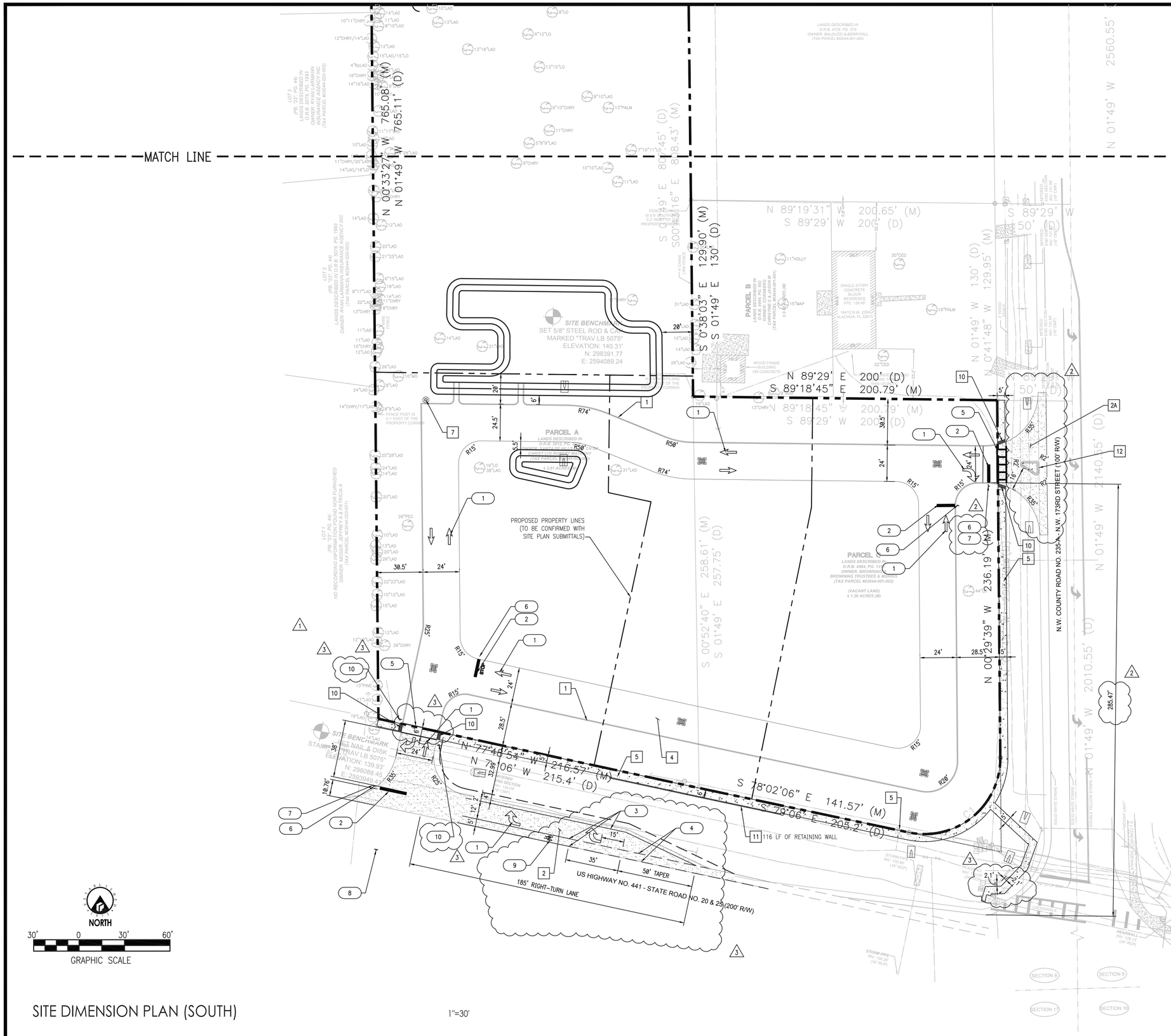

NORTH

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. 6" WIDE WHITE CROSSWALK STRIPING
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.

SITE NOTES

1. 6" CURB (1/C4.0) (TYP.) (2)
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 (-/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

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NO	DATE	REMARKS
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: 7/23/2025

C1.1
SITE DIMENSION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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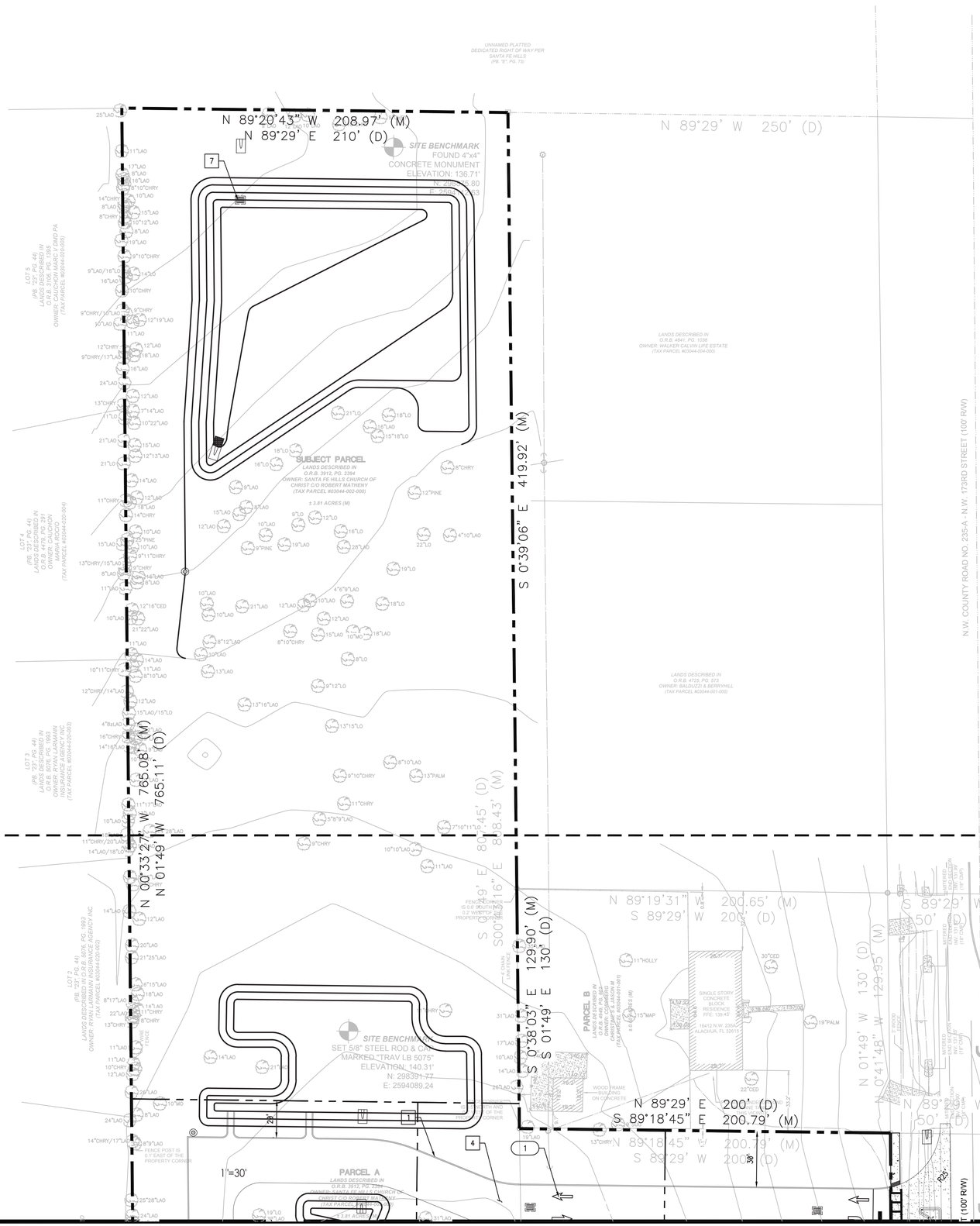
Approved
2025-EA-291-0005
Review Date: 08/04/2025



SITE DIMENSION PLAN (NORTH)

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.

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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407.645.5008

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STUART 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: 5/5/2025

C1.2

SITE DIMENSION PLAN (NORTH)

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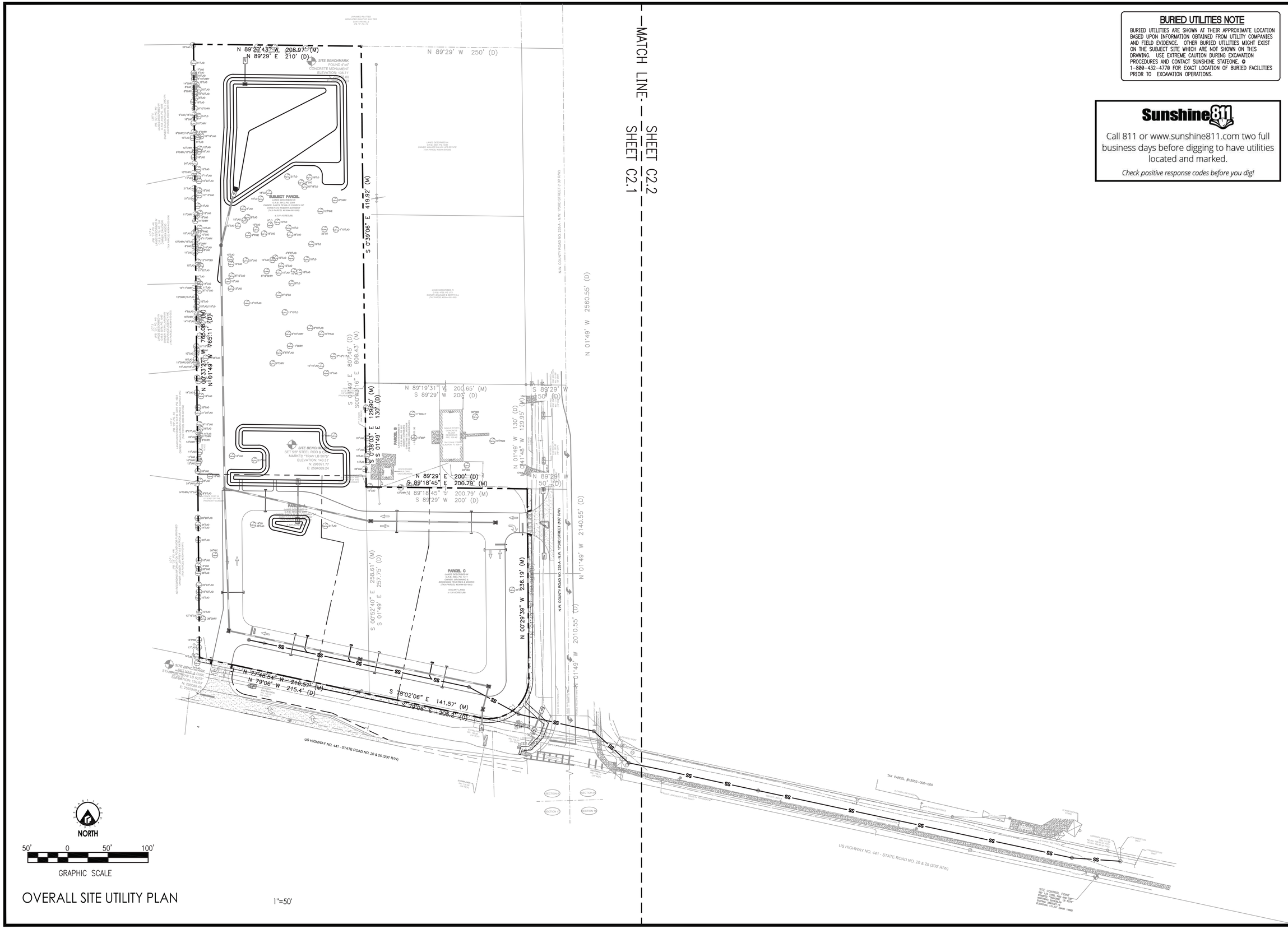

OVERALL SITE UTILITY PLAN

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.

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NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/6/2025

C2.0

OVERALL SITE UTILITY PLAN

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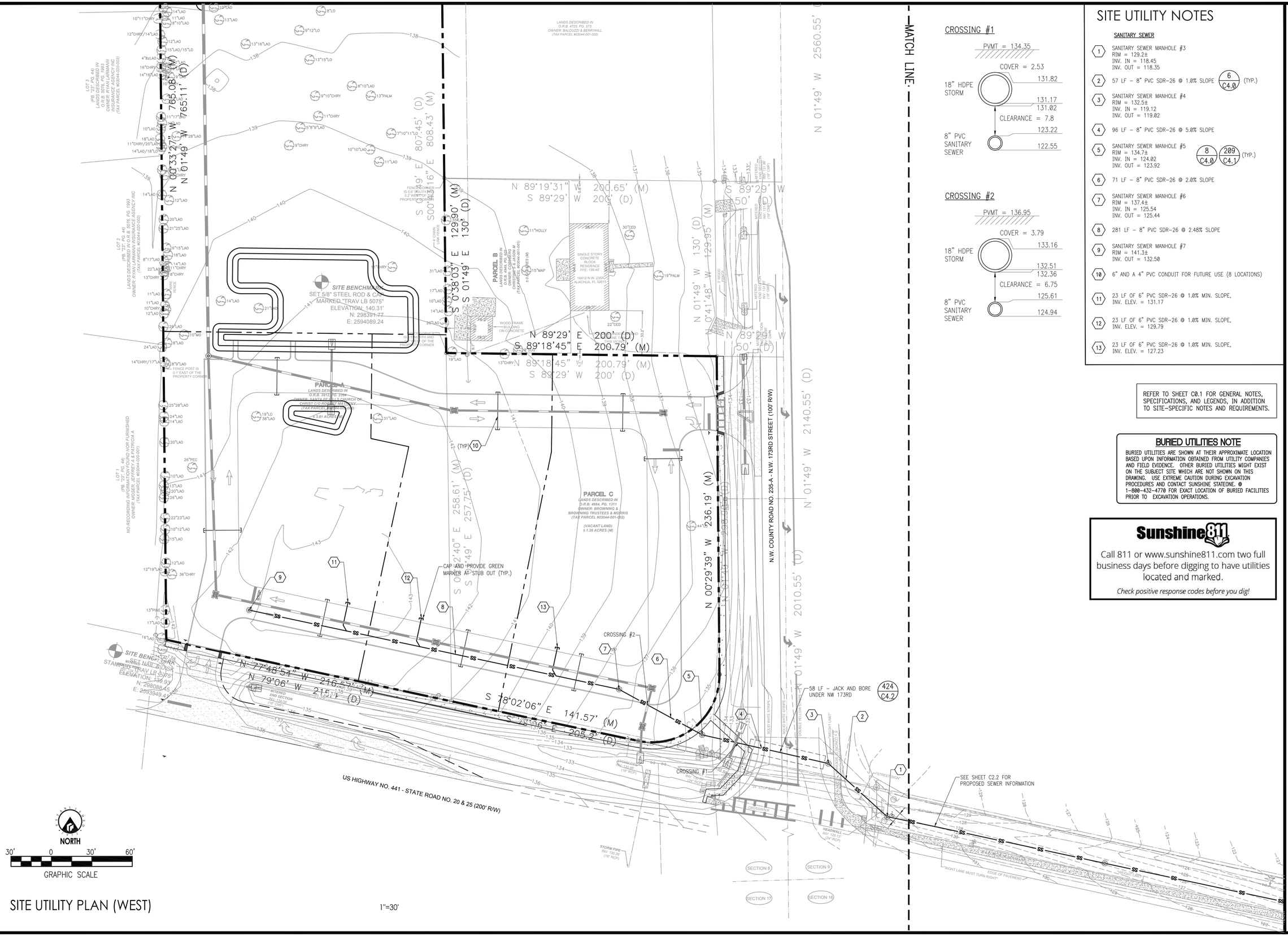
Approved
2025-A-291-0005
Hardin Wesdal
6/23/2025



SITE UTILITY PLAN (WEST)

1"=30'

CROSSING #1

CROSSING #2

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

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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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

Approved
2025-A-291-0003
Planning & Zoning
6/30/2025

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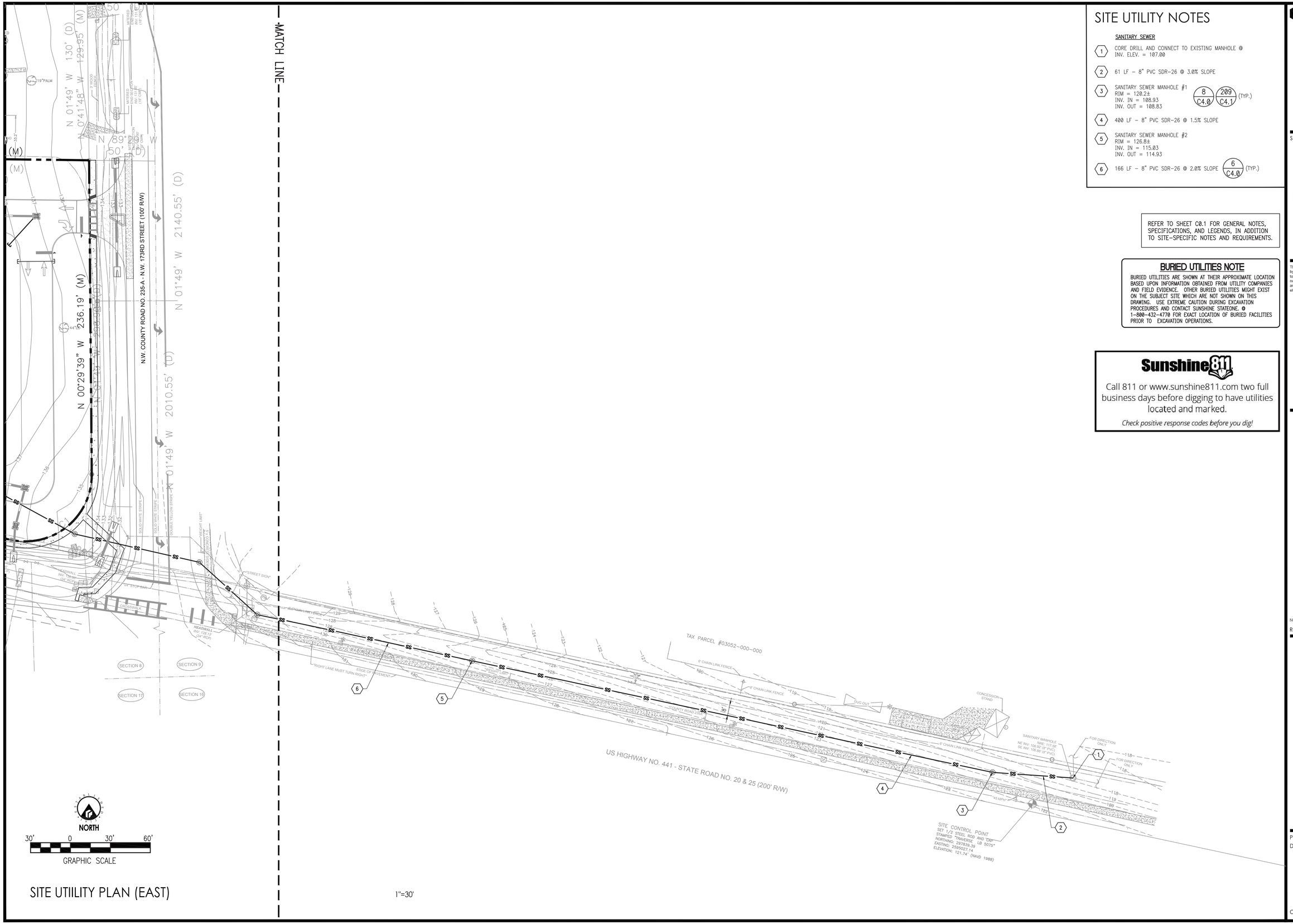

SITE UTIILITY PLAN (EAST)

1"=30'

SITE UTILITY NOTES

SANITARY SEWER

1. CORE DRILL AND CONNECT TO EXISTING MANHOLE @ INV. ELEV. = 107.00
2. 61 LF – 8" PVC SDR-26 @ 3.0% 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

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REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
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ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/2/2025

C2.2

SITE UTILITY PLAN (EAST)

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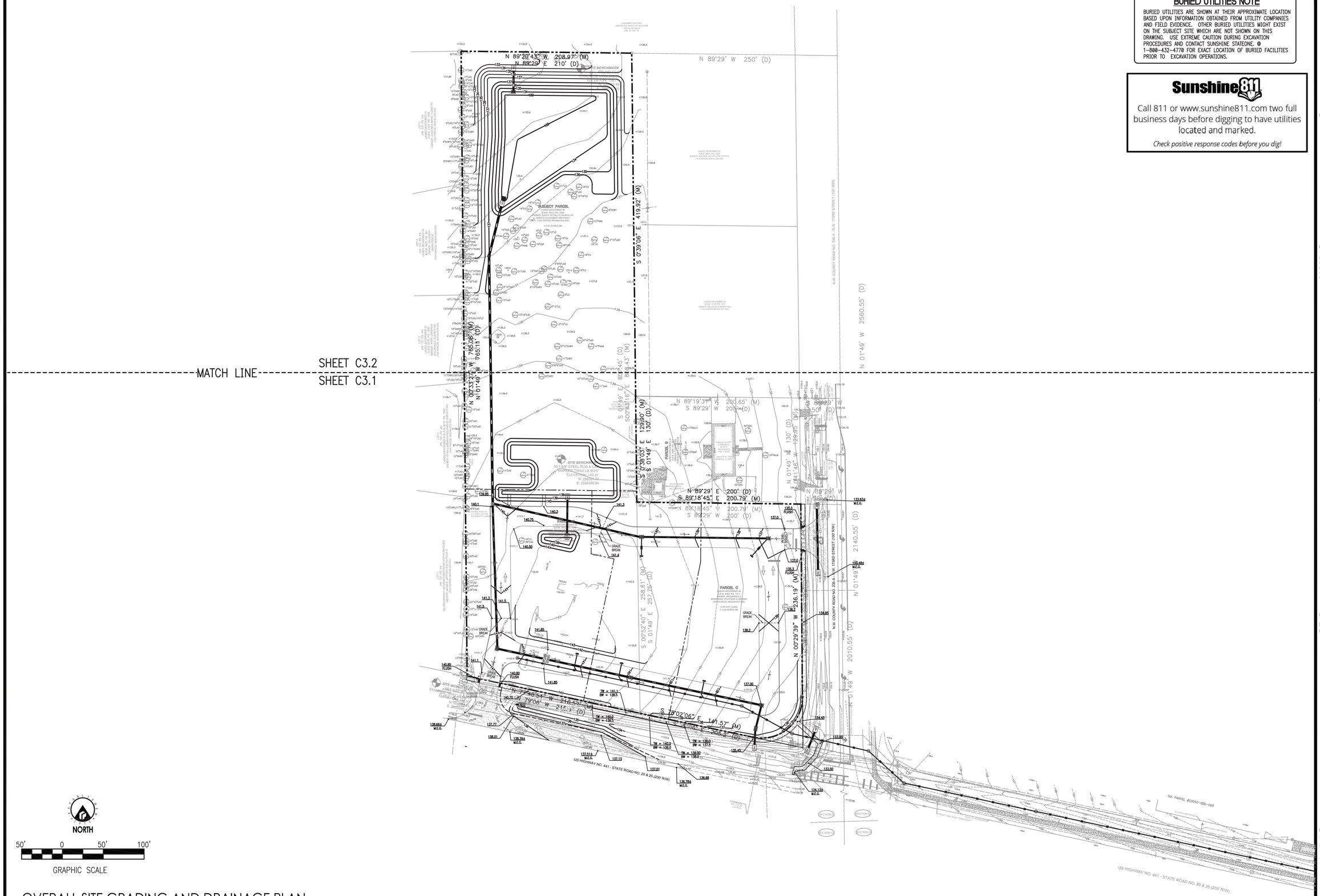
2025-A-291-000
Planning Division



OVERALL SITE GRADING AND DRAINAGE PLAN

1"=50'

BURIED UTILITIES NOTE

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PROFESSIONAL ENGINEER

STUART ANDERSON REG.# 60848

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NO	DATE	REMARKS

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NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 4/11/2025

C3.0

OVERALL SITE GRADING AND DRAINAGE PLAN

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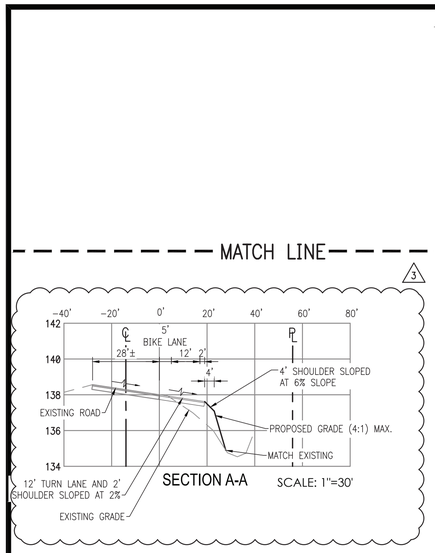
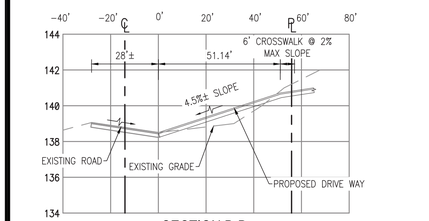
2025-A-291-0006
Wednesday
6/30/2025



SECTION A-A SCALE: 1"=30'



SECTION B-B SCALE: 1"=30'

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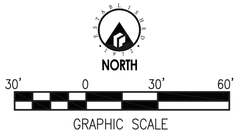

SITE GRADING & DRAINAGE PLAN (SOUTH)

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 15" RCP @ 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) = 134.58
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 18" RCP @ 0.2%
14. INLET #6
    STORMWATER INLET (FDOT TYPE 'F')
    GRATE ELEV. = 137.00
    INV ELEV. (W) = 134.86
    INV ELEV. (S) = 134.91
15. 26 LF 15" RCP @ 0.2%
16. CONTROL STRUCTURE #1
    RIM = 137.00
    INV. ELEV. (N) = 134.96
    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 15" 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)
30. MITERED END SECTION
    INV. ELEV. = 134.00
    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.

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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:

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STUART ANDERSON REG.# 60848

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NO	DATE	REMARKS
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: 7/23/2025

C3.1

SITE GRADING & DRAINAGE PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

2025-AM-001-0003

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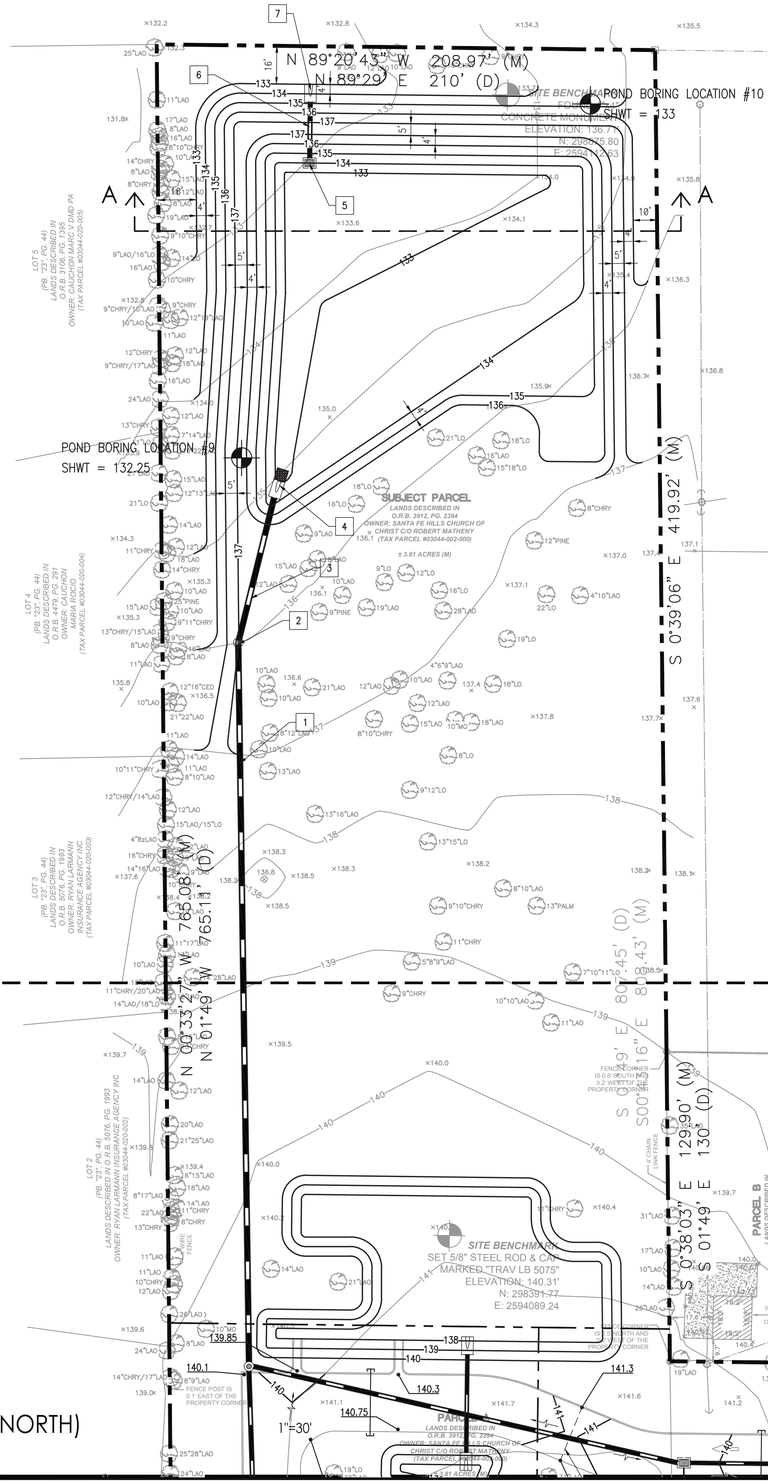
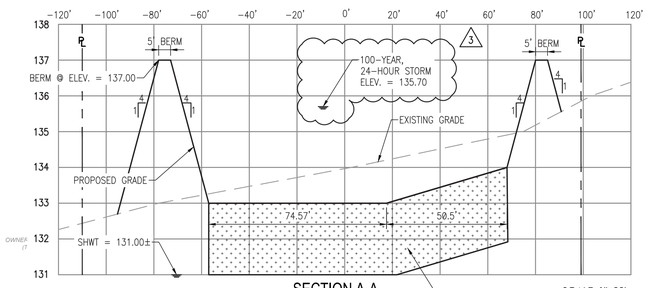


SITE GRADING & DRAINAGE PLAN (NORTH)



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 (10 / C4.0)
   RIM = 136.00
   INV. ELEV. (N) = 133.16
6. 31 LF 15" RCP @ 0.5%
7. MITERED END SECTION
   INV. ELEV. = 133.0
   PER FDOT INDEX 430-021

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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.

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STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

STUART 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: 5/8/2025

C3.2
SITE GRADING & DRAINAGE PLAN (NORTH)
CHECKED: CDB DRAWN: GFC

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2025-A-291-000
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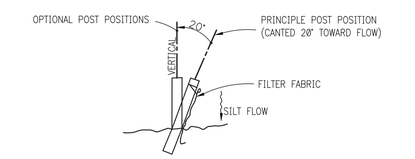
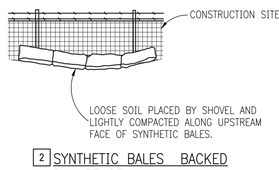
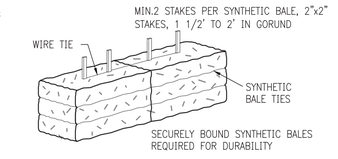


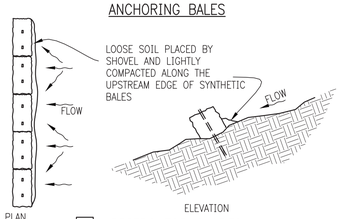
1 SILT FENCE



2 SYNTHETIC BALES BACKED BY FENCE

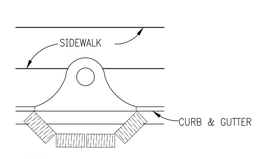


ANCHORING BALES

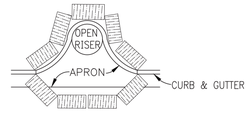


3 BARRIERS FOR SLOPES

EROSION CONTROL DETAILS

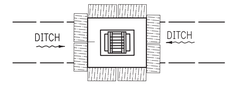


4 COMPLETED INLET

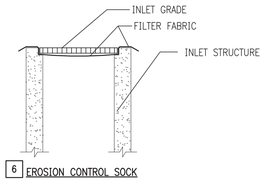


4 PARTIAL INLET

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.

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 CONDITIONS OF SITE PERMITS.

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 SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

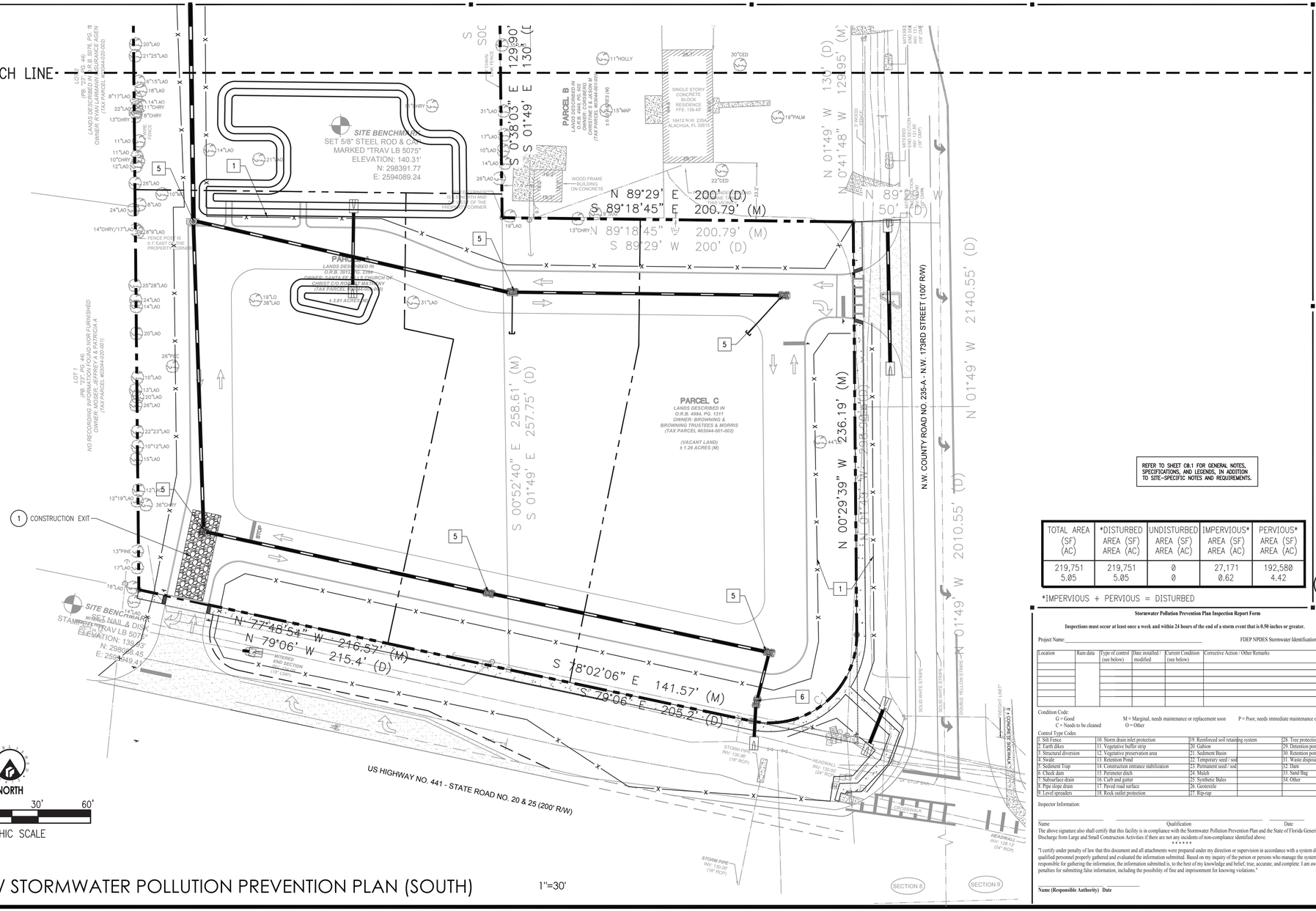
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

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".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

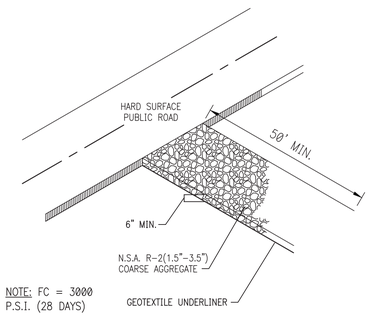


SWPPP / STORMWATER POLLUTION PREVENTION PLAN (SOUTH) 1"=30'

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 M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement
C = Needs to be cleaned O = Other

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:

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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 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:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

STUART ANDERSON REG.# 60848

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REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/13/2025

C3.3

STORMWATER POLLUTION PREVENTION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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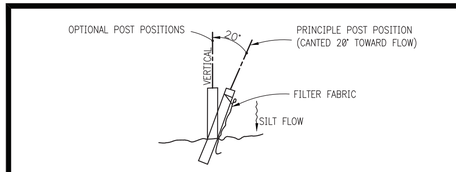
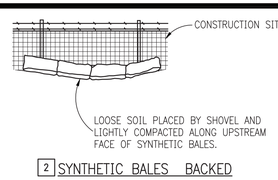
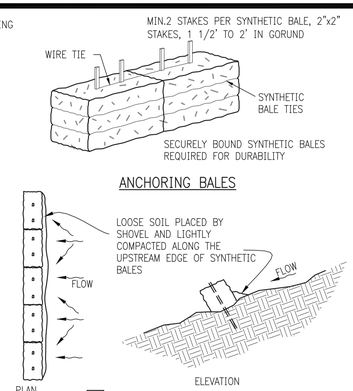


1 SILT FENCE



2 SYNTHETIC BALES BACKED BY FENCE



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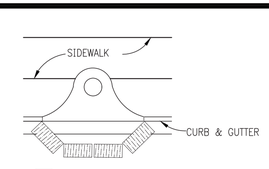

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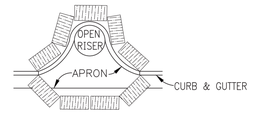

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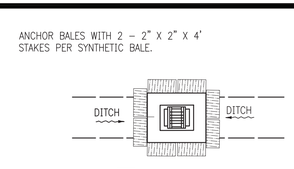

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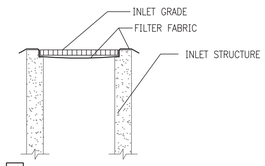

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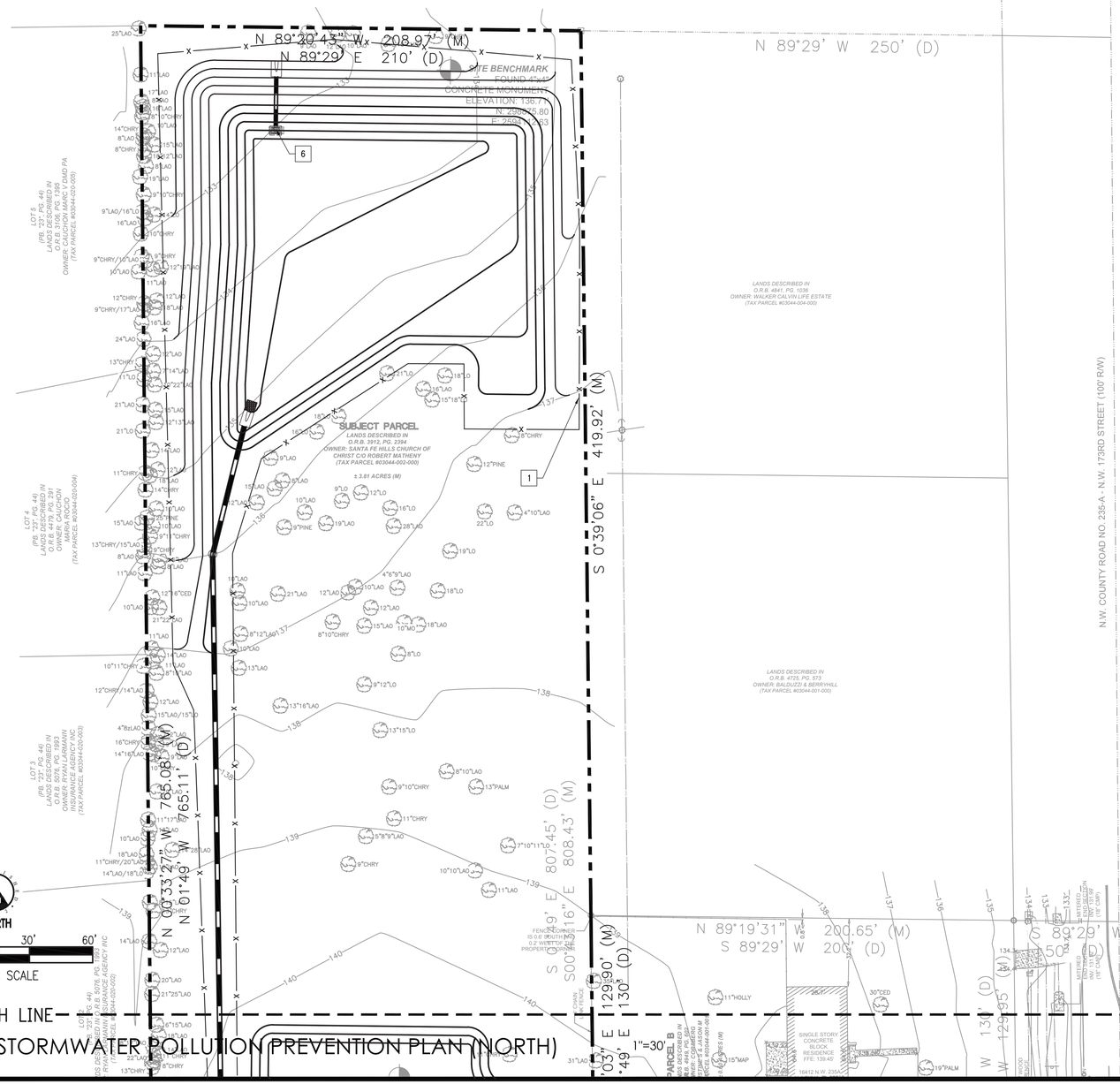

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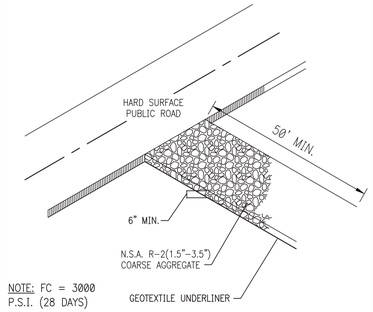

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INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:



STUART 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: 4/2/2025

C3.4
STORMWATER POLLUTION PREVENTION PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

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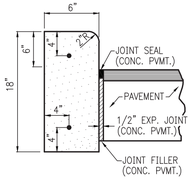


NOTES:

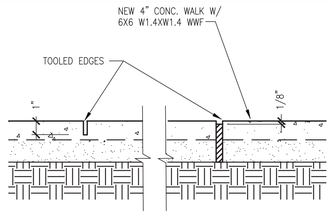
1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 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

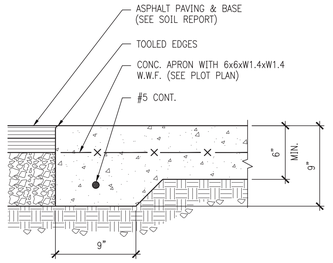


NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

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

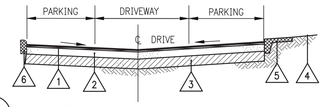


3 CONCRETE APRON
3,500 PSI (MIN.) CONCRETE

NTS

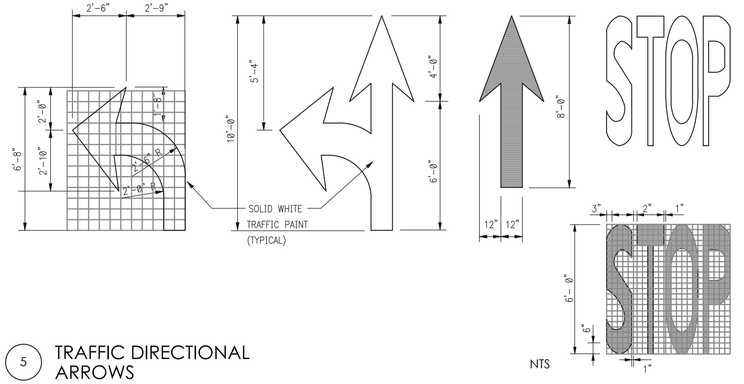
KEY TO TYPICAL PAVEMENT SECTIONS

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



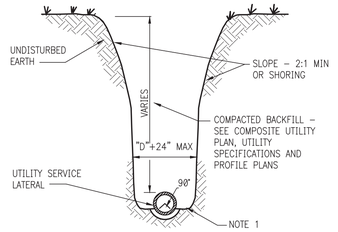
4 TYPICAL PAVEMENT SECTION

NTS



5 TRAFFIC DIRECTIONAL ARROWS

NTS



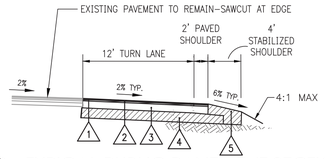
NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D–2321

6 TRENCH DETAIL

NTS

KEY TO TYPICAL PAVEMENT SECTIONS

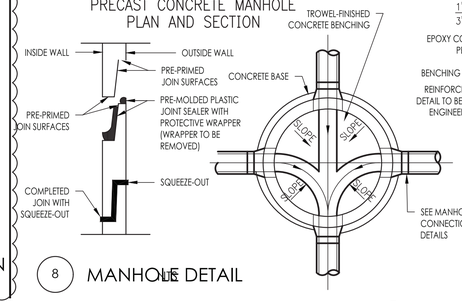
5. SODDED SHOULDER
4. 12" STABILIZATION (L.B.R. 40)
3. OPTIONAL BASE GROUP 11
2. TYPE SP–12.5 STRUCTURAL COURSE (TRAFFIC LVL. C) (2")
1. FRICTION COURSE FC–12.5 (1.5") (PG 76–22)



7 TYPICAL PUBLIC PAVEMENT SECTION (US-441)

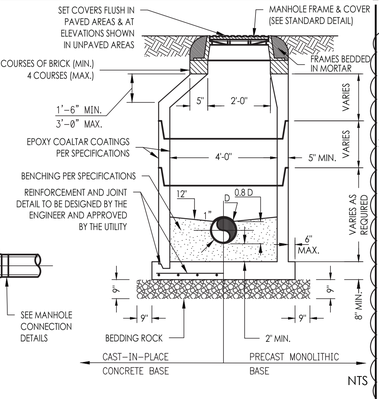
NTS

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.

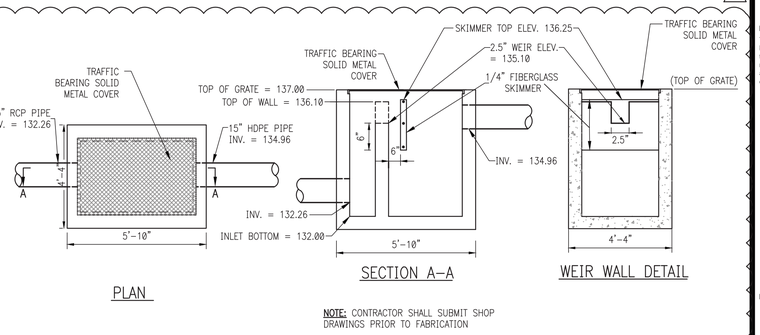


8 MANHOLE DETAIL

NTS



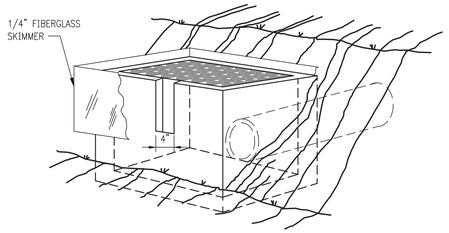
NTS



NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION

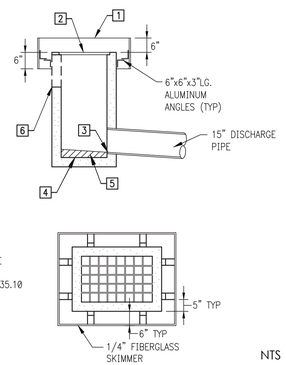
9 CONTROL STRUCTURE

NTS



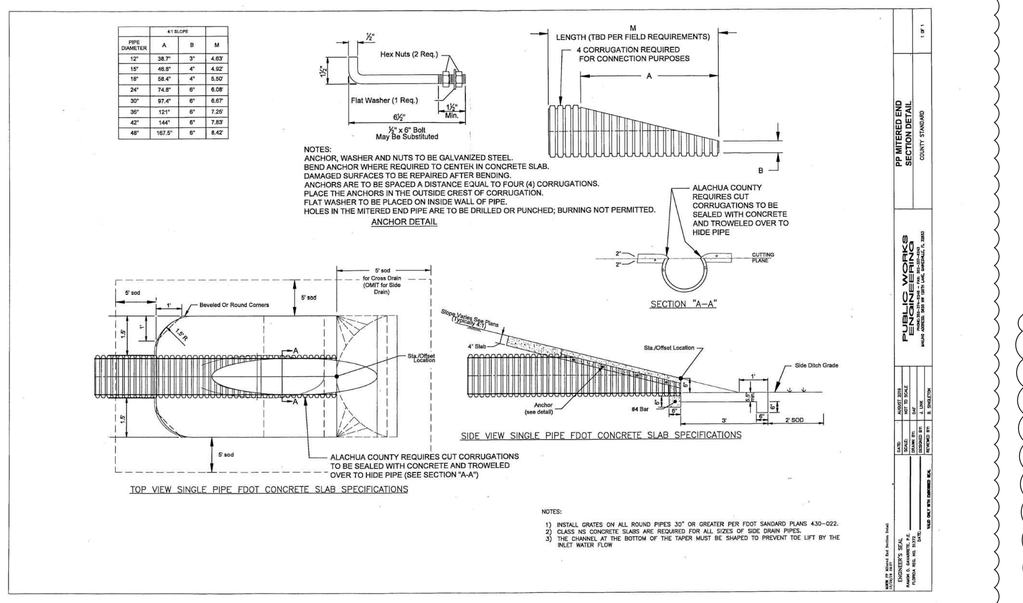
1 FIBERGLASS SKIMMER TOP= 136.50
2 STEEL GRATE TF= 136.00
3 INV = 133.16
4 BOTTOM = 132.90
5 GROUT @ 1.0% TO DISCHARGE PIPE
6 4" OVERFLOW WEIR ELEVATION = 135.10

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION



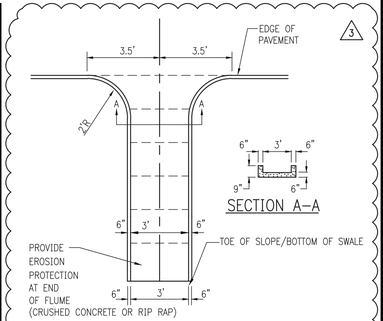
10 CONTROL STRUCTURE (TYPE "C" INLET)

NTS



11 POLYPROPYLENE MITERED END SECTION DETAIL

NTS

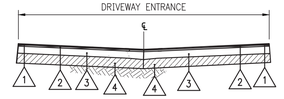


12 CURB FLUME

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

STUART ANDERSON REG.# 60848

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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: 7/23/2025

C4.0
CIVIL DETAILS

CHECKED: CDB DRAWN: GFC

Approved
2025-A-291-0006
Alachua County
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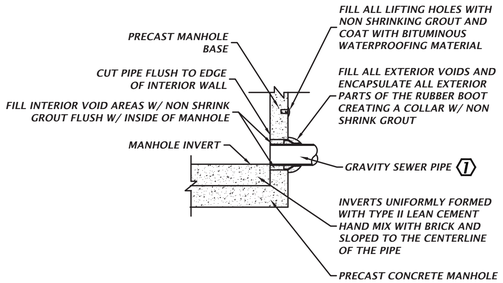


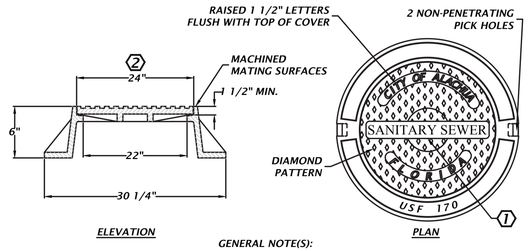
GENERAL NOTE:

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



ELEVATION PLAN

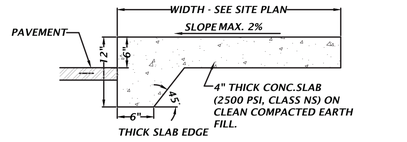
GENERAL NOTE(S):

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

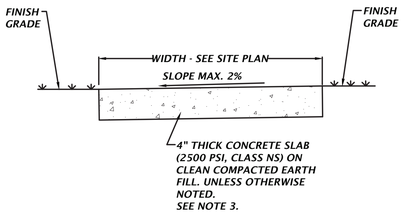
KEYED NOTE(S):

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

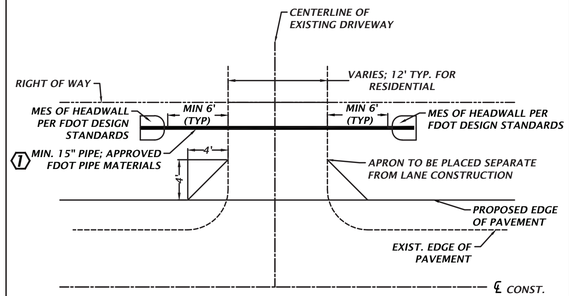


NOT ADJACENT TO PAVEMENT
NTS

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



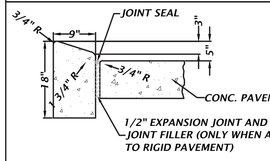
ALL APRONS TO BE CONSTRUCTED PER FDOT INDICES 330-001 AND 522-003

KEYED NOTE(S):

1. IF NECESSARY, PROVIDE CULVERT WITH MITERED ENDS TO CONVEY SWALE FLOW

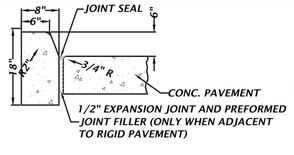
ABBREVIATION: MES = MITERED END SECTION

415 **TYPICAL ASPHALT FLARED APRON**
NTS



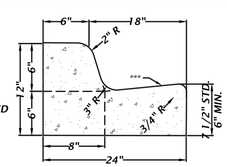
** REFER TO CURB NOTES

TYPE 'B' CONCRETE CURB
NTS

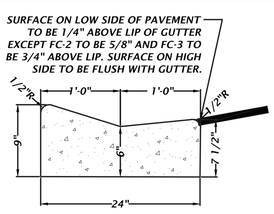


** REFER TO CURB NOTES

TYPE 'D' CONCRETE CURB
NTS



TYPE 'F' CONCRETE CURB AND GUTTER
NTS



TYPE 'MIAMI' CURB & GUTTER
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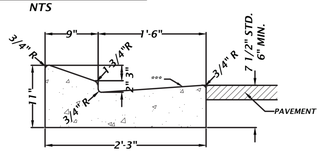
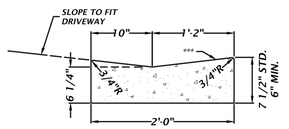


TYPE "E" CONCRETE CURB AND GUTTER
NTS

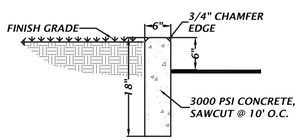
** CURB NOTES

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.

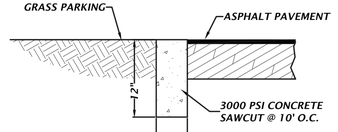
*** GUTTER SLOPE NOTE:
WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".



DROP CURB
NTS



TYPICAL 6" CURB DETAIL
NTS



FLUSH CURB
NTS

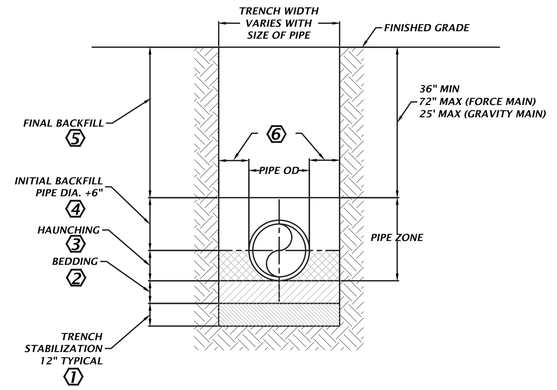
400 **TYPICAL CURB DETAILS**
NTS

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
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

STUART 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

C4.1
CITY OF ALACHUA DETAILS

CHECKED: CDB DRAWN: GFC

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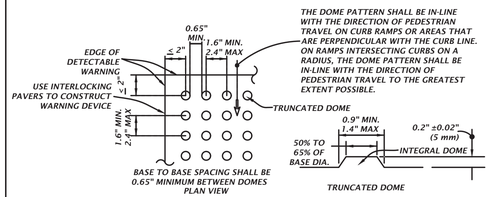
Approved
2025-A-291-0006
Date: 8/20/2025

GENERAL NOTE(S)

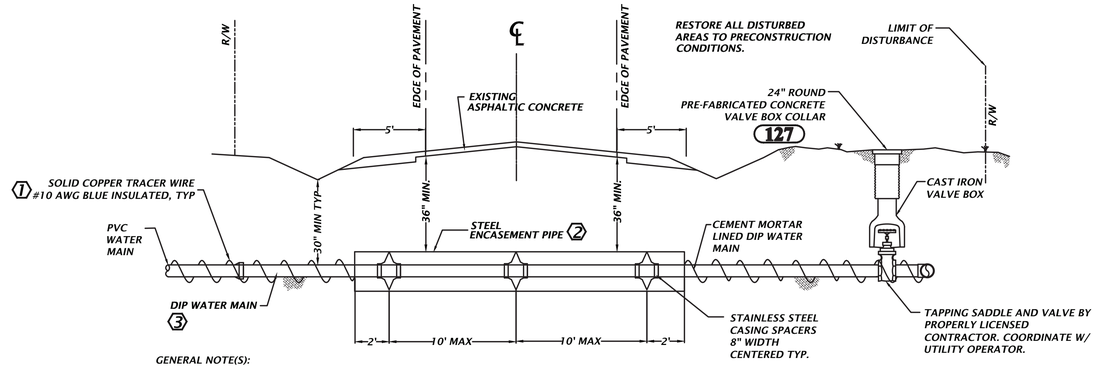
A. SUITABLE FOR 4" - 16" PIPE SIZES.
B. REMOVE DEFECTIVE PIPE SEGMENT. REPLACE WITH NEW PIPE SEGMENT WITH MINIMUM LENGTH OF 3' 0".
C. RESTRAIN ALL JOINTS, UNLESS OTHERWISE SHOWN.
D. INSTALL MJ FITTINGS AS PER AWWA C600, WHICH INCLUDES:
   - CLEANING SOCKET AND PLAIN END.
   - LUBRICATING GASKET AND PLAIN 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. USE¼" 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 TROUGH 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.

KEYED NOTE(S):

1 CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTIONS, PART # TL-LUG-SS.
2 SIZE ENCASEMENT PIPE AS PER DESIGN MANUAL.
3 PVC900 WATER MAIN CAN BE USED IF APPROVED BY FDOT.

424 **JACK AND BORE ROAD CROSSING**
NTS

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CA 8660

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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

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STUART ANDERSON REG.# 60848

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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

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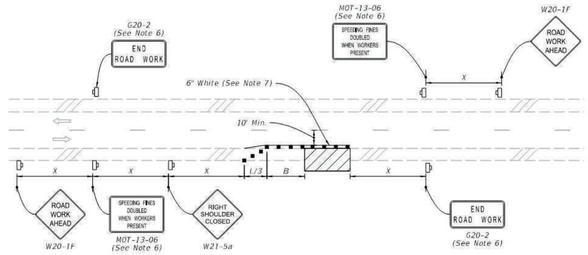
NOTE:

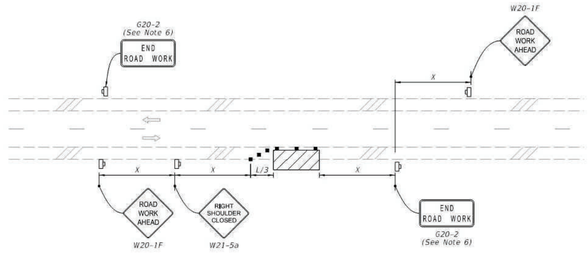
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities 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

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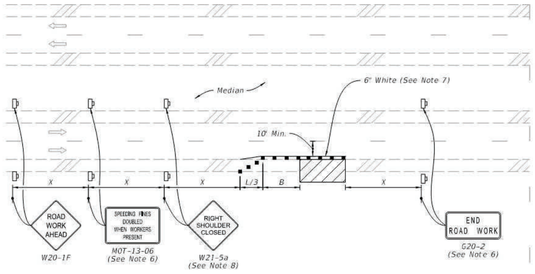
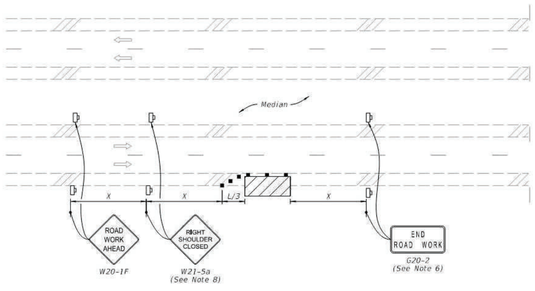


MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



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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CA 8660

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PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

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PROJECT NO: 2024.0332
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FDOT MOT DETAILS

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Alachua County



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 x½	2.50" x 1.50"	0.125"
Post "B"	HSS 2½ x 1½ x3/16	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 Hoods	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 3/16	2.00" x 2.00"	0.188" [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)	⅝" Ø Round Bar	0.750"	N/A
Infill Panel Members (Types 2 – 5)	Varies (See Details)	Varies	Varies

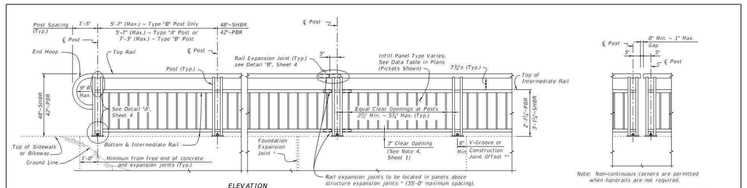
TABLE 1 NOTES:

(1) Ø.179" 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 Rails 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
         1. ½" diameter single bolt option, Grade 36
         2. ⅝" four bolt option, Grade 55
      b. ASTM A307 Grade A or 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: ⅛" 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 9" 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 scarfed 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. Three or more steps
    B. Three or more risers
12. Installation: Cutting of reinforcing steel is permitted for post installed anchors.

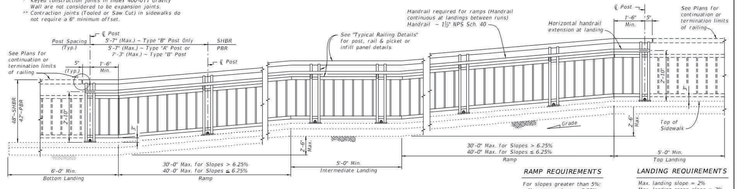
LAST REVISION 11/01/18 | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PEDESTRIAN/BICYCLE RAILING (STEEL) | INDEX 515-052 | SHEET 1 of 8



ELEVATION
(Showing Outside Face of Railing with Type "A" Posts)

TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%
(Type 1 - Picket Railing Shown, Other Types Similar)

DETAIL FOR NON-CONTINUOUS RAILING AT CORNERS



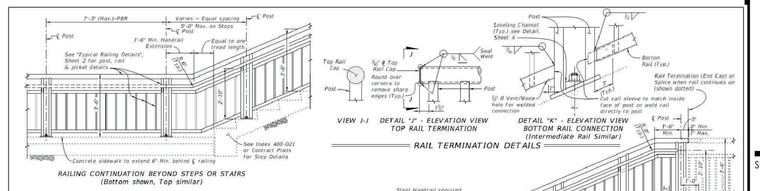
ELEVATION
(Showing Inside Face of Railing with Type "A" Posts)

RAMP REQUIREMENTS
For slopes greater than 5%: Max. ramp slope = 8.33% Max. ramp cross-slope = 2.0%

LANDING REQUIREMENTS
Max. landing slope = 2% Max. landing cross-slope = 2%

RAILINGS ON GRADES STEEPER THAN 5%
(Type 1 - Picket Railing Shown, Other Types Similar)

LAST REVISION 11/01/16 | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PEDESTRIAN/BICYCLE RAILING (STEEL) | INDEX 515-052 | SHEET 2 of 8



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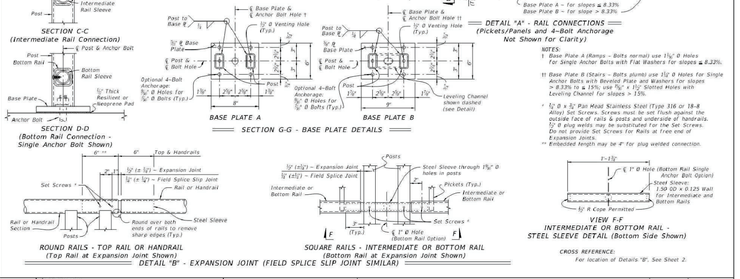

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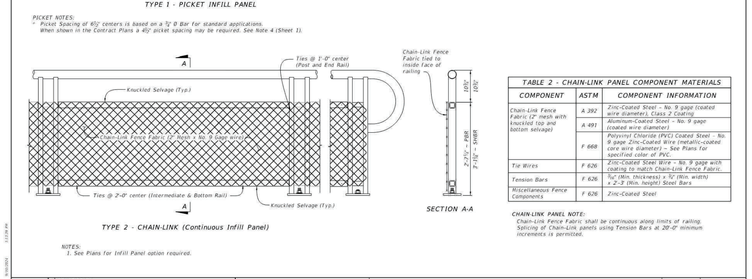

TABLE 2 - CHAIN-LINK PANEL COMPONENT MATERIALS

COMPONENT	ASTM	COMPONENT INFORMATION
Chain-Link Fence Fabric (2" mesh with knuckled top and bottom selvage)	A 392	Zinc-Coated Steel – No. 9 gage (coated wire diameter). Class 2 Coating
	A 491	Aluminum-Coated Steel – No. 9 gage (coated wire diameter)
	F 668	Polyvinyl Chloride (PVC) Coated Steel – No. 9 gage Zinc-Coated Wire (metallic-coated core wire diameter) – See Plans for specified color of PVC.
Tie Wires	F 626	Zinc-Coated Steel Wire – No. 9 gage with coating to match Chain-Link Fence Fabric.
Tension Bars	F 626	3/16" (Min. thickness) x ¾" (Min. width) x 2'-3" (Min. height) Steel Bars
Miscellaneous Fence Components	F 626	Zinc-Coated Steel

NOTES:
1. See Plans for Infill Panel option required.

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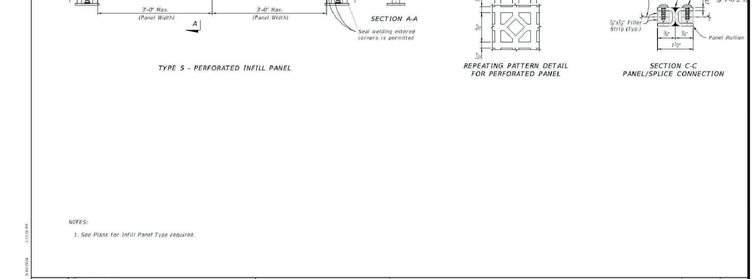

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ANCHOR BOLT TABLE

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"	½" Ø
IIa	Reinforced Concrete	4"	4"	9"	10½"	11"	½" Ø
IIb	Granite Wall Index 400-011	4½"	3½" @ top	9"	10½"	11"	½" Ø
III	Step Cheekwall	4½"	4½"	9"	10½"	11"	½" Ø
IV	Varies	5"	5"	5"	6½"	7"	⅝" Ø

** When required; measured from top of sidewalk.

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CA 8660

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PERMITTING

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ALTAMONTE SPRINGS, FL 32701
407.645.5008

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PROJECT NO: 2024.0332
DATE: 5/5/2025

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FDOT PEDESTRIAN RAILING DETAIL

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PLANT LIST

PLANT QUANTITY / PLANT SYMBOL	SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE / SPACING
		TREES	
7 / AZ	QV	LIVE OAK (QUERCUS VIRGINIANA)	10' HT., 2.5" CAL. 1 TREE EVERY 25'

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.

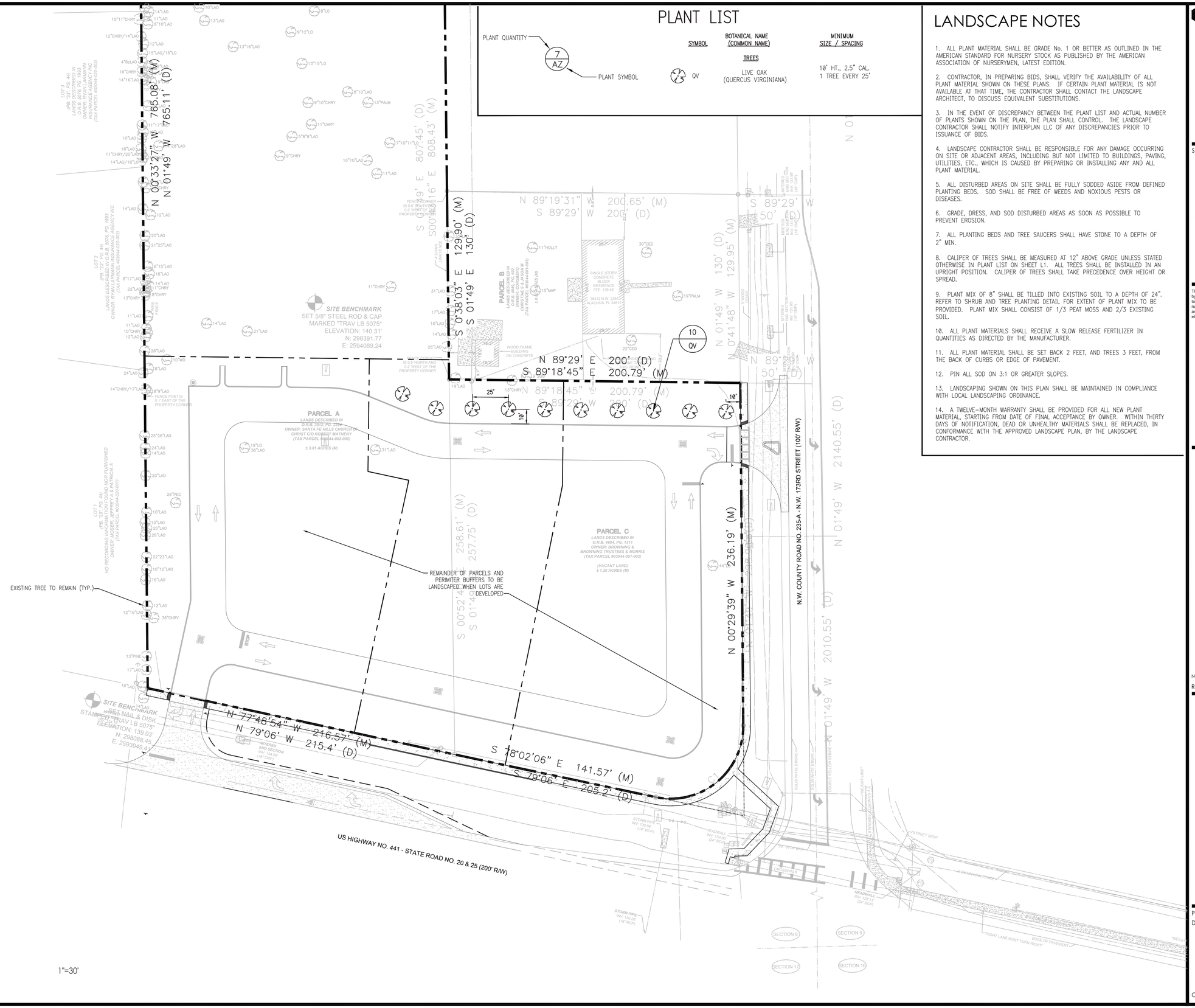
10. ALL PLANT MATERIALS SHALL RECEIVE A SLOW RELEASE FERTILIZER IN QUANTITIES AS DIRECTED BY THE MANUFACTURER.

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.



NORTH

30' 0 30' 60'

GRAPHIC SCALE

LANDSCAPE PLAN

1"=30'

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NO DATE REMARKS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/6/2025

L1.0
LANDSCAPE PLAN

CHECKED: CDB DRAWN: GFC

Approved
2025-A-291-000
Date
6/23/2025

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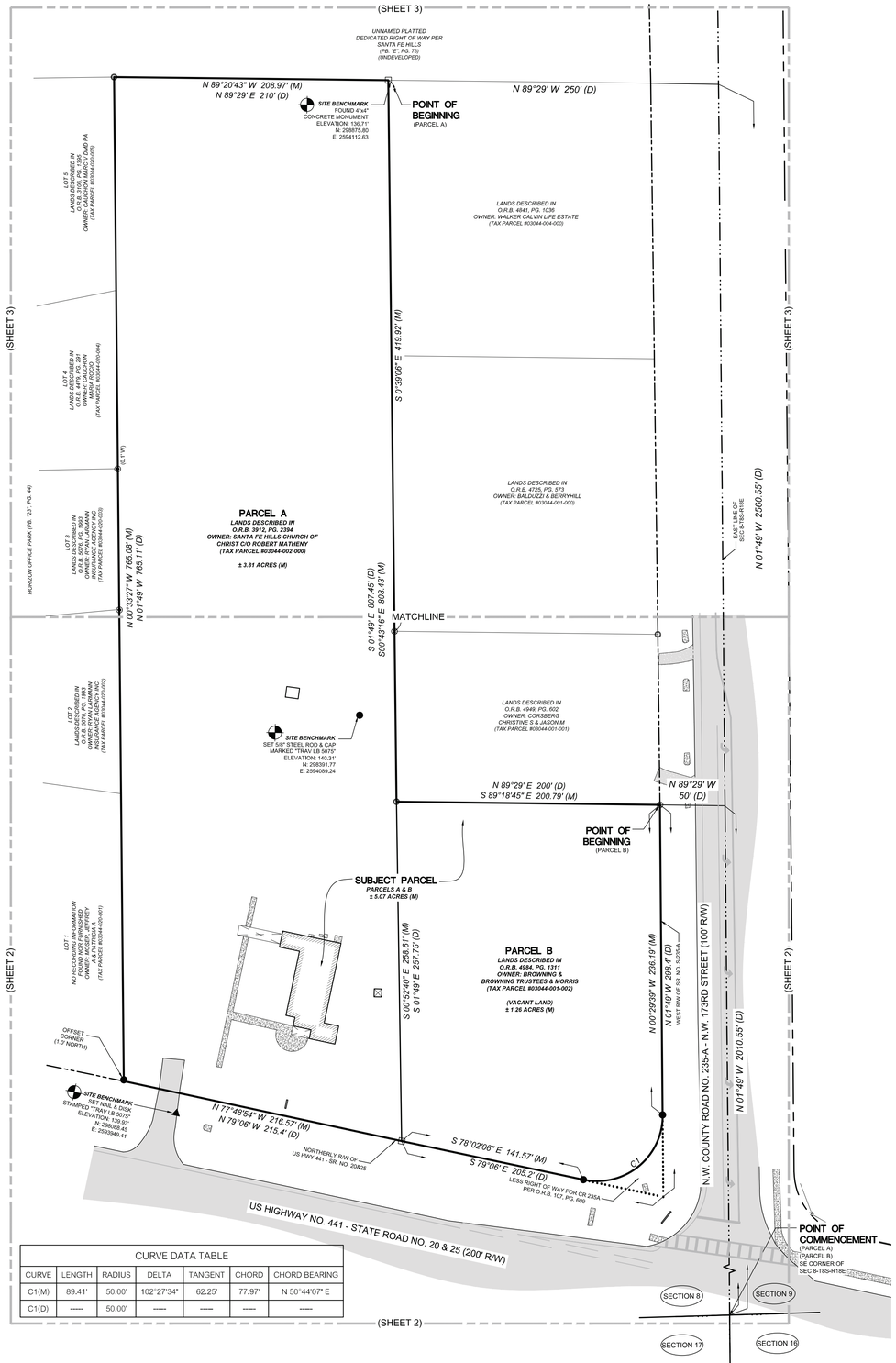


CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	89.41'	50.00'	102°27'34"	62.25'	77.97'	N 50°44'07" E
C1(D)	------	50.00'	------	------	------	------

Tech: Aaronit Plot Date: Apr 09,2025 10:45am File:name: 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")

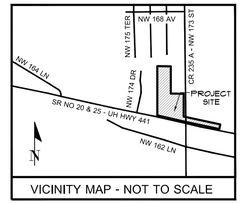
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 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.

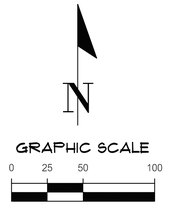
DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)("PARCEL B")

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
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)
= PEDESTRIAN SIGNAL POLE
= CABLE BOX
= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= TRAFFIC SIGNAL POLE
= METAL LIGHT POLE
= AIR CONDITIONER
= 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.

Digitally signed by Chad A Colson
DN: CN=Chad A Colson, O=Chad A Colson, L=High Springs, S=Florida, C=US
Date: 2025.04.14 10:26:50-04'00'

CHAD A COLSON, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7142
CHAD.COLSON@NV5.COM

CHAD A COLSON 7142 License Number STATE OF FLORIDA Professional Surveyor and Mapper

4/14/2025
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 TRUE WHEN PLOTTED. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. 0 1"

(SEE SURVEYOR'S CERTIFICATION)

CERTIFIED TO:

SURVEY DATE: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02
TECHNICIAN: NAD
ORDER CHIEF: LM
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. LB. 8246
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OR THE ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 4

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

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 "2602009CZ", BEING A FDOT ALUMINUM CAP STAMPED "CZ 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 2602009RMZ, BEING A ROUND CONCRETE MONUMENT WITH FDOT BRASS DISK, STAMPED "RMZ 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.
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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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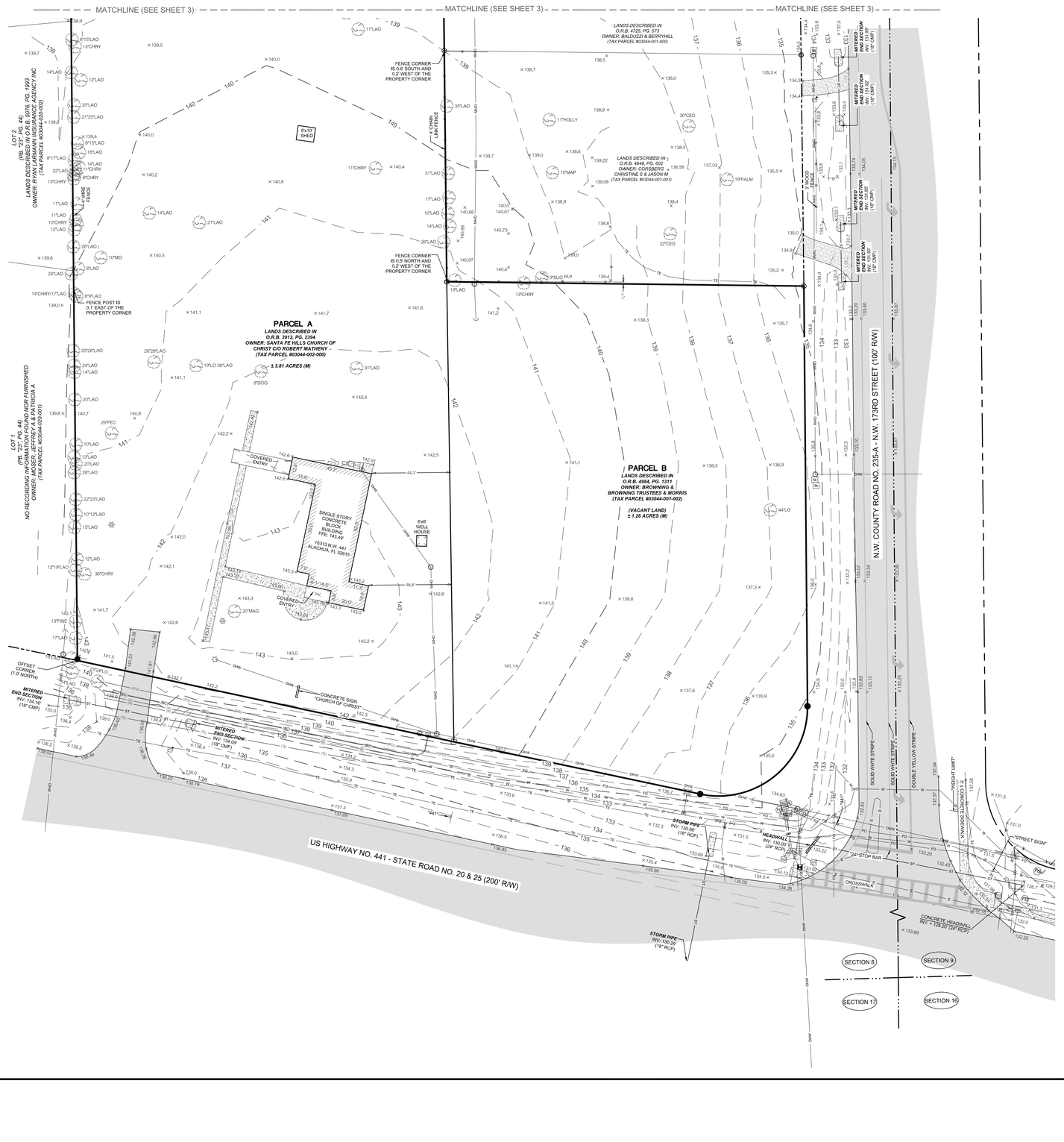
N

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

NV5

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VERIFY SCALE BAR IS CORRECT FOR PLOTTED 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:	CAC
DRAWN BY:	CAC
CHECKED BY:	MJM
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. 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:\2025\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA update.dwg

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

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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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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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.
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16. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
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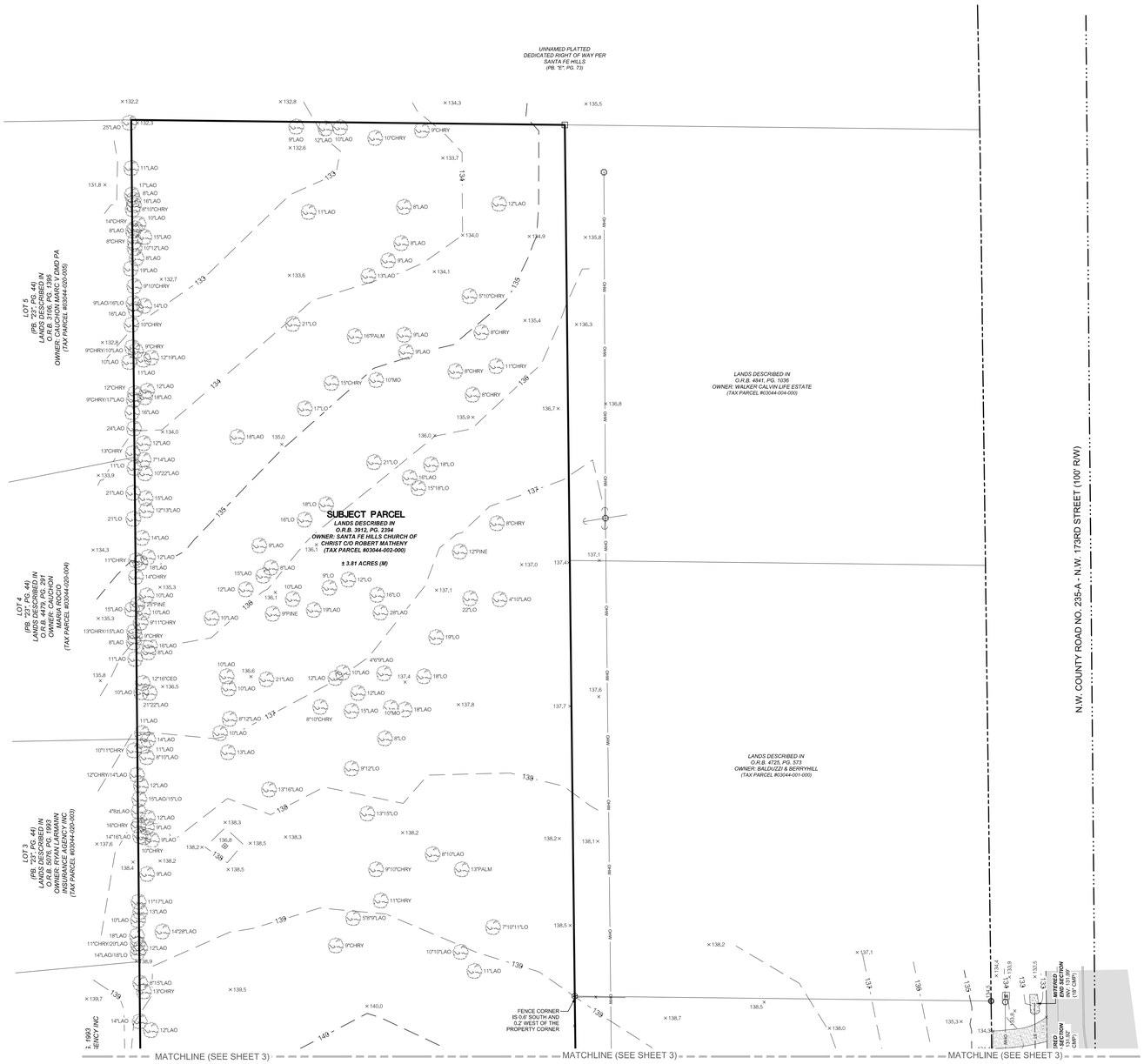
N

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.



LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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= FOUND 4"X4" CONCRETE MONUMENT (NO ID.)
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= 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
= AIR CONDITIONER
= 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

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(TE) = TELEPHONE LINE (PER PLAN)
(BC) = CABLE TV LINE (PER PLAN)
(FO) = FIBER OPTIC LINE (PER PLAN)

11801 Research Drive
Alachua, Florida 32615
(352)334-1876
www.NVE.com
LB-8246

NVE

SCALE: 1" = 30'

VERIFY SCALE BAR IS TRUE WHEN PLOTTING AT OTHER THAN 24x36. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE:	03-21-2025
REVISION DATE:	N/A
PROJECT NUMBER:	23-0320.02
TECHNICIAN:	NAD
DREW CHIEF:	N/A
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. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

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 '2602009CP', BEING A FDOT ALUMINUM CAP STAMPED "CP 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.
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0 25 50 100

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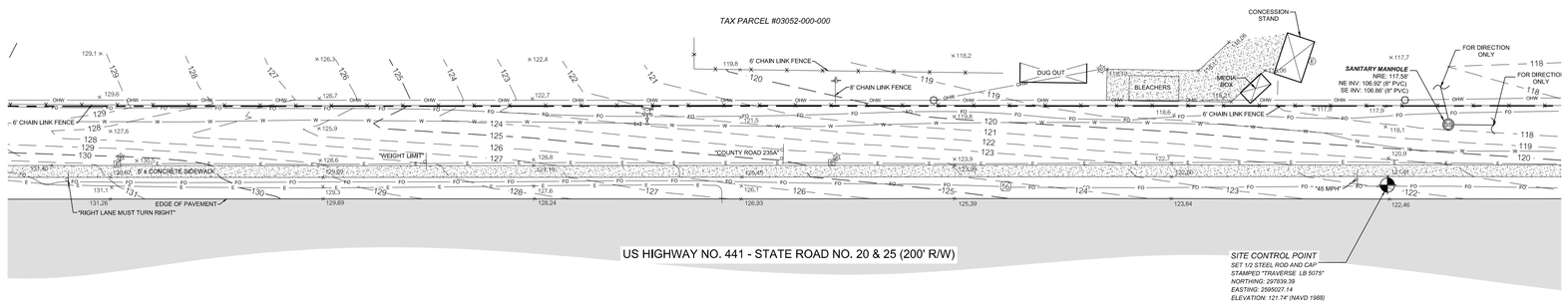

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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0" 1"

(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: DW
DRAWN 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: N:\2023\23-0320\Departments\01_Survey\DWG\23-0320.02 ALTA update.dwg

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

PERMIT TERMS AND CONDITIONS

FDOT Gainesville Maintenance

All construction and/or maintenance on the Department's right-of-way shall conform to the most recent editions of: FDOT Design Standards, the FDOT Standard Specifications for Road and Bridge Construction, the FDOT Plans Preparation Manual Volume 1, and the Manual on Uniform Traffic Control.

The permittee shall be responsible for any damage caused by the construction associated with this permit. The permittee shall repair any damages according to the most current standards.

All damaged concrete within the project limits shall be replaced joint to joint.

All portions of the right-of-way disturbed during construction associated with this permit shall be sodded as follows:

- Urban Areas: sod with St. Augustine, Bermuda, or Centipede, FDOT will specify.
- Rural Areas: sod to match existing.

48 hours before digging operations the contractor shall call Sunshine State One Call at 811. The permittee is cautioned that utilities may be present within the construction area.

No tree trimming or tree removal will be allowed unless special permission is granted by the FDOT.

The permittee shall maintain proper placement and condition of all existing FDOT regulatory and/or informational signs.

Notify the Department of Transportation Maintenance office 48 hours in advance of starting proposed work at (352) 381-4342 or (352) 381-4300.

The connection to or modification of any portion of the FDOT stormwater system is prohibited unless approved by a separate drainage permit.

All permits shall include a maintenance of traffic plan before any work can begin. A worksite traffic supervisor with a certification from the FDOT approved Work Zone Traffic Control Course must be on-site anytime the contractor is working in the FDOT right-of-way.

All lane closure shall be called in to the FDOT Maintenance Office at (352) 381-4300 when the lane is closed and immediately after the lane is open.

Pedestrian traffic shall be detoured around the work area in a safe manner and in accordance with the FDOT Design Standards Index 660.

Lane closure will only be allowed Monday – Friday between the hours of 9:00AM Thru 3:30 PM or unless otherwise approved by FDOT.

An onsite preconstruction conference will be held prior to starting any work.

No unapproved signs are to be placed on or overhanging into the right-of-way.

There shall be no tracking of soil from the permitted job site onto the roadway. If tracking does occur, the permittee and or contractor shall install the "Soil Tracking Prevention Device" per Standard Index 106.

	Permit Information
Project Name	Westside Commons SR 20/25)US441) @ CR 235A- Alachua
Permit #	2025-A-291-00030
SR	20/25
Rdwy Section	26020
M.P.	20.07

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

HEARTLAND DENTAL SITE PLANS - WESTSIDE COMMONS

N.W.C. OF US-441 & NW 173RD STREET
ALACHUA, FL 32615

1

VICINITY MAP



LEGAL DESCRIPTION

ALL OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD 3 AND EAST OF U.S. 17-92, LESS THE SOUTH 186.48 FEET THEREOF, IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD 3 AND EAST OF U.S. 17-92, LESS THE SOUTH 279.68 FEET THEREOF, IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

AND

THE NORTH 93.2 FEET OF THE SOUTH 279.68 FEET OF SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) WEST OF OLD STATE ROAD AND EAST OF NEW STATE ROAD (O.R. BOOK 1586, PAGE 747), IN SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	01/29/2026	CITY OF ALACHUA COMMENTS	C0.0, C0.1, C1.0, C2.0, C3.0, C3.1, C4.1, C4.2		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	COVER SHEET
	CIVIL DRAWINGS
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN
C1.0	SITE DIMENSION PLAN
C2.0	SITE UTILITY PLAN
C3.0	SITE GRADING & DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4.0	CIVIL DETAILS SHEET
C4.1	CITY OF ALACHUA DETAILS
C4.2	CITY OF ALACHUA DETAILS 2
SL1	SITE LIGHTING PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
1 OF 4	ALTA/NSPS LAND TITLE SURVEY
2 OF 4	ALTA/NSPS LAND TITLE SURVEY
3 OF 4	ALTA/NSPS LAND TITLE SURVEY
4 OF 4	ALTA/NSPS LAND TITLE SURVEY
A3.0	EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE
A3.1	EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE
AS.2	MISCELLANEOUS SITE DETAILS

1

1

LOCATION MAP



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

LANDSCAPE ARCHITECT

HORIZON CIVILSCAPE SOLUTIONS, LLC
KENNESAW, GEORGIA
407.800.4227
CONTACT: CARLOS SANCHEZ

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO	DATE	REMARKS
1	2/3/26	COA COMMENTS

REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

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 CITY ENGINEER OR BY REGULATORY AGENCIES. (1)

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.

GC NOTE:

A COPY OF THIS SHEET C0.1 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

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.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE **CITY OF ALACHUA**, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION."

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)

1. SERVICE PIPE DOWNSTREAM EACH BACKFLOW PREVENTER 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. (1)

8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS.

9. SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS.

10. WATER PIPING BETWEEN WATER METER AND BFP SHALL BE GALVANIZED STEEL.

11. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.

12. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAILS.

13. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

14. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

15. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.

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, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (1)

5. 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.

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: **N.W.C OF US HIGHWAY 441 & NW 173 STREET, 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 **CHW-INC, 11801 RESEARCH DRIVE, ALACHUA, FLORIDA 32615**.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY **CHW-INC, 11801 RESEARCH DRIVE, ALACHUA, FLORIDA 32615**.

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.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF **ALACHUA** 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 **MASTER 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 **EAST** PROPERTY LINE.

SITE DATA

SITE AREA	29,912 SF	0.69 AC	
EXISTING			
IMPERVIOUS – PAVEMENT/SIDEWALKS	5,955 SF	20%	20%
IMPERVIOUS – BUILDING	0 SF	0%	
TOTAL IMPERVIOUS	5,955 SF		
OPEN SPACE (GREEN)	23,957 SF	80%	
PROPOSED			
IMPERVIOUS – PAVEMENT/SIDEWALKS	12,728 SF	43%	57%
IMPERVIOUS – BUILDING	4,200 SF	14%	
TOTAL IMPERVIOUS	16,928 SF		
OPEN SPACE (GREEN)	12,984 SF	43%	

ZONING	COMMUNITY COMMERCIAL (CC)	
FLOOR AREA RATIO	F.A.R. = 0.03	
BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	65 FT	24.67 FT (1 STORY) 18.67 FT (CANOPY)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	20 FT	82 FT
SIDE (EAST)	0 FT	22 FT
SIDE (WEST)	0 FT	22 FT
REAR (NORTH)	15 FT	110 FT

LANDSCAPE BUFFER		
FRONT (SOUTH)	5 FT	5 FT
SIDE (EAST	5 FT	20 FT
SIDE (WEST)	5 FT	10 FT
REAR (NORTH)	5 FT	12 FT

PARKING REQUIRED	REQUIRED	MAX PARKING ALLOWED (125% OF REQUIRED)
4,025 SF x 1/200 SF	21 SPACES	27 SPACES

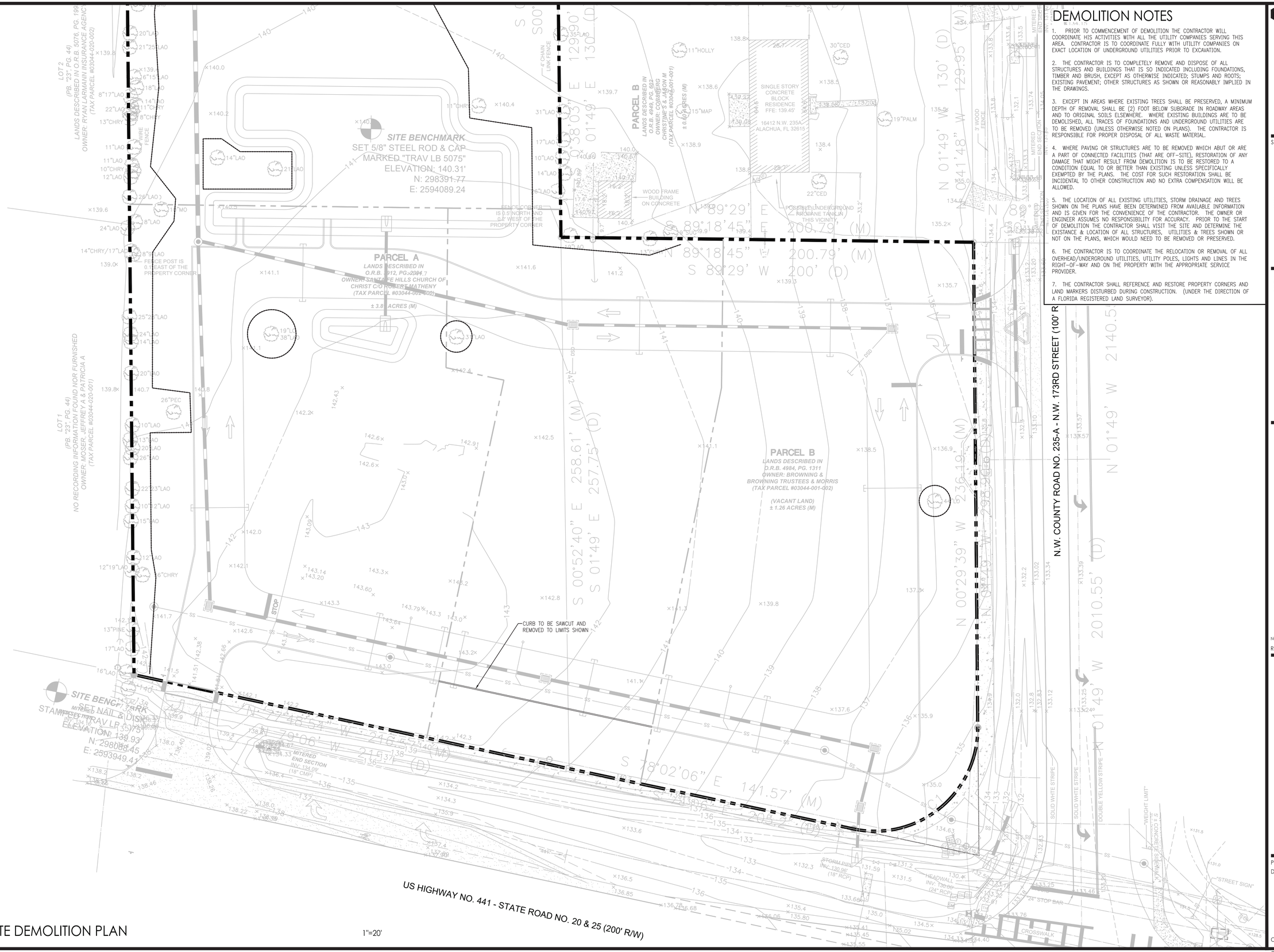
PARKING PROVIDED	
REGULAR	24
HANDICAP	1
TOTAL	25

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	FINV
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	M
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 POLY



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).

SITE DEMOLITION PLAN

1"=20'

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS

REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C0.2
SITE DEMOLITION PLAN

CHECKED: CDB DRAWN: GFC

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TRAFFIC CONTROL & SIGNAGE

1. MONUMENT SIGNAGE
2. HANDICAP PAVEMENT SYMBOLS (12 / C4.0) (TYP.)
3. HANDICAP SIGN (13 / C4.0)
4. 24" WIDE WHITE CROSSWALK STRIPING
5. PAVEMENT STRIPING (4" WHITE) (TYP.)

– 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 CITY OF ALACHUA R.O.W. SUBJECT TO F.D.O.T. AND CITY OF ALACHUA REVIEW AND APPROVAL.

SITE NOTES

1. HANDICAP RAMP (16 / C4.0)
2. LIGHT POLE
3. BIKE RACK (14 / C4.0)
4. 6" CURB (5 / C4.0) (TYP.)
5. MONOLITHIC CURB AND SIDEWALK (6 / C4.0)
6. CONCRETE SIDEWALK (7 / C4.0)
7. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS) (1)
8. CONCRETE APRON (8 / C4.0)
9. BOLLARD (4 / C4.0)
10. ASPHALT PAVEMENT (10 / C4.0)
11. EXISTING FIRE HYDRANT
12. EXISTING DRAINAGE STRUCTURES
13. TRANSFORMER PAD

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

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NO	DATE	REMARKS
1	2/3/26	COA COMMENTS

REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C1.0
SITE DIMENSION PLAN

CHECKED: CDB DRAWN: GFC

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SITE DIMENSION PLAN

1"=20'

GILCOR - 04/02/2026 2:00:09 PM

SITE UTILITY NOTES

DOMESTIC WATER

1. WET TAP EXISTING 8" WATER MAIN WITH 2" TAPPING SADDLE & GATE VALVE (118 C4.1) (1)
2. 1.5" WATER METER AND RPZ BACKFLOW PREVENTER – (1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE (115 C4.1) (121 C4.1)
3. 2" PE WATER SERVICE
4. 2" X 2" X 2" TEE (1)

IRRIGATION (1)

5. 1" IRRIGATION METER AND RPZ BACKFLOW PREVENTER – (1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE (115 C4.1) (121 C4.1)
6. 1.5" IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

ELECTRIC

7. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
8. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

9. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

GAS

10. CONTRACTOR SHALL COORDINATE UNDERGROUND GAS SERVICE WITH SERVICE PROVIDER FOR CONDUIT SIZE, CONNECTION POINT. AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1-FOOT VERTICAL CLEARANCE

10A. GAS METER – CONTRACTOR TO COORDINATE WITH GAS PROVIDER FOR METER SIZE AND FINAL LOCATION (1)

FIRE

11. EXISTING FIRE HYDRANT

STREET LIGHT

12. LIGHT POLE (SEE ELECTRICAL SITE PLAN)

SANITARY SEWER

13. CONNECT TO BUILDING @ INV. = 138.00
14. 6 LF – 6" PVC SDR-26 @ 2% SLOPE (17 C4.0) (TYP.)
15. C.O. INV. ELEV. = 137.88 (9 C4.0) (TYP.)
16. 26 LF – 6" PVC SDR-26 @ 1.0% SLOPE
17. CONNECT TO EXISTING CLEANOUT (TRAFFIC RATED) @ INV. ELEV. = 137.61 (CITY OF ALACHUA END OF MAINTENANCE) (1)

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 BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77
E: 2594089.24

SITE BENCHMARK
STAMPED NAIL & DISK
MARKED "TRAV LB 5075"
ELEVATION: 139.93'
N: 298088.45
E: 2593949.41

PARCEL A
LANDS DESCRIBED IN O.R.B. 3912, PG. 2394 ;
OWNER: SAINT LEE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #03044-002-000)
± 3.81 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING & BROWNING TRUSTEES & MORRIS
(TAX PARCEL #03044-001-002)
(VACANT LAND)
± 1.26 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: CORBERG CHRISTINE'S & JASON M
(TAX PARCEL #03044-001-001)
± 0.40 ACRES (M)

HEARTLAND DENTAL OFFICE
4,200 SF

SINGLE STORY CONCRETE BLOCK RESIDENCE
FFE: 139.45'
16412 N.W. 235A
ALACHUA, FL 32615

LOT 2
(PB. "23", PG. 44)
LANDS DESCRIBED IN O.R.B. 5076, PG. 1995
OWNER: RYAN LARMANN INSURANCE AGENCY
(TAX PARCEL #03044-020-002)

LOT 1
(PB. "23", PG. 44)
NO RECORDING INFORMATION FOUND NOR FURNISHED
OWNER: MOSER, JEFFREY A & PATRICIA A
(TAX PARCEL #03044-020-001)

FENCE POST IS 0.1' EAST OF THE PROPERTY CORNER

IRON ROD IS 0.5' NORTH AND 0.4' WEST OF THE PROPERTY CORNER

EXISTING TRAFFIC RATED CLEANOUT (SEE INFRASTRUCTURE PLANS FOR CLEANOUT DETAIL)

2-INCH SCH 40 PVC – NSF 61

WOOD FRAME BUILDING ON CONCRETE

POSITIVE UNDERGROUND PROPANE TANK IN THIS VICINITY

4' CHAIN LINK FENCE

3' WOOD FENCE

3' WIRE FENCE

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)

SITE UTILITY PLAN

1"=20'

GRAPHIC SCALE 20' 0 20' 40'

NORTH

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CA 8660

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ENGINEERING
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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

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NO	DATE	REVISIONS
1	2/3/26	COA COMMENTS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C2.0
SITE UTILITY PLAN

CHECKED: CDB DRAWN: GFC

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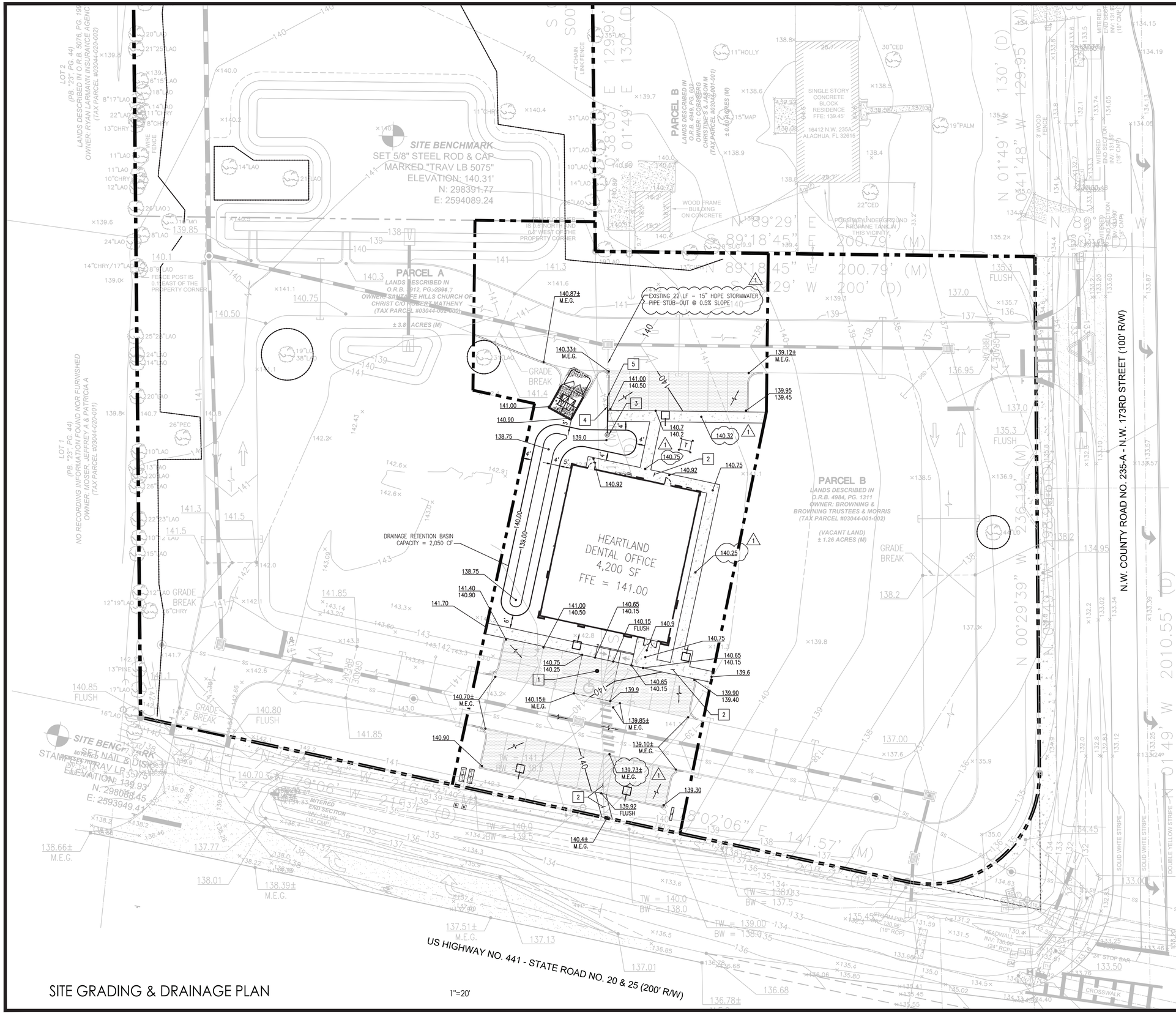

DRAINAGE STRUCTURE TABLE

1. HANDICAP ZONE – MAX. 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
3. 24" DIAMETER NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE, RIM = 140.25 INV. ELEV. (N) = 135.51
4. 18 LF, 15" HDPE @ 5% SLOPE
5. CONNECT TO EXISTING STUB-OUT @ INV. ELEV. = 134.61

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 JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP.

6" BELOW BASE MINIMUM 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.

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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NO	DATE	REVISIONS
1	2/3/26	COA COMMENTS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C3.0
SITE GRADING & DRAINAGE PLAN

CHECKED: CDB DRAWN: GFC

SITE GRADING & DRAINAGE PLAN

1"=20'

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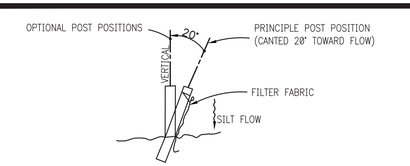
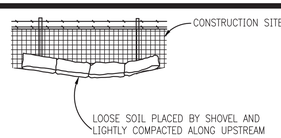
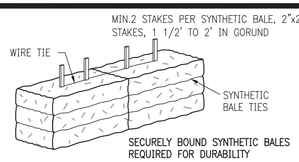


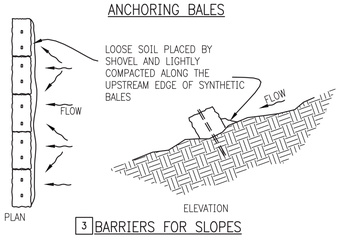
1 SILT FENCE



2 SYNTHETIC BALES BACKED BY FENCE

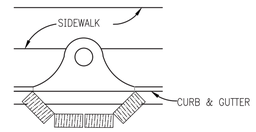


ANCHORING BALES

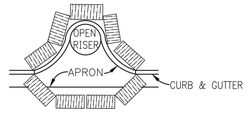


3 BARRIERS FOR SLOPES

EROSION CONTROL DETAILS

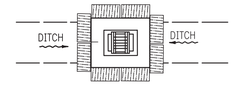


4 COMPLETED INLET

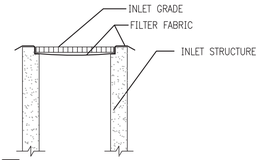


4 PARTIAL INLET

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.

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 CONDITIONS OF SITE PERMITS.

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 SYNTHETIC 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.

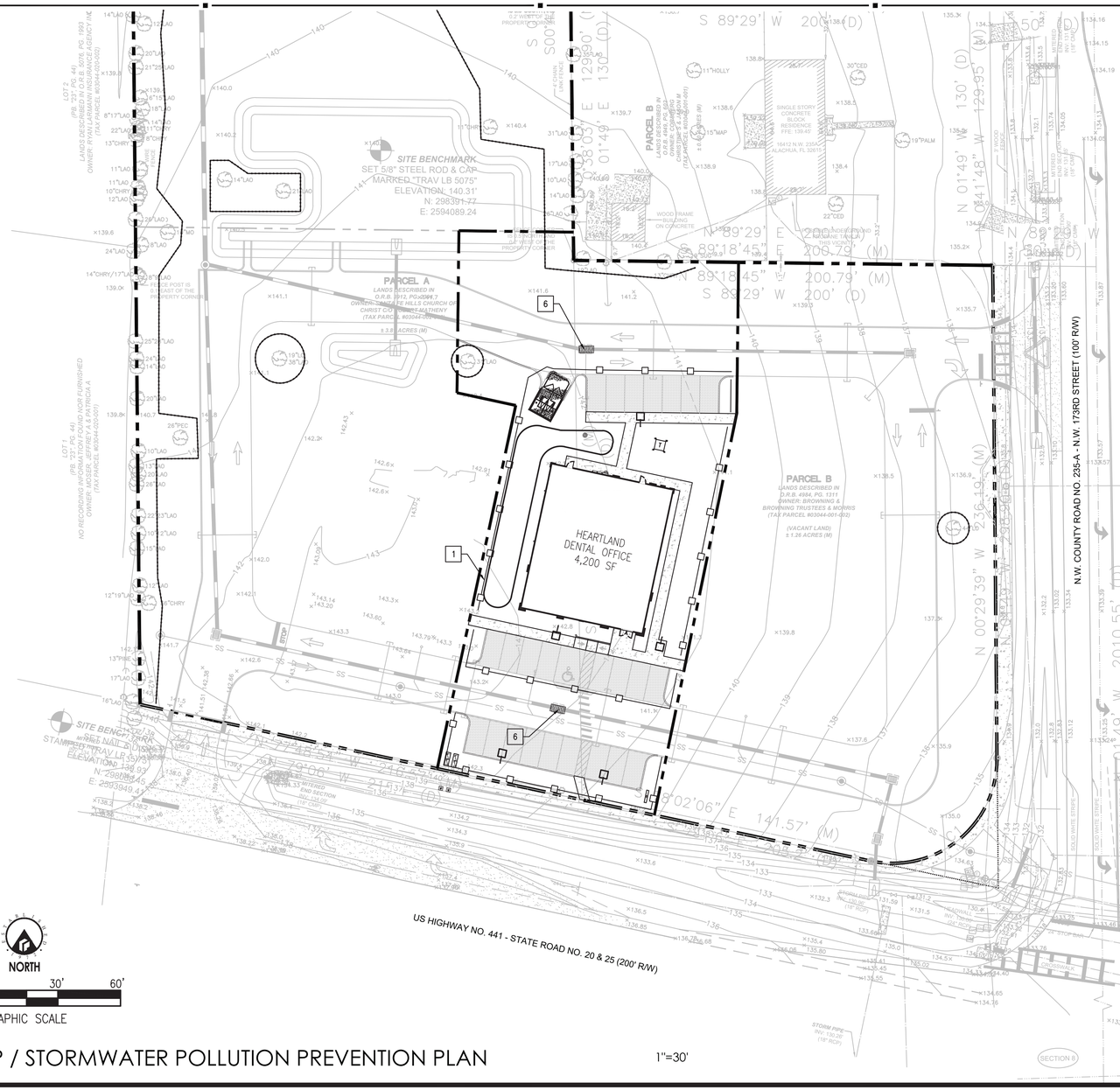
14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

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".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.


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. 3912, PG. 1997
OWNER: TRAVILLE HILLS CHURCH OF CHRIST CORPORATION
(TAX PARCEL #03044-000-00)
±3.8 ACRES (M)
PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING TRUSTEES & MORRIS
(TAX PARCEL #03044-001-002)
(VACANT LAND)
±1.26 ACRES (M)
HEARTLAND DENTAL OFFICE 4,200 SF
SINGLE STORY CONCRETE BLOCK RESIDENCE FFE: 139.40
16412 N.W. 235A ALACHUA, FL 32615
WOOD FRAME BUILDING ON CONCRETE
LOT 2 (PB. 231, PG. 44) LANDS DESCRIBED IN O.R.B. 1993 OWNER: RYAN LARAMAIN INSURANCE AGENCY, INC (TAX PARCEL #03044-000-00)
LOT 1 (PB. 231, PG. 44) NO RECORDING INFORMATION FOUND NOR FURNISHED OWNER: MOSER, JEFFREY A & PATRICIA A (TAX PARCEL #03044-000-00)
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)
SITE BENCHMARK
SET NAIL & DISK IN CONCRETE
STAMPED "TRAV LB 5075"
ELEVATION 138.97
N: 298694.47
E: 2593949.41
S 89°29' W 200' (D)
N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)
N 89°18'45" W 200.79' (M)
N 00°29'39" W 2136.19' (M)
N 01°49' W 2140.55' (D)
S 00°02'06" E 141.57' (M)
N 01°49' W 429.95' (D)
N 01°49' W 130' (D)
S 01°49' E 1299.90' (D)
S 01°49' E 1300' (D)
N 01°49' W 2140.55' (D)
N 00°29'39" W 2136.19' (M)
S 89°29' W 200' (D)
N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)
N 89°18'45" W 200.79' (M

1 NOT USED

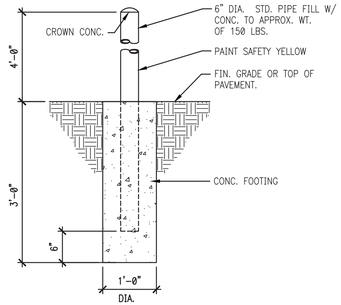
NTS

2 NOT USED

NTS

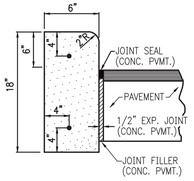
3 NOT USED

NTS



4 BOLLARD

NTS



NOTES:

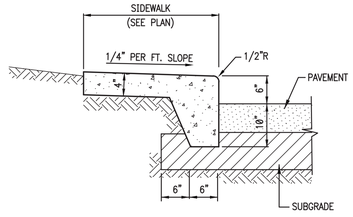
1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 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

5 6" VERTICAL CURB

(3,500 PSI (MIN))

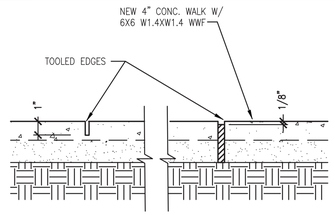
NTS



6 MONOLITHIC CURB & SIDEWALK DETAIL

(3,500 PSI (MIN))

NTS



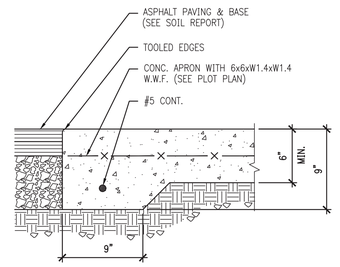
NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

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.

7 CONCRETE WALK

(3,500 PSI (MIN))

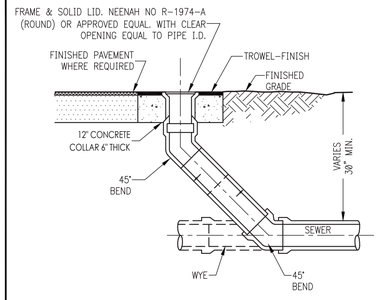
NTS



8 CONCRETE APRON

3,500 PSI (MIN.) CONCRETE

NTS

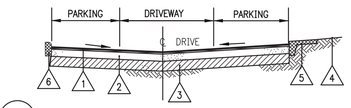


9 CLEANOUT

NTS

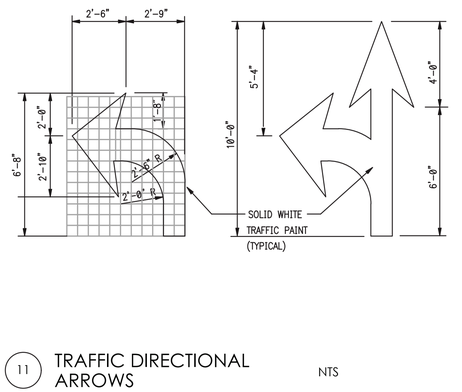
KEY TO TYPICAL PAVEMENT SECTIONS

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



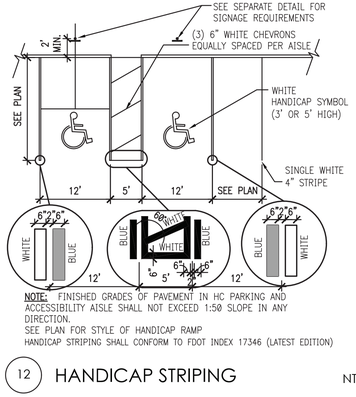
10 TYPICAL PAVEMENT SECTION

NTS



11 TRAFFIC DIRECTIONAL ARROWS

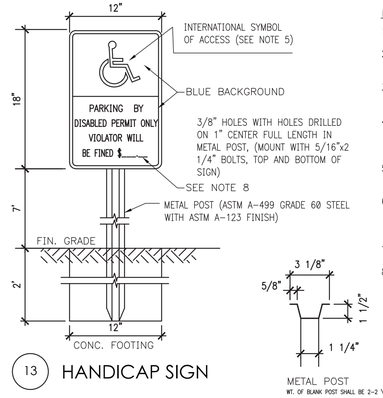
NTS



NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

12 HANDICAP STRIPING

NTS



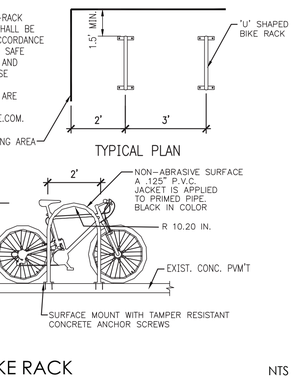
13 HANDICAP SIGN

NTS

NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

'CYCLE SAFE' U-RACK BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH THE CYCLE SAFE SPECIFICATIONS AND STANDARDS. THESE STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT WWW.CYCLE-SAFE.COM.

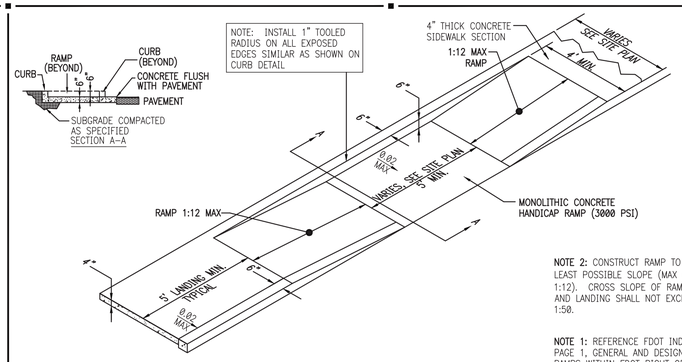


14 BIKE RACK

NTS

15 NOT USED

NTS



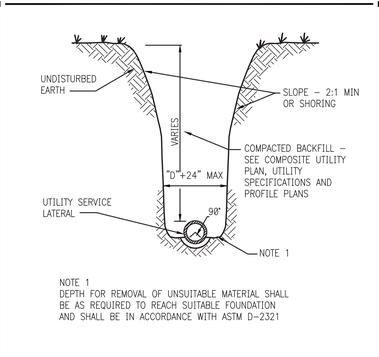
NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 1: REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES. RAMPS WITHIN FDOT RIGHT OF WAY SHALL REQUIRE 2' LENGTH DETECTABLE WARNING IN LIEU OF 3' SHOWN IN DETAIL.

16 SIDE WALK HANDICAP RAMP

3000 PSI (MIN.) CONCRETE

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

17 TRENCH DETAIL

NTS

18 NOT USED

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

STUART ANDERSON REG.# 60848

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NO DATE REMARKS

REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C4.0
CIVIL DETAILS

CHECKED: CDB DRAWN: GFC

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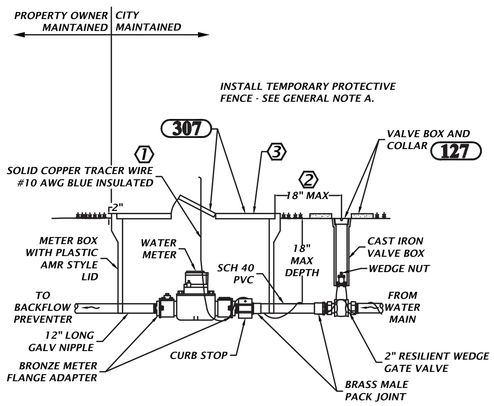


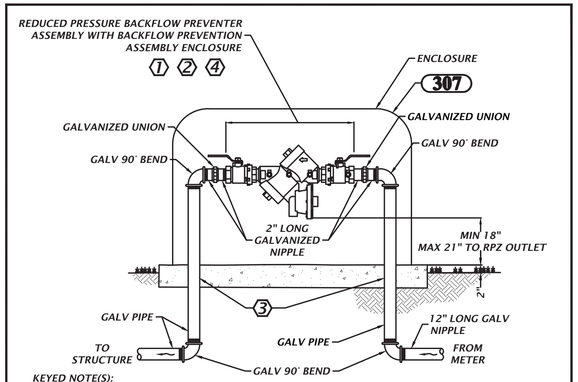
GENERAL NOTE:

A. OWNER/DEVELOPER SHALL PAY FOR WATER METER, WHICH WILL BE FURNISHED AND INSTALLED BY THE CITY.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR
3. PROVIDE JUMBO 2-INCH METER BOX

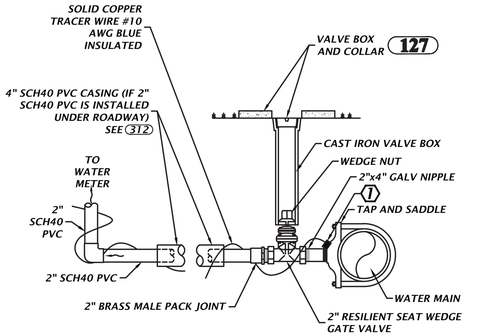
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

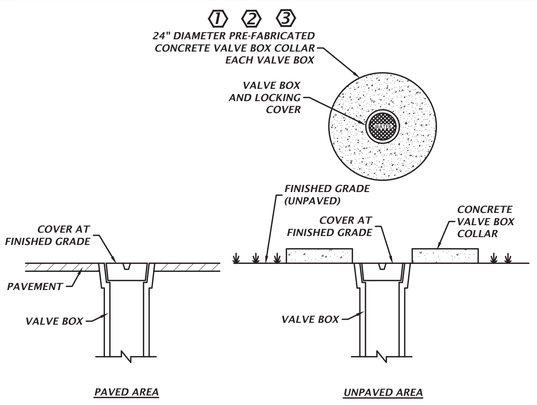
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

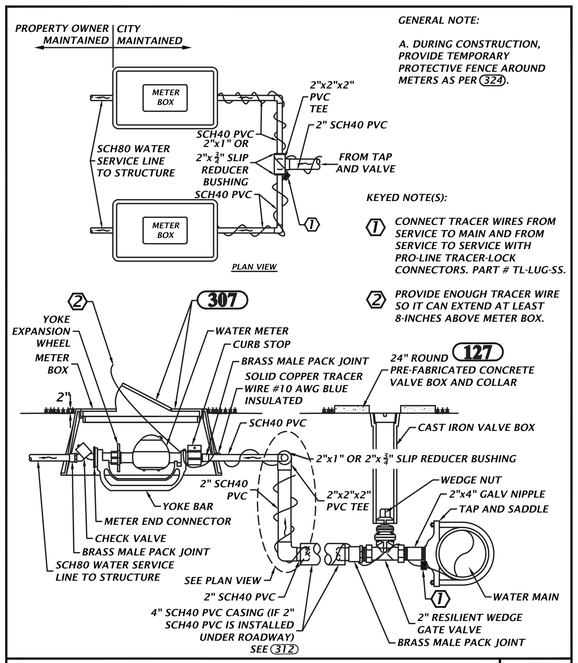
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION
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

STUART ANDERSON REG.# 60848

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NO	DATE	REMARKS
1	2/3/26	COA COMMENTS

REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

C4.1
CITY OF ALACHUA DETAILS

CHECKED: CDB DRAWN: GFC

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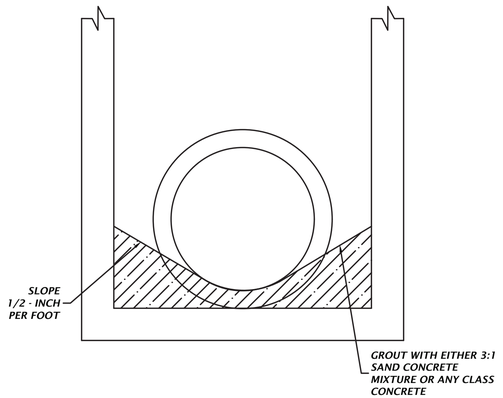


GENERAL NOTE(S):

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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

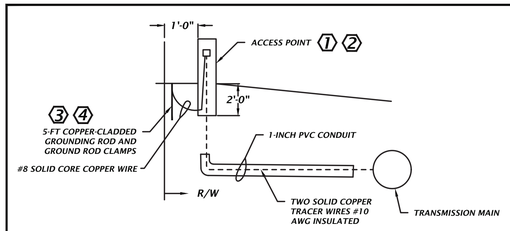
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5**
NTS



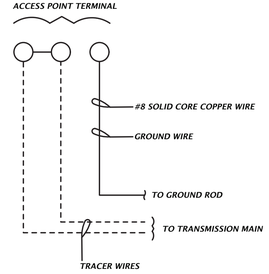
GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

1. PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
2. COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
3. INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
4. DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

INTERCONNECT DIAGRAM



318 **ACCESS POINT FOR TRANSMISSION MAIN**
NTS

FLOW STREAMS

PW	POTABLE WATER
WW–FM	WASTEWATER FORCE MAIN
WW–GR	WASTEWATER GRAVITY

LINE LEGENDS

	TRACER WIRE
	SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
	TRACER WIRE CONNECTOR
	GROUND WIRE

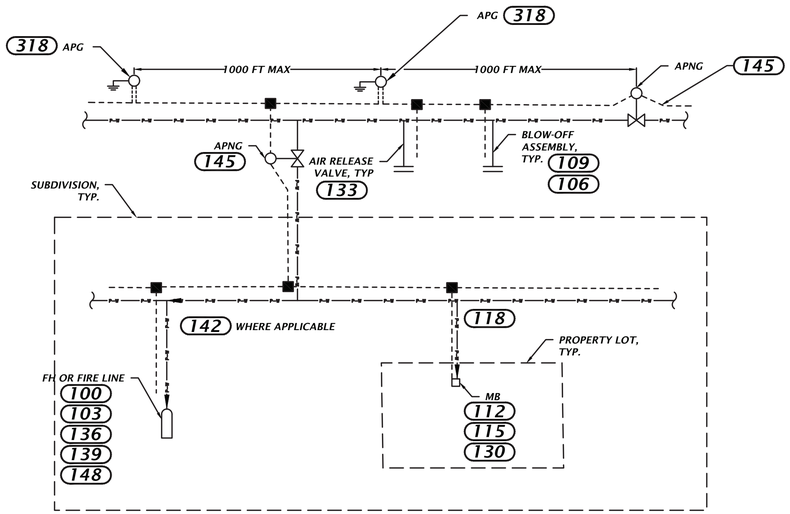
SYMBOLS

APG	ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
MH	MANHOLE
APNG	GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
LS	LIFT STATION
MB	METER BOX
FH	FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A **TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS**
NTS



GENERAL NOTES: SEE 321A

321B **POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION**
NTS

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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NO	DATE	REMARKS
1	2/3/26	COA COMMENTS

REVISIONS

HEARTLAND DENTAL
N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 2/3/2026 (1)

C4.2
CITY OF ALACHUA DETAILS 2

CHECKED: CDB DRAWN: GFC

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Landreth Lighting Luminaire Schedule								
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	4	SLA-HS	Single	RSX1 LED P2 40K R4 MVOLT RPA HS NLTAIR2 PIRHN (FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	72.9467	7245	B1-U0-G2
	Lithonia Lighting	1	SLC	Single	RSX1 LED P4 40K R5 MVOLT RPA NLTAIR2 PIRHN(FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	133.14	16793	B4-U0-G2

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. 3912, PG. 2394
OWNER: SANTA FE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #03044-001-000)
± 3.8 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING & BROWNING TRUSTEES & MORRIS
(TAX PARCEL #03044-001-002)
(VACANT LAND)
± 1.26 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4949, PG. 602
OWNER: CORSBERG CHRISTINE S & JASON M
(TAX PARCEL #03044-001-001)
± 0.46 ACRES (M)

HEARTLAND DENTAL OFFICE
4,200 SF

SINGLE STORY CONCRETE BLOCK RESIDENCE
FFE: 139.45'
16412 N.W. 235A
ALACHUA, FL 32615

WOOD FRAME BUILDING ON CONCRETE

LOT 1
(PB. 23", PG. 44)
RECORDING INFORMATION FOUND NOR FURNISHED
OWNER: MOSER, JEFFREY A & PATRICIA A
(TAX PARCEL #03044-020-001)

LOT "I"
(PB. 23", PG. 44)
LANDS DESCRIBED IN O.R.B. 1312, PG. 2392
OWNER: RYAN LARMANN INC
(TAX PARCEL #03044-020-002)

FENCE POST IS 0.1' EAST OF THE PROPERTY CORNER

IS 0.5'NORTH AND 0.2' WEST OF THE PROPERTY CORNER

SLC
MH: 15

SLA-HS
MH: 15

SLA-HS
MH: 15

SLA-HS
MH: 15

SLA-HS
MH: 15

SLA-HS
MH: 15

STOP

N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)

N 89°18'45" W 200.79' (M)
S 89°29' W 200' (D)

S 0°38'03" E 130' (D)
S 01°49' E 130' (M)

N 01°49' W 130' (D)
N 01°48" W 129.95' (M)

N 00°29'39" W 236.19' (M)

S 89°18'02"06" E 141.57' (M)
S 89°06' E 205.2' (D)

N 77°48'54" W 218.57' (M)
N 79°06' W 215' (D)

US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV LB 5075"
ELEVATION: 139.93'
N: 298088.45
E: 2593949.41

SOLID WHITE STRIPE
SOLID WHITE STRIPE
DOUBLE YELLOW STRIPE
"WEIGHT LIMIT" 5 T CONCRETE SIDEWALK
24" STOP BAR
CROSSWALK
STORM PIPE INV: 130.96' (18" RCP)
HEADWALL INV: 130.00' (24" RCP)
MITERED END SECTION INV: 134.09' (18" CMP)
6' CHAIN LINK FENCE

SITE LIGHTING PLAN

1"=20'

NORTH
20' 0 20' 40'
GRAPHIC SCALE

FIXTURE TYPE " SPLG "
SEE SCHEDULE

DESCRIPTION:
FIXTURE TYPE, LAMP, WATTS, DIFFUSER AND MOUNTING AS NOTED ON "LUMINAIRE SCHEDULE". POLE HEIGHT AND FINISH AS NOTED ON "LUMINAIRE SCHEDULE"

13 FOOT ROUND TAPERED ALUMINIUM POLE
CONTRACTOR TO CONFIRM HEIGHT WITH POLE MANUFACTURER/SUPPLIER

13'

9"–10" DIA. BOLT CIRCLE

9.75"

9.75"

POLE BASE PLAN

HAND HOLE
BOLT COVER (WITH POLE)
1'-6"±
GROUND WIRE LUG BOLTED TO LIGHT POLE
GROUT GAP BETWEEN POLE BASE AND SKIRT
ANCHOR BOLT FURN. BY POLE MANUFACTURER
2' ADJ. AS REQ'D FOR MFG. HDT
GRADE
GROUND CLAMP
NO. 8 COPPER GND WIRE–1/2"
MIN. PER CODE
5'
RACEWAYS AS REQ'D.
5/8" x 10' GROUND ROD
POURED CONCRETE BASE 3,000 P.S.I. MIN. – NATURAL CONCRETE – BROOM FINISH
VERIFY DESIGN ACCORDING TO LOCAL SOIL / FOUNDATION REQUIREMENTS
8 – #5's VERT. W/
8 – #3 TIES AT 11" O.C.

2'-0"ø

FOUNDATION PLAN

NOTES:
ALL CONCRETE POLE BASES TO BE INSTALLED OF 24"–36" BEHIND BACK OF CONCRETE CURB.

POLE SHALL BE CAPABLE OF WITHSTANDING 130 MPH WIND SPEED.

SITE LIGHTING POLE PERMIT WILL BE SUBMITTED UNDER A SEPARATE APPLICATIPON AND AT LATER DAY.

1 SITE LIGHTING POLE AND BASE
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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS
REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/2/2026

SL1
SITE LIGHTING PLAN

CHECKED: CDB DRAWN: GFC

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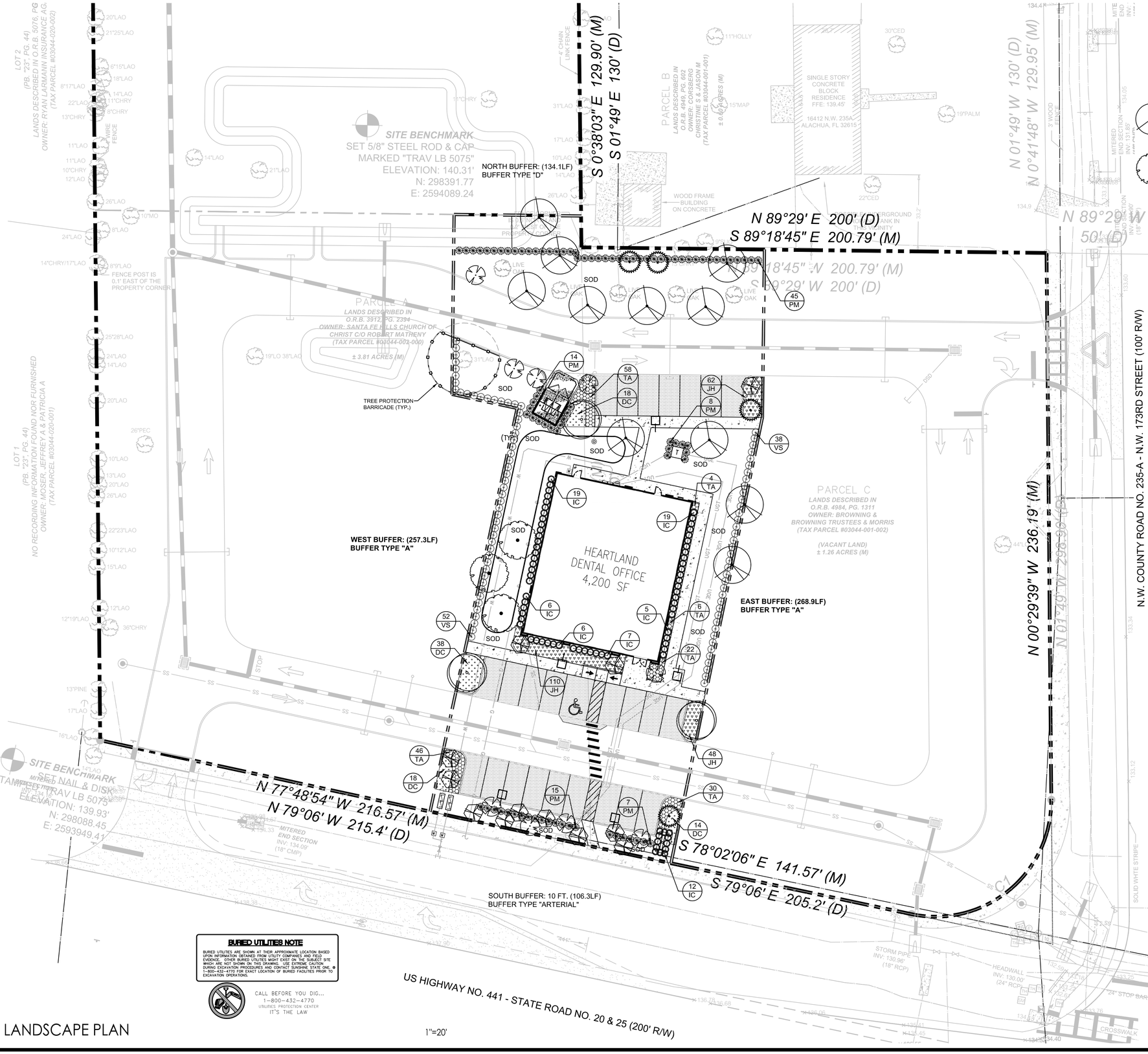

BURIED UTILITIES NOTE

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UTILITIES PROTECTION CENTER
IT'S THE LAW

LANDSCAPE PLAN

NORTH

20' 0 20' 40'

GRAPHIC SCALE

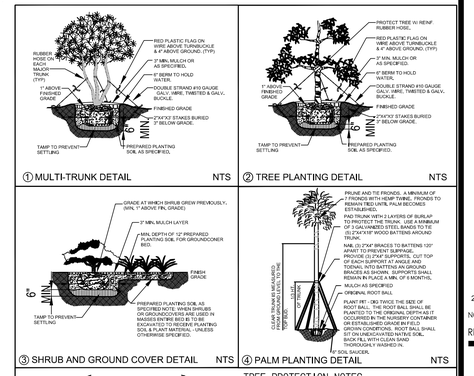
PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 2" DBH.MIN. 25 GAL.	YES	YES	11
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	3
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	3
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. MULTI-TRUNK	YES	NO	9
IA	ILEX X ATTENUATA ('EAST PALATKA' HOLLY)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. SINGLE-TRUNK	YES	YES	4
LI	LAGERSTROEMIA X NATCHEZ ('NATCHEZ' CRAPE MYRTLE)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. MULTI-TRUNK	YES	NO	12
IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24"MIN. HT. 30" O.C. 3 GAL.	YES	NO	62
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	24"MIN. HT. 36" O.C. 3 GAL.	YES	NO	89
VS	VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	36"MIN. HT. 36" O.C. 3 GAL.	YES	NO	90
TA	TRACHELOSPERMUM ASIATICUM (ASIATIC JASMINE)	12" MIN.HT 1 GAL. 18" O.C.	YES	NO	166
JH	JUNIPERUS HORIZONTALIS (CREEPING JUNIPER)	18" MIN.HT, 1 GAL. 18" O.C.	YES	NO	220
DC	DIANELLA CAERULEA ('LITTLE BECCA' FLAX LILY)	18" MIN.HT, 3 GAL. 24" O.C.	YES	NO	88
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY 00 XX PLANT SYMBOL

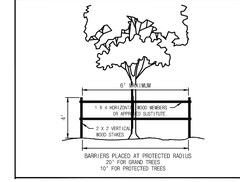
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.





① MULTI-TRUNK DETAIL NTS

② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS



④ PALM PLANTING DETAIL NTS

TREE PROTECTION NOTES

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TWO (2) INCHES BY TWO (2) INCHES OR LARGER PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN TEN (10) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL BE WITHIN TEN (10) FEET, IN NO CASE FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION BARRIER DETAILS.
3. PROPOSED GRADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL NOTES AS SHOWN ON THE TREE PROTECTION PLAN.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIALS SUCH AS MASONRY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
7. BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPERTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.

TREE PROTECTION BARRICADE LOCATION
20' RADIUS FOR GRAND TREES AND
10' RADIUS FOR PROTECTED TREES

EXISTING TREE TO BE REMOVED

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND HOMEOWNERS" (LATEST EDITION).
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS, THE PLANS SHALL GOVERN.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO A DEPTH OF 24" MINIMUM MAY BE REQUIRED IN SOME AREAS.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC (NON-CYPRESS) BROWN MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT OR CURB. SHRUBS SHALL BE PLANTED NO CLOSER THAN 2 FEET.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STAKING AND PLANS CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DEBRIS FOUND,1 TO 5(NS") INCHES AND SHALL BE GRADED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED AS SHOWN ON THE LANDSCAPE PLAN.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2) FEET ABOVE GROUND.
13. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING IMPROVEMENTS 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.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REMARKS
2	03-19-26	CITY OF ALACHUA COMMENTS
REVISIONS		

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/4/2026

L1
LANDSCAPE PLAN

CHECKED: CDB DRAWN: GFC

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Landscaping Requirement Calculations for Heartland Dental at Westside Commons

Site Landscaping 6.2.2(D)(1)(c)

	Requirement	Calculation (33% reduction for sites less than an acre)	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary)	3 Canopy per acre	3 canopy * 0.69-acres * 0.67	1	1 @ 2" = 2"	1 @ 2" = 2" in north buffer
	6 Understory per acre (50%)	6 Understory * 0.69-acres * 0.67 *0.5	1	1 @ 1.5" = 1.5"	1 @ 1.5" = 1.5" in Front Building
North (Rear)	2 Canopy per acre	2 canopy * 0.69-acres * 0.67	1	N/A	1 @ 2" = 2" in north buffer
East	2 Canopy per acre	2 canopy * 0.69-acres * 0.67	1	N/A	1 @ 2" = 2" in north buffer
	6 Understory per acre (25%)	6 Understory * 0.69-acres * 0.67 *0.25	1	N/A	1 @ 1.5" = 1.5" in Front Building
West	2 Canopy per acre	2 canopy * 0.69-acres * 0.67	1	N/A	1 @ 2" = 2" by Pond/ Dumpster
	6 Understory per acre (25%)	6 Understory * 0.69-acres * 0.67 *0.25	1	N/A	1 @ 1.5" = 1.5" in Front Building
Façade Landscaping					
South (Primary)	4 Canopy / 100 LF	4 Canopy / 100 LF * 61 LF * 0.67	2	N/A	2 @ 2" = 4" north of Drive Isle
North (Rear)	4 Canopy / 100 LF	4 Canopy / 100 LF * 61 LF * 0.67	2	N/A	2 @ 2" = 4' north of Drive Isle
East	4 Canopy / 100 LF	4 Canopy / 100 LF * 72 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" = 4" in Pond
West	4 Canopy / 100 LF	4 Canopy / 100 LF * 72 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" = 4" in Pond
Continuous shrub row along all façades					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Parking Lot Landscaping 6.2.2(D)(2)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
Interior	1 Canopy or Understory / 1,800 SF or portion thereof, total parking lot area	1 Tree / 1,800 SF * 10,300 SF	6	6 @ 1.5" = 9" or 3 Trees totaling 9.5"	2 @ 4" + 1 @ 1.5" = 9.5"
	10 Shrubs / 1 Landscape Island	10 * 6 Islands	60	N/A	within 30' 66 shrubs
Exterior*	Minimum 5 feet in width; average 7 feet in width along the perimiter of the parking lot				
	4 Canopy / 100 LF	4 Canopy / 100 LF * 150 LF	6	6 @ 2" = 12" or 3 trees totaling 12"	4 @ 1.5" + 1 @ 2" + 1 @ 4" = 12"
	2 Understory / 100 LF	2 Understory / 100 LF * 150 LF	3	3 @ 1.5" = 4.5"	3 @ 1.5" = 4.5"
	Continuous shrub row				within 30' 111 shrubs
*Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Perimeter Buffer 6.2.2(D)(3)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary) N/A					
North (Rear)	1 Canopy / 25 LF	1 Canopy / 25 LF * 134 LF	5	5 @ 2" = 10" or 3 trees totaling 10"	5 Existing Live Oaks
25' Type-D	1 Understory / 40 LF	1 Understory / 40 LF * 134 LF	3	3 @ 1.5" = 4.5"	3 @ 1.5" = 4.5"
Option 1	Continuous evergreen hedge				Provided
East*	1 Canopy / 60 LF	1 Canopy / 60 LF * 240 LF *0.5	2	2 @ 2" = 4" or 1 trees totaling 4"	2 @ 2" = 4"
5' Type-A					
Option 1	Continuous evergreen hedge				Provided
West*	1 Canopy / 60 LF	1 Canopy / 60 LF * 208 LF *0.5	2	2 @ 2" = 4" or 1 trees totaling 4"	1 @ 4" = 4"
5' Type-A					
Option 1	Continuous evergreen hedge				Provided
*Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Arterial Screening 6.2.3(E)

	Requirement	Calculation	Required Plantings	Plantings Provided
US 441*	1 Canopy / 25 LF	1 Canopy / 25 LF * 106 LF	4	OHW 2:1 8 @ 1.5"
	3 Understory / 100 LF	3 Understory / 100 LF	3	OHW 3 @ 1.5"
	Continuous row of shrubs			where applicable - utility
*No reductions can apply to arterial screening standards *Due to overhead wires canopy trees replaced with understory trees @ 2:1*				

LANDSCAPE CALCULATIONS

INTERPLAN
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AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
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FLORIDA RLA #1321

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REVISIONS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/4/2026

L1.1
LANDSCAPE CALCULATIONS

CHECKED: CDB DRAWN: RMD

RICK ABT
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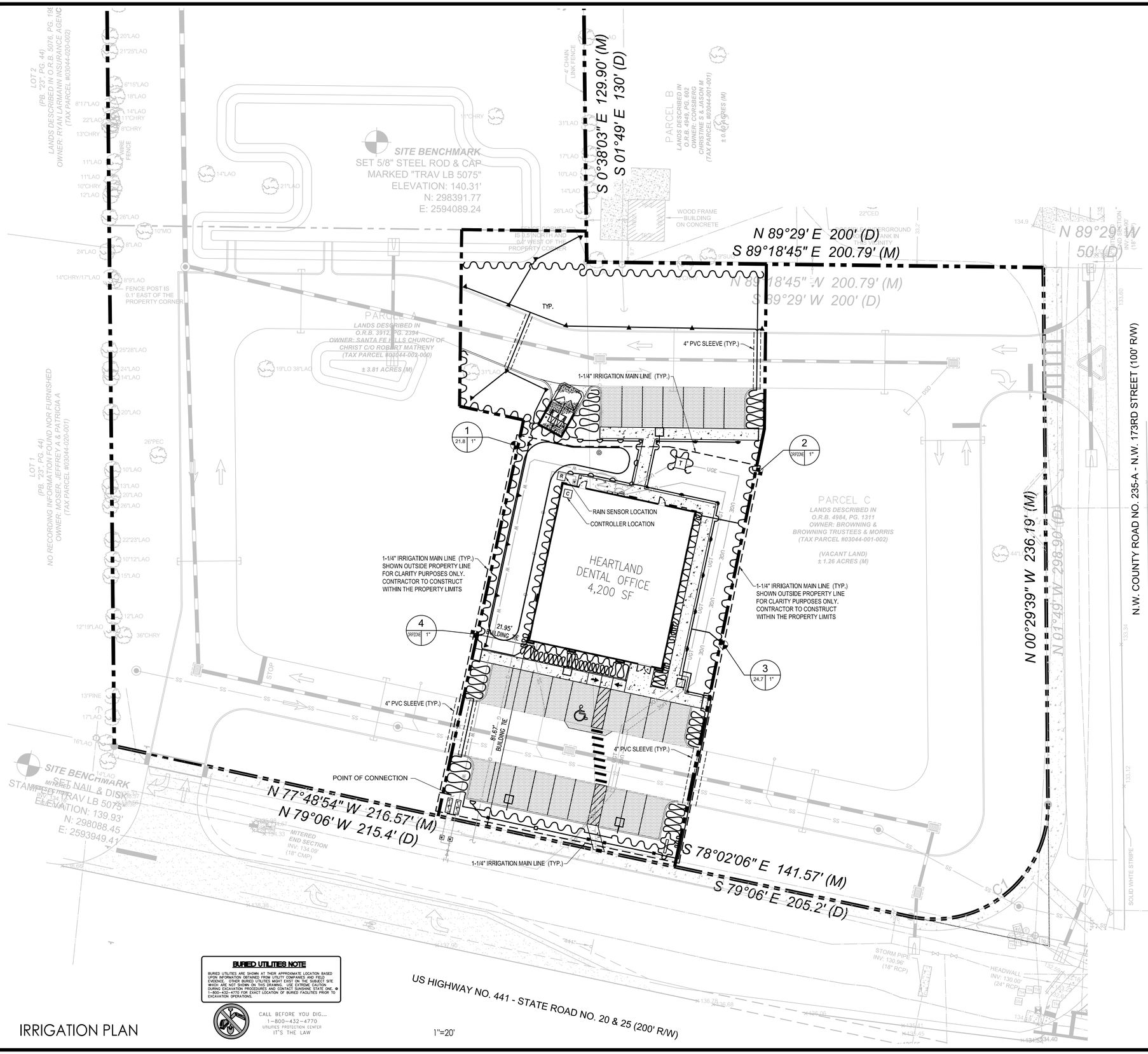

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IRRIGATION PLAN

NORTH

20' 0 20' 40'

GRAPHIC SCALE

IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	
POP-UP STREAM ROTOR	
500 SERIES STREAM BUBBLER	
TORO PLASTIC VALVE	
CLASS 200 PVC MAIN LINE	
CLASS 160 PVC LATERAL LINE	
PVC SLEEVE 4" IN DIAMETER	
PIPE CROSSOVER	
BACKFLOW PREVENTER	
IRRIGATION METER	

DRIP IRRIGATION

VALVE ZONE NO.

VALVE SIZE

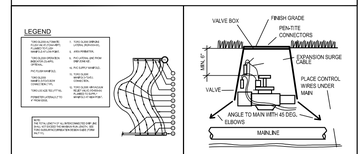
VALVE GPM

CONTROLLER LOCATION TORO MODEL # CC-P12

RAIN SENSOR LOCATION

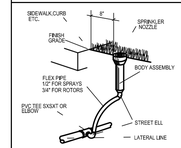
VALVES

- 254-06-03 3/4" VALVES
- 254-06-03 3/4" VALVES (DRIP ZONE)
- 252-06-04 1" VALVES
- 252-06-04 1" VALVES (DRIP ZONE)
- 252-25-06 1.5" VALVES
- 252-25-06 1.5" VALVES (DRIP ZONE)

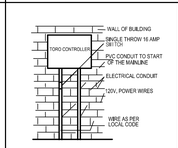


① DRIP IRRIGATION DETAIL NTS

② ELECTRIC VALVE DETAIL NTS



③ HEAD DETAIL NTS



④ CONTROLLER DETAIL NTS

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT, PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

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ARCHITECTURE
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PERMITTING

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407.645.5008

SEAL:

REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REVISIONS
2	03-19-26	CITY OF ALACHUA COMMENTS

HEARTLAND DENTAL

N.W.C. OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0802
DATE: 4/4/2026

L2
IRRIGATION PLAN

CHECKED: CDB DRAWN: GFC

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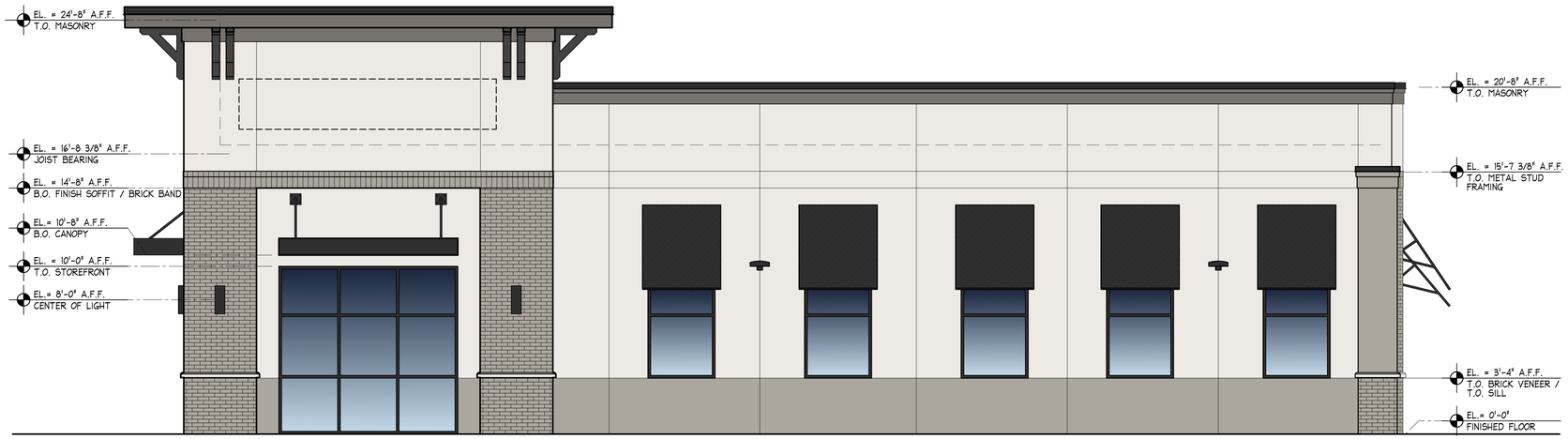

1 EAST ELEVATION (ADJACENT PARCEL)

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (US HWY 441)

SCALE: 1/4" = 1'-0"

1 GLAZING REQUIREMENT COMPLIANCE CALCULATION:
864 SF TOTAL BUILDING FRONTAGE (FINISHED GRADE TO UNDERSIDE OF ROOF STRUCTURE OF THE FACADE)
GLAZING REQUIRED: 172.8 SF; 20% TRANSPARENCY
GLAZING PROVIDED: 254 SF; 51%

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	MATCH SHERWIN WILLIAMS SW7004 "SNOWBOUND"	CUSTOM DRYVIT STRATOTONE COLOR
EF-2	DRYVIT	MATCH SHERWIN WILLIAMS SW7017 "DORIAN GRAY"	CUSTOM DRYVIT STRATOTONE COLOR
EF-3	DRYVIT	MATCH SHERWIN WILLIAMS SW7019 "GAUNTLET GREY"	CUSTOM DRYVIT STRATOTONE COLOR
EF-4	DRYVIT	MATCH SHERWIN WILLIAMS SW7069 "IRON ORE"	CUSTOM DRYVIT STRATOTONE COLOR

PAINT

TAG	MANUFACTURER	COLOR	DESCRIPTION
PT-1	SHERWIN WILLIAMS	SW7017 "DORIAN GRAY"	TYPICAL AT MAN DOORS

BRICK

TAG	MANUFACTURER	COLOR	DESCRIPTION
BRK-1	TBD	PAINT SW7017 "DORIAN GRAY"	THIN BRICK MORTAR: MATCH BRICK

METAL SOFFIT PANELS, TRIM, COPING, DOWNSPOUTS AND SCUPPERS

MTL-1	PAC-CLAD	"MATTE BLACK"	KYNAR 500

ALUMINUM STOREFRONT

SF-1	YKK	"BLACK"	

AWNING FABRIC

FB-1	SUNBRELLA	"BLACK"	FIRE RETARDANT FIRESIST

GENERAL NOTES

1. REFER TO SHEET A0.5 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS
2. REFER TO SHEET A3.1 FOR ADDITIONAL NOTES RELATED TO THE EXTERIOR ELEVATIONS
3. ALL EXTERIOR BUILDING MOUNTED AND SITE LIGHTING TO BE BLACK IN FINISH

FWH Architects
Lic.# AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions
1	03.20.26	REVISIONS PER SITE PLAN APPLICATION COMMENTS

DENTAL OFFICE
SHELL BUILDING
NWC OF US 441 AND NW 173RD ST
ALACHUA, FL 32615

03.06.2026
date
25037
comm. no.

EXTERIOR ELEV. AND EXTERIOR FINISH SCHEDULE

A3.0

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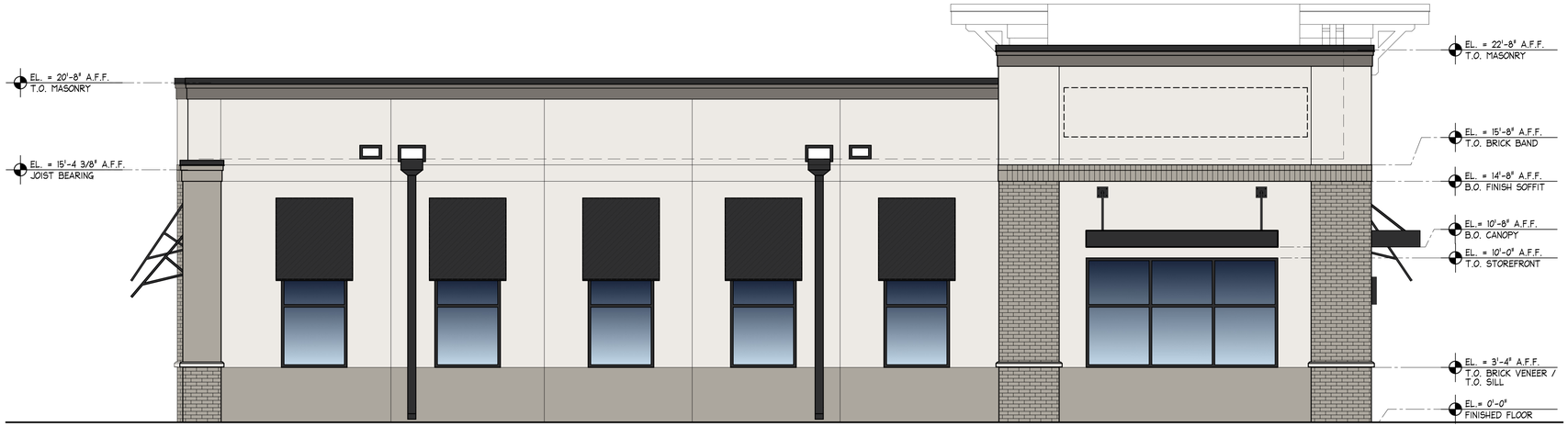
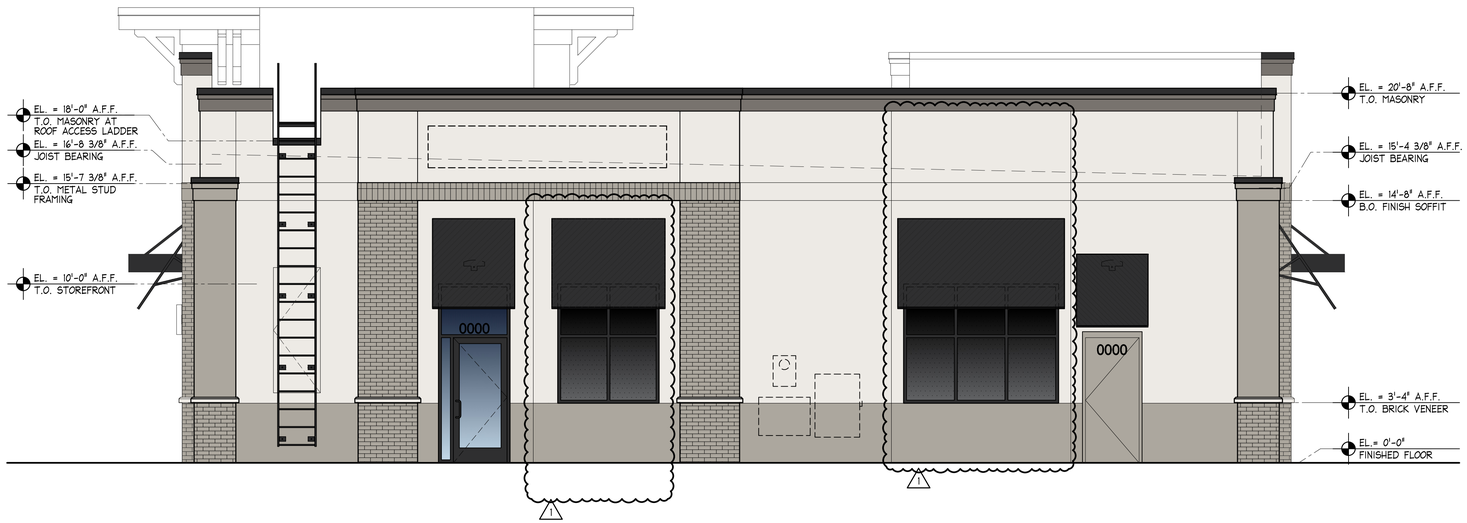


3 WEST ELEVATION (ADJACENT PARCEL)

SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION (ACCESS ROAD)

SCALE: 1/4" = 1'-0"

1 GLAZING REQUIREMENT COMPLIANCE CALCULATION:
864 SF TOTAL BUILDING FRONTAGE (FINISHED GRADE TO UNDERSIDE OF ROOF STRUCTURE OF THE FACADE)
GLAZING REQUIRED: 129.6 SF; 15% TRANSPARENCY
GLAZING PROVIDED: 136 SF; 15.7%

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GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO SHEET A0.5 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

REFER TO WALL SECTIONS AND DETAILS, SHEET A5 SERIES, FOR SPECIFIC HEIGHTS, INCLUDING BUT NOT LIMITED TO, LIGHT FIXTURES, CANOPY, EIFS TRIM, ETC.

REFER TO SHEET A3.0 FOR THE EXTERIOR FINISH SCHEDULE

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE MADE OF DURABLE WEATHER RESISTANT MATERIAL, SHALL BE PERMANENTLY AFFIXED TO THE STRUCTURE AND POSTED FRONTING THE STREET THE STRUCTURE IS ADDRESSED TO. COMMERCIAL ADDRESS NUMBERS ARE TO BE A MINIMUM OF SIX (6) IN HEIGHT AND ONE-HALF (1/2") INCH IN WIDTH

UNIT NUMBERS SHALL BE A MINIMUM OF 3" INCHES IN HEIGHT, POSTED ABOVE OR ASIDE ALL MEANS OF INGRESS/EGRESS, CLEARLY VISIBLE UPON APPROACH AND CLEAR OF ANY OBSTRUCTION SUCH AS AWNINGS. ALL LETTERING TO BE CONSISTENT IN STYLE.

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "FINESSE" (SPECIALTY TEXTURE BY DRYVIT) UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS
ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

3. EXTERIOR SITE AND WALL MOUNTED LIGHT FIXTURES TO BE FINISH "BLACK".

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISABILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

FWH Architects
Lic.# AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
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NWC OF US 441 AND NW 173RD ST
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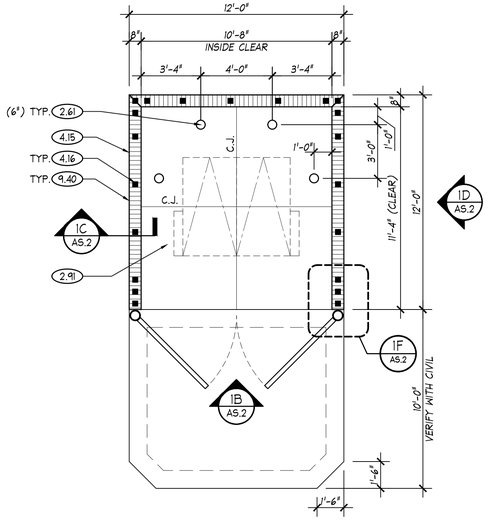
EXTERIOR ELEVATIONS AND NOTES

A3.1

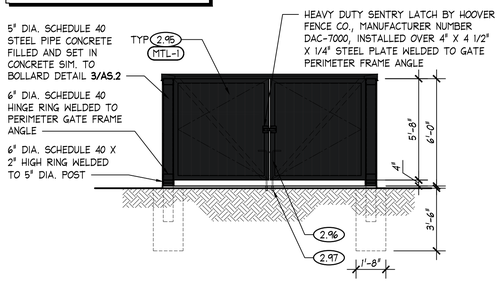


1A DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

PRIME AND PAINT ALL STEEL GATE COMPONENTS

THE DUMPSTER ENCLOSURE AND GATES SHALL BE FINISHED TO MATCH THE BUILDING. REFER TO EXTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION

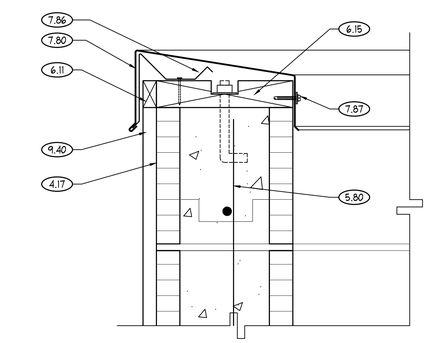


1B DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

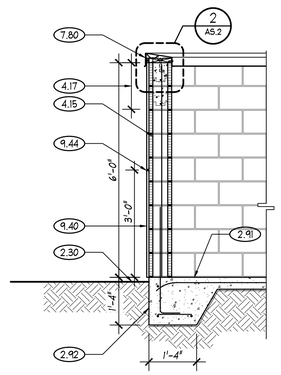
1 DUMPSTER ENCLOSURE DETAILS

SCALE AS SHOWN



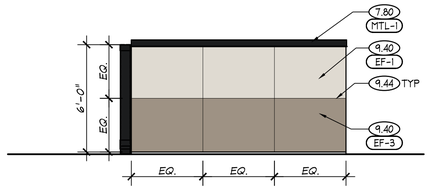
2 METAL COPING DETAIL

SCALE: 3" = 1'-0"



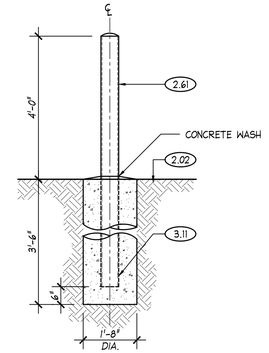
1C DUMPSTER ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



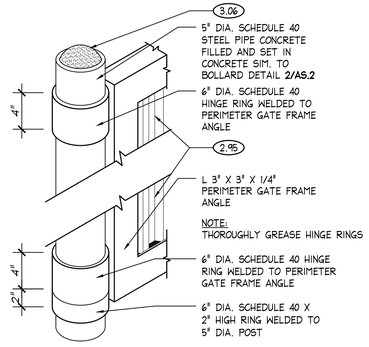
1D DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



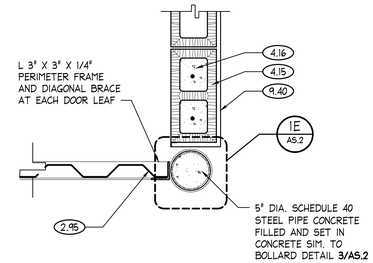
3 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



1E GATE POST DETAIL

SCALE: 1/2" = 1'-0"



1F GATE POST DETAIL

SCALE: 1" = 1'-0"

GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR ALL REQUIREMENTS OUTSIDE BUILDING LINE

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS FOR EXTERIOR WALL FINISHES

DUMPSTER KEYNOTES

DIVISION 2 - SITE CONSTRUCTION

2.02 FINISHED GRADE OR PAVEMENT, REFER TO CIVIL DRAWINGS
2.30 LANDSCAPE AREA. REFER TO CIVIL AND LANDSCAPE DRAWINGS
2.61 STEEL PIPE BOLLARD, SCHEDULE 40 WITH GROUT FILL (SIZE AS INDICATED). STEEL TO BE RUST FREE PRIMED AND PAINTED TRAFFIC YELLOW UNLESS OTHERWISE NOTED. REFER TO DETAIL ON **SHEET AS.2**
2.91 CONCRETE SLAB AT DUMPSTER ENCLOSURE, 6" THICK, 3,000 PSI WITH 6 X 6, W2.8 X W2.8 WWM OVER COMPACTED FILL
2.92 MONOLITHIC CONCRETE FOUNDATION WITH (2) #5 BARS CONTINUOUS AND (1) #5 BAR TRANSVERSE AT 24" O.C. (BOTTOM) AND (1) #5 BAR CONTINUOUS (TOP/OUTSIDE)
2.95 2" DEEP X 18 GA. GALVANIZED STEEL DECK AT GATE PANEL, PAINTED
2.96 "J-BOLT" GATE LATCH AT EACH LEAF. CONSTRUCT USING 1/2" DIA. STEEL DOWEL
2.97 PROVIDE 3/4" DIA. X 6" DEEP RECEIVER HOLE IN CONCRETE FOR EACH GATE LATCH

DIVISION 3 - CONCRETE

3.06 PROVIDE CROWN IN CONCRETE OR GROUT
3.11 CONCRETE FOOTING, DIMENSIONS AS NOTED OR AS PER STRUCTURAL DRAWINGS

DIVISION 4 - MASONRY

4.15 8" CMU WITH 9 GA. HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE) AT 16" O.C. VERTICAL
4.16 GROUT FILLED CMU CELL REINFORCED WITH (1) #5 VERTICAL FROM FOOTING TO TOP OF BOND BEAM AT 2'-8" O.C. MAXIMUM AND AT WALL CORNERS AND TERMINATIONS
4.17 (2) COURSES 8" CMU KNOCK-OUT BLOCKS GROUT FILLED WITH (1) #5 BAR CONTINUOUS AT EACH COURSE

DIVISION 5 - METALS

5.80 VERTICAL WALL REINFORCEMENT IN GROUT FILLED CELL, TYP. REFER TO STRUCTURAL DRAWINGS

DIVISION 6 - WOOD AND PLASTICS

6.11 PT 1 X WOOD BLOCKING OR BUCK
6.15 PT 2 X WOOD PLATE WITH 1/2" DIAMETER ANCHOR BOLTS (6" MINIMUM EMBEDMENT) AT 4'-0" O.C. MAXIMUM. IN LIEU OF SPECIFIED ANCHOR BOLT, 1/4" DIA. X 4" LONG TAPCONS STAGGERED AT 24" O.C. MAY BE PROVIDED FOR PLATE ATTACHMENT. FASTENERS SHALL BE PLACED MINIMUM 2 1/2" FROM EDGE OF WOOD PLATE

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.80 PREFINISHED 24 GA. ALUMINUM COPING, SLOPED TO FACILITATE DRAINAGE. SEE TYP. ROOF DETAILS. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR
7.86 METAL FASCIA CLEAT FASTENED WITH DRILL-TECH FASTENERS AT 12" O.C.
7.87 MECHANICAL FASTENER WITH NEOPRENE WASHER

DIVISION 9 - FINISHES

9.40 ACRYLIC (EIFS) FINISH COAT OVER 3/4" PORTLAND CEMENT BASE OVER CMU. REFER TO EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE FOR TEXTURE AND COLOR REQUIREMENTS
9.44 CONTROL JOINT IN CEMENT PLASTER, "N" SHAPE (PAINT TO MATCH WALL COLOR). SEE CONTROL JOINT DETAIL

FWH Architects
Lic# AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

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MISCELLANEOUS SITE DETAILS

AS.2

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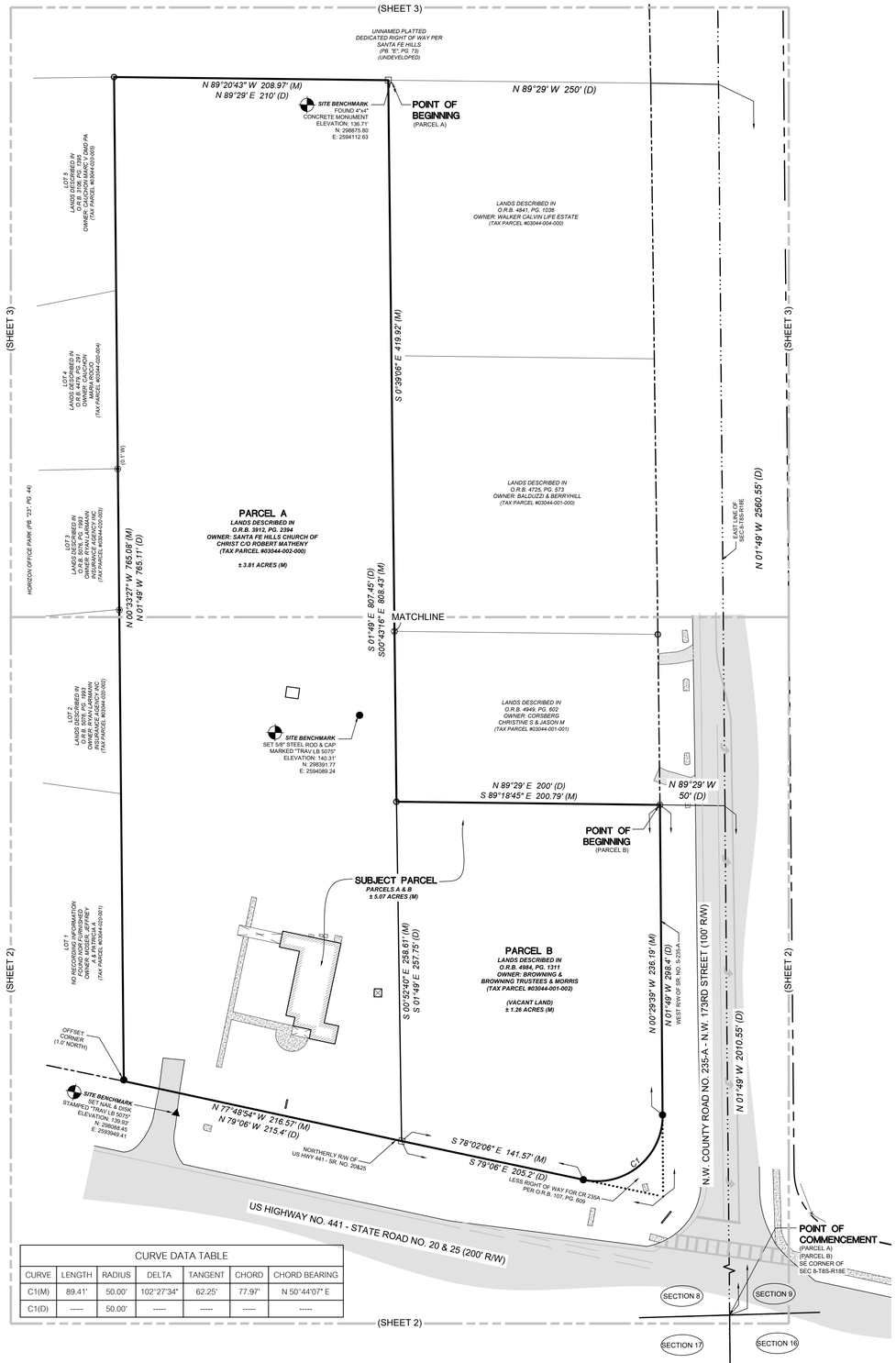


CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	89.41'	50.00'	102°27'34"	62.25'	77.97'	N 50°44'07" E
C1(D)	-----	50.00'	-----	-----	-----	-----

Tech: Aaronit Plot Date: Apr 09,2025 10:45am Filename: N:\2023\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA updsite.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")

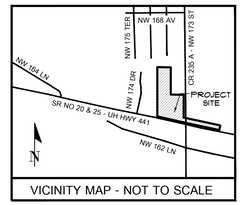
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 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.

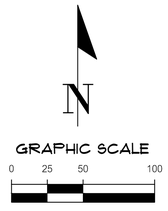
DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)("PARCEL B")

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 "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.
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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CHY = CHERRY TREE
DOG = DOGWOOD TREE
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MAG = MAGNOLIA TREE
SUGAR = HACKBERRY TREE
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= FOUND 3/4" IRON PIPE (NO ID.)
= FOUND 5/8" IRON ROD (NO ID.)
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= SET 5/8" STEEL ROD & CAP (LB 5075)
= PEDESTRIAN SIGNAL POLE
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= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= TRAFFIC SIGNAL POLE
= METAL LIGHT POLE
= AIR CONDITIONER
= GUY ANCHOR
= MAILBOX
= SIGN (MARKED AS NOTED)
= TELEPHONE PEDESTAL
= FIRE HYDRANT
= WOODEN POWER POLE
= WATER VALVE
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= TREE (SIZE/TYPE NOTED)
= SITE BENCHMARK
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= RIGHT OF WAY LINE
= SECTION LINE
= PARCEL LINE
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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

CHAD A COLSON License Number 7142 STATE OF FLORIDA Professional Surveyor & Mapper

4/14/2025
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: N/A
DRAWN BY: CAC
FIELD BOOK & PAGE: 733 / 14-16

This map prepared by:
CHAD A COLSON
(SEE SURVEYOR'S CERTIFICATION)
Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER
DIGITAL SIGNATURE OF A FLORIDA

(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.
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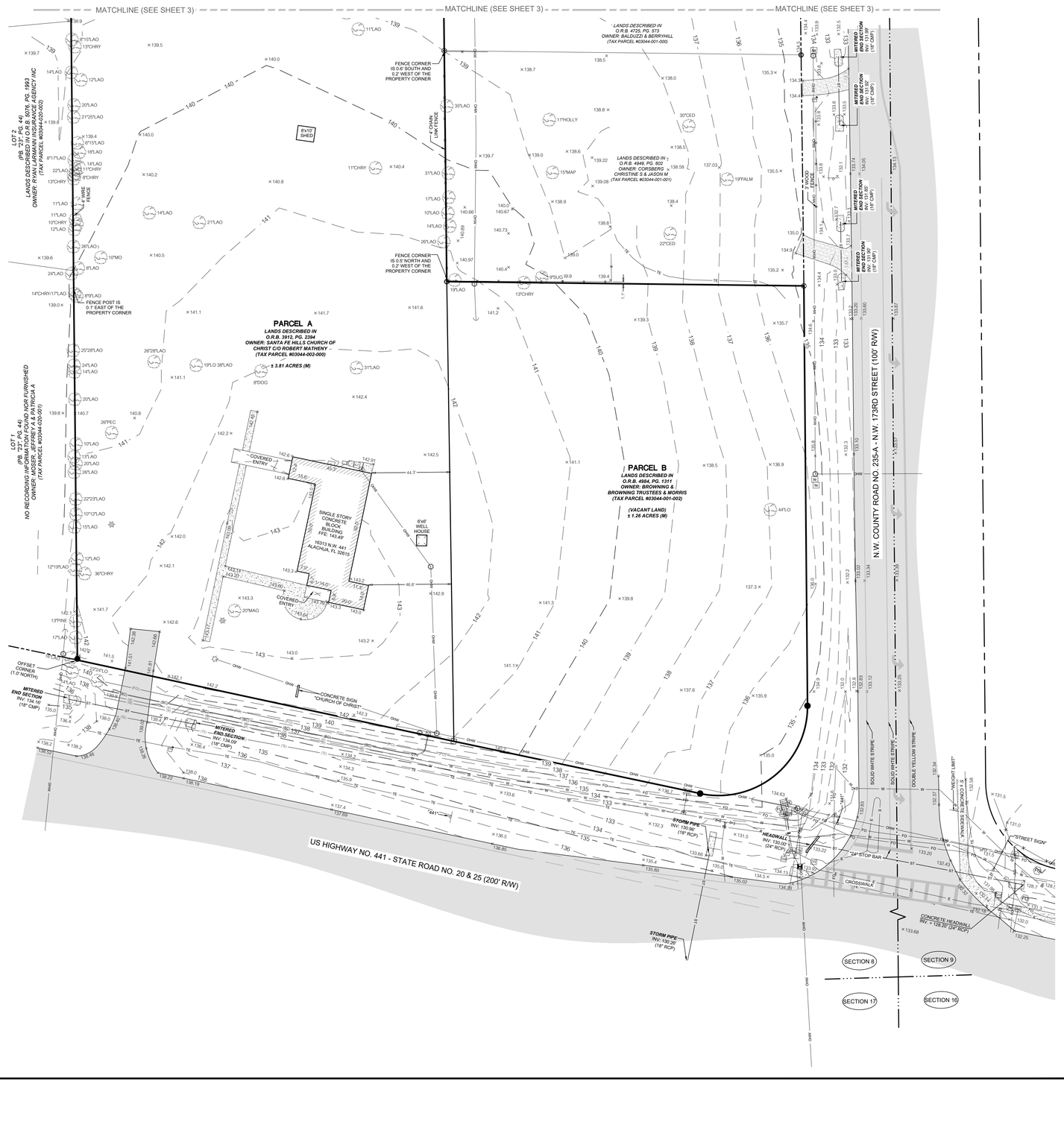
N

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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- SS = UNDERGROUND SANITARY PIPE
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- W = BURIED WATER LINE
- X = FENCE (AS NOTED)
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11801 Research Drive
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(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:	JM
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 ELECTRONIC 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:\2025\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

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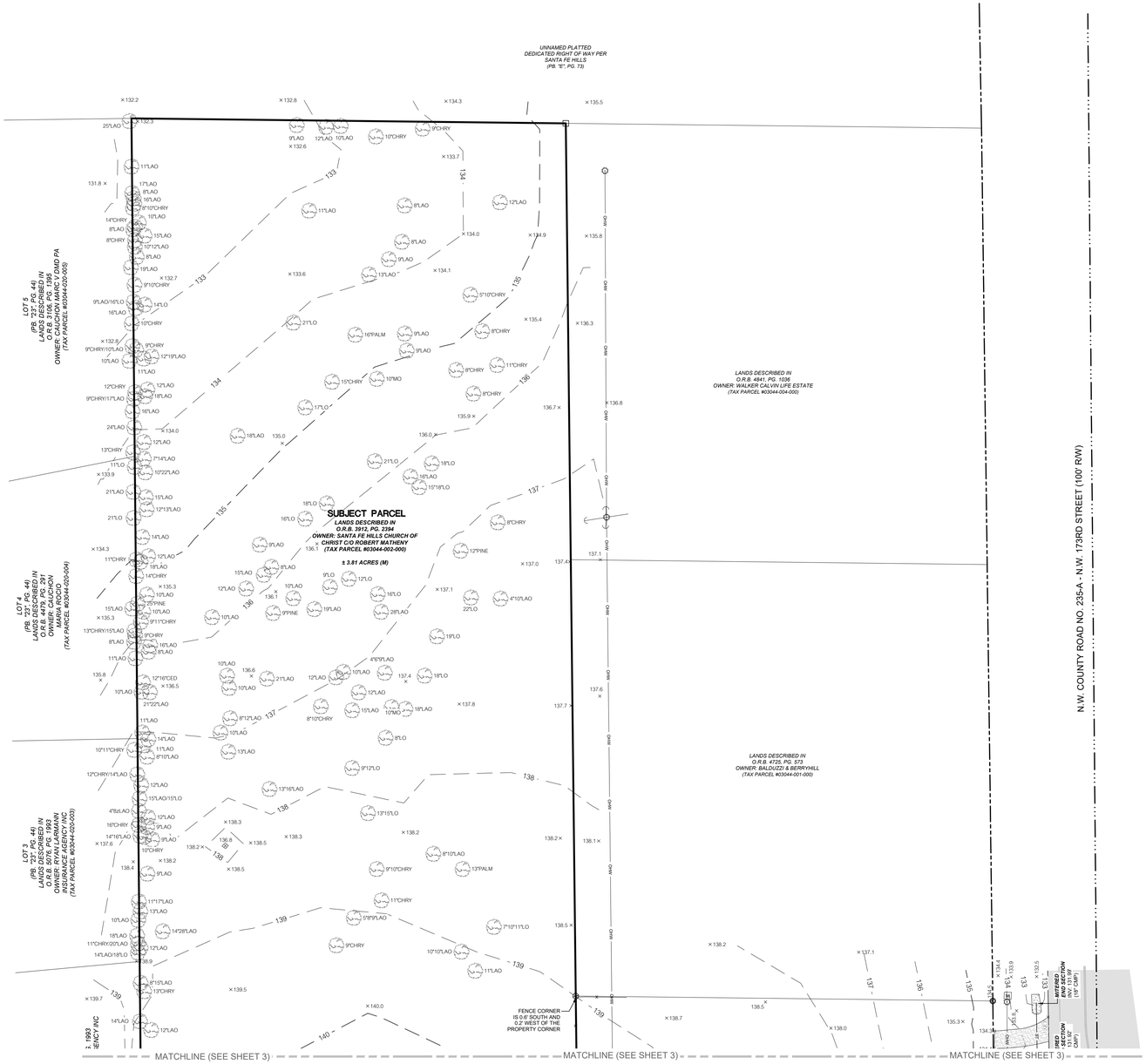

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= PEDESTRIAN SIGNAL POLE
= CABLE BOX
= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= TRAFFIC SIGNAL POLE
= METAL LIGHT POLE
= AIR CONDITIONER
= GUY ANCHOR
= MAILBOX
= SIGN (MARKED AS NOTED)
= TELEPHONE PEDESTAL
= FIRE HYDRANT
= WOODEN POWER POLE
= WATER VALVE
= 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
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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
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(W) = WATER LINE (PER PLAN)
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(FO) = FIBER OPTIC LINE (PER PLAN)

11801 Research Drive
Alachua, Florida 32615
(352)332-1276
www.NVS.com
LB-8246

NVS

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:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02

TECHNICIAN: NAD
CREW CHIEF: MW
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. L.B. 8246
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND RAISED SEAL OF A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 3 OF 4

Tech: Aaronf 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)
= PEDESTRIAN SIGNAL POLE
= CABLE BOX
= TRAFFIC SIGNAL BOX
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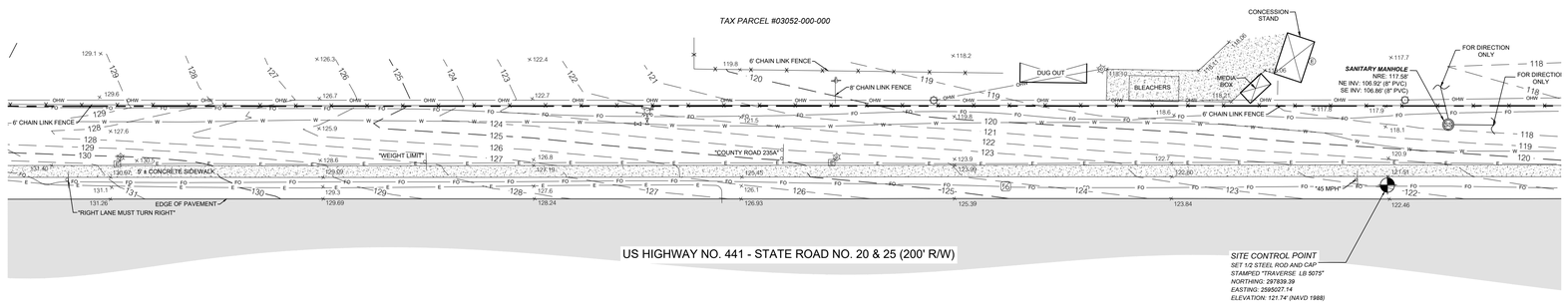

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LB-8246

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SCALE: 1" = 50'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

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: VM
DRAWN 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: N:\2023\23-0320\Departments\01_Survey\DWG\23-0320.02 ALTA update.dwg

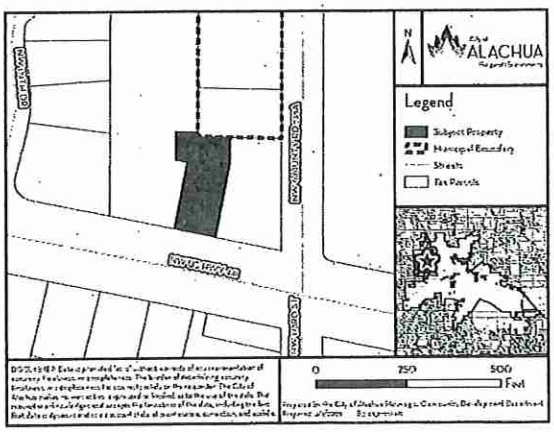
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0012 | Westside Commons – Heartland Dental

A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC and Santa Fe Hills Church of Christ, Inc. (Property Owners) for a site plan proposing the construction of a ± 4,200 square foot dental clinic with associated site improvements on a 0.69-acre subject property generally located along the north side of US Highway 441, just west of the intersection of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof); 03044-002-000 (portion thereof)). FLU: Commercial, Zoning: Community Commercial (CC).



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 - April 09, 2026)

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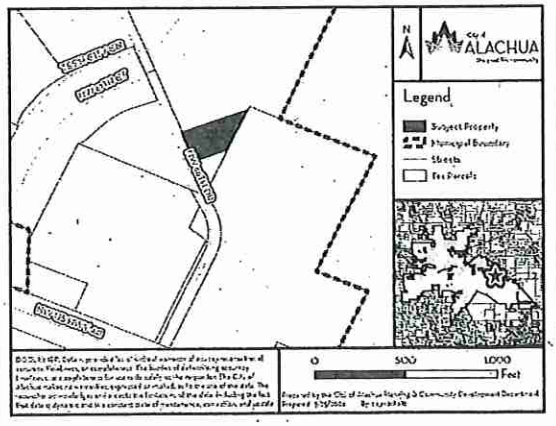
Application #: PSP25-0014 | San Felasco Tech City Fire Station Site Plan

A request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004). FLU: Corporate Park; Zoning: Corporate Park (CP).



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(Published: Alachua County Today - April 09, 2026)

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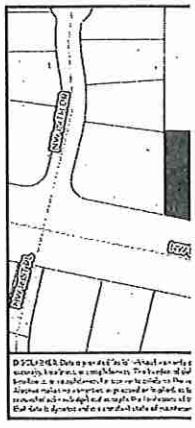
Notice is hereby giv
the City of Alachua
2026, at 6:00 p.m. T
Lewis Commission C
142nd Terrace, Alacl

Application #: PSP
Bros Site Plan

A request by Alaka
on behalf of Santa I
Owner) for a site
1,035 square foot re
associated site impro
located at 16313 NW
000 (portion thereof)



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inspection at the I
Department, 15100
any regular business
p.m. one week prior
on the application
City of Alachua, P
P.O. Box 9, Alachua
Section 286.0105, Fl
decision made at th
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which includes the
appeal is to be ba
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least 48 hours prior t

(Published: Al

Heartland

MAILED
APR 0 6 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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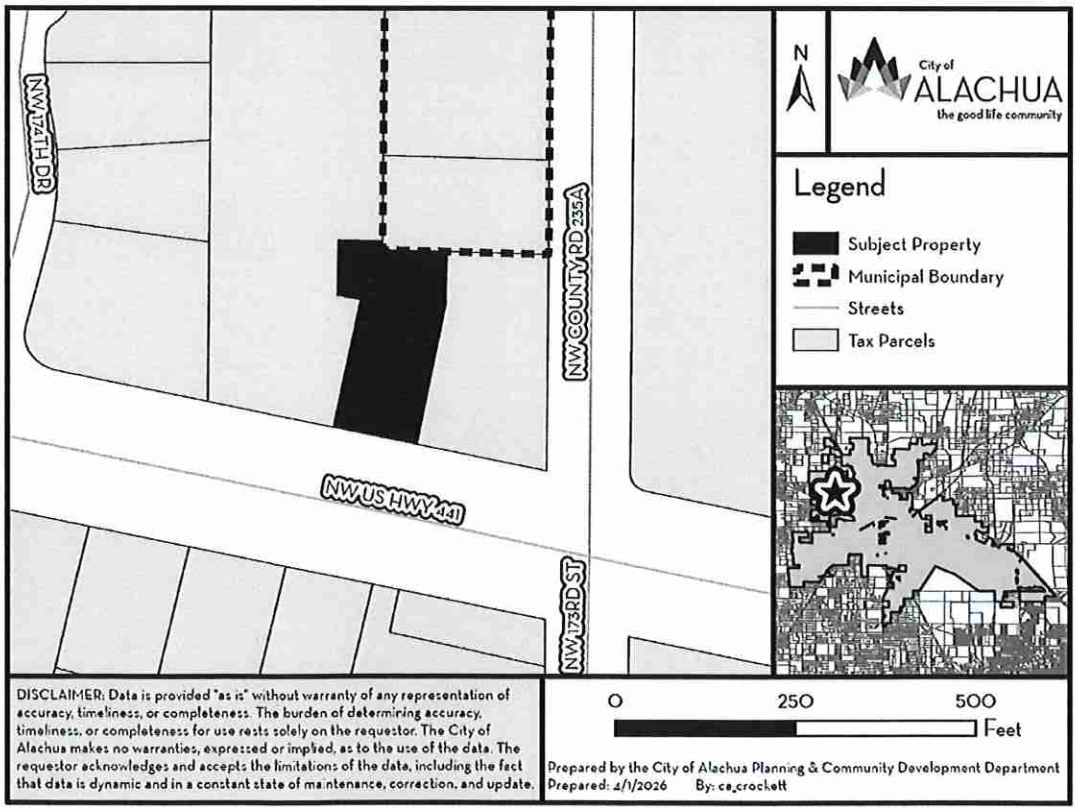
A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC and Santa Fe Hills Church of Christ, Inc. (Property Owners) for a site plan proposing the construction of a ± 4,200 square foot dental clinic with associated site improvements on a 0.69-acre subject property generally located along the north side of US Highway 441, just west of the intersection of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof); 03044-002-000 (portion thereof). FLU: Commercial, Zoning: Community Commercial (CC).



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Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
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109 WEST CT LLC & BG DANBURY LLC
6 FAIRFIELD BLVD STE 1
PONTE VEDRA BEACH, FL 32082

1390 ALACHUA LLC
ACCOUNTS PAYABLE DEPARTMENT WA
260 W BALTIMORE PIKE WAWA
WAWA, PA 19063

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

MAILED
APR 0 6 2026

ALACHUA CFA LLC
5200 BUFFINGTON RD
ATLANTA, GA 30349

ALACHUA OUTPARCEL LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

BRACHHOLD MARK A
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615

C&B CIVIL CONSTRUCTION INC
PO BOX 448
HIGH SPRINGS, FL 32655

CAUCHON MARC V
5450 2ND PL
VERO BEACH, FL 32968

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

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

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

LINDBERG III CARL DAVID & SOORY
16630 NW 173RD TER
ALACHUA, FL 32615

MAGPIE 441 PROPERTY LLC
PO BOX 674
WALNUT, CA 91788

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MOSER JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

ORIE DEANDREW L
16655 NW 175TH TER
ALACHUA, FL 32615

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Easy Peel Address Labels
Bend along line to expose Pop-up Edge
5160

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Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Pat. avery.com/patents

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

PAUDEL & CHAPAGAIN
16412 NW COUNTY RD 235A
ALACHUA, FL 32615

MAILED
APR 06 2026

ROBERTS & ROIES
16610 NW 174TH TER
ALACHUA, FL 32615

RYAN LARMANN INSURANCE AGENCY I
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

UF Planning Dept.
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Angela Tatai, POSTED THE LAND USE SIGN(S)
(Print Name)

ON April 6, 2026 FOR THE Westside Commons – Heartland Dental Site 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.

Angela Tatai
(Signature)

Two
(Number of signs)

Posted Notice Location Map
PSP25-0012 | Heartland Dental

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 regular 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.

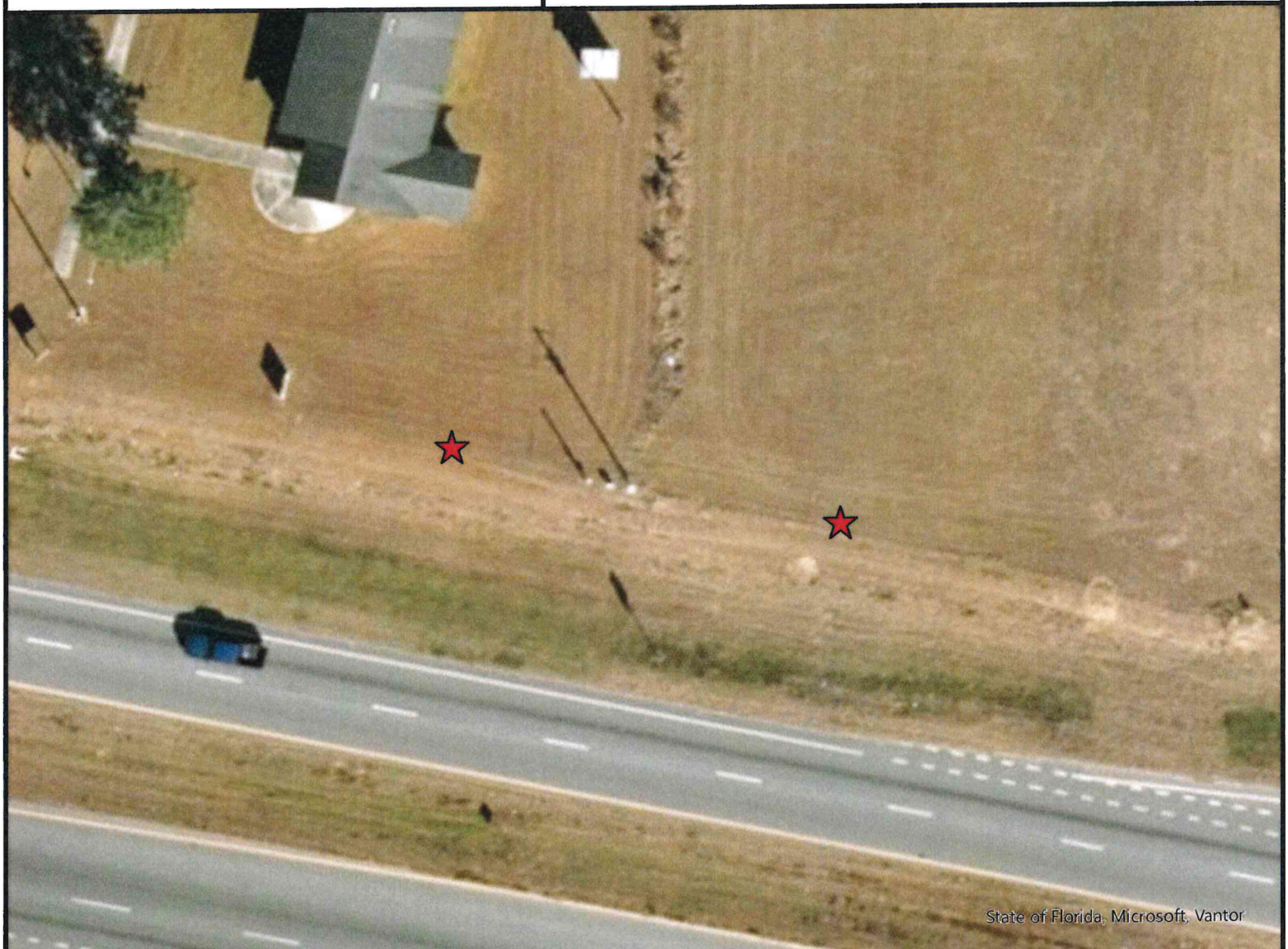
SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 15.5 31 62 Feet

Legend

★ Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 4/1/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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 - Heartland Dental **APPLICATION NO.:** PSP25-0012

APPLICATION TYPE: Site Plan **CURRENT ZONING:** CC

NATURE/SCOPE OF PROPOSAL: Proposes the consturction of a +/- 4,200 square foot dental clinic with associated site improvements

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).



Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)

City of Alachua
THE GOOD LIFE COMMUNITY

Board Agenda Item

MEETING DATE: April 21, 2026

SUBJECT: PSP25-0009 | Westside Commons – Chipotle Site Plan Permit. A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC (Property Owner) for a site plan proposing the construction of a ± 2,366 square foot restaurant with drive-through service with associated site improvements on a ± 0.88-acre subject property generally located at the northwest corner of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof)). FLU: Commercial; Zoning: Community Commercial (CC).(Quasi-judicial hearing)

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report. Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

Summary

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 2,366 square foot restaurant with drive-through service with associated site improvements on a ± 0.88-acre subject property.

The ± 0.88-acre subject property (Tax Parcel 03044-001-002) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an onsite facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Site Plan
4. Public Notice Materials
5. Resume on file - Bryan S. Thomas, AICP

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PSP25-0009**

SUBJECT:	A request for a site plan proposing the construction of a ± 2,366 square foot restaurant with drive-through service and associated site improvements.
APPLICANT/AGENT:	Alakai Acquisitions
PROPERTY OWNER:	Alachua Outparcel, LLC
LOCATION:	Generally located on the northeast intersection of US Highway 441 and NW 173rd Street
PARCEL ID NUMBER:	03044-001-002
FLUM DESIGNATION:	Commercial
ZONING:	Community Commercial
OVERLAY:	N/A
ACREAGE:	± 0.88
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

SUMMARY

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 2,366 square foot restaurant with drive-through service with associated site improvements on a ± 0.88-acre subject property.

The ± 0.88-acre subject property (Tax Parcel _03044-001-002) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an on-site facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

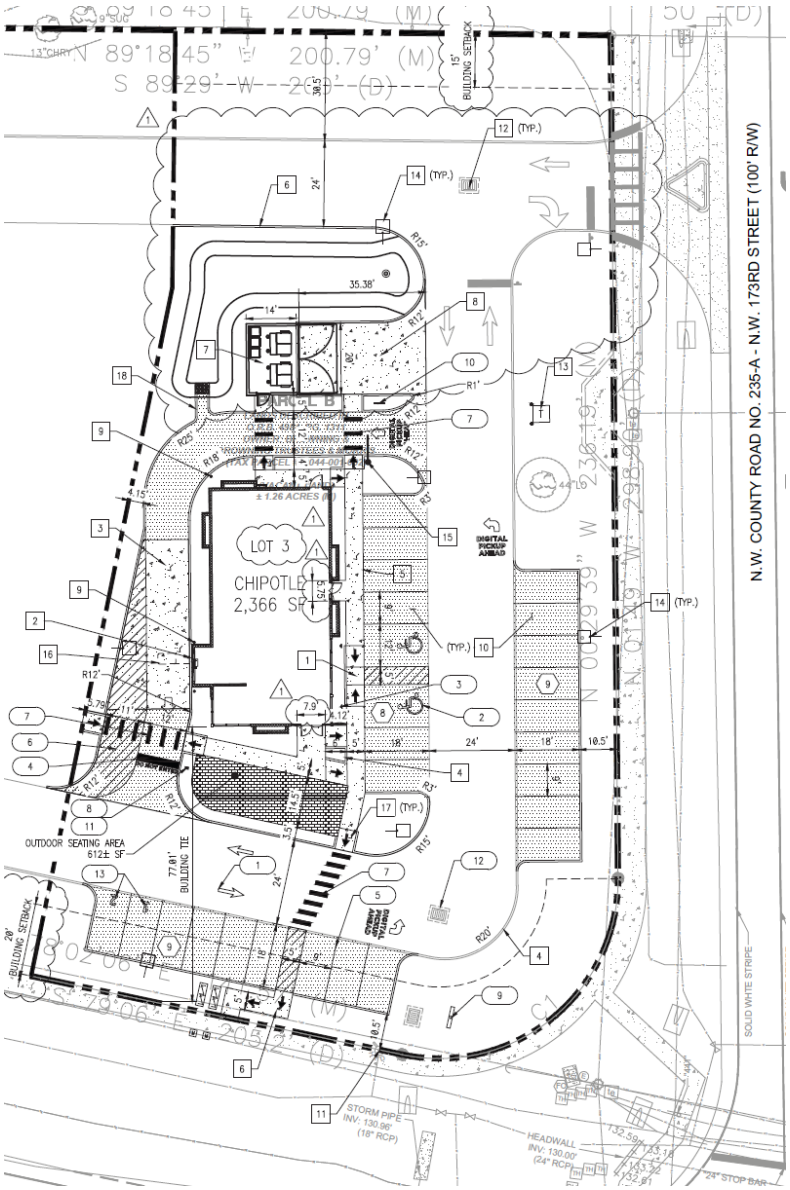


Figure 1. Proposed Site Plan Overview

EXISTING USES

The subject property is currently undeveloped and mostly cleared.

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	Residential	Agriculture	Agricultural
South	Gas Station	Commercial	Commercial Intensive
East	High School	Public	Agricultural
West	Church	Commercial	Community Commercial

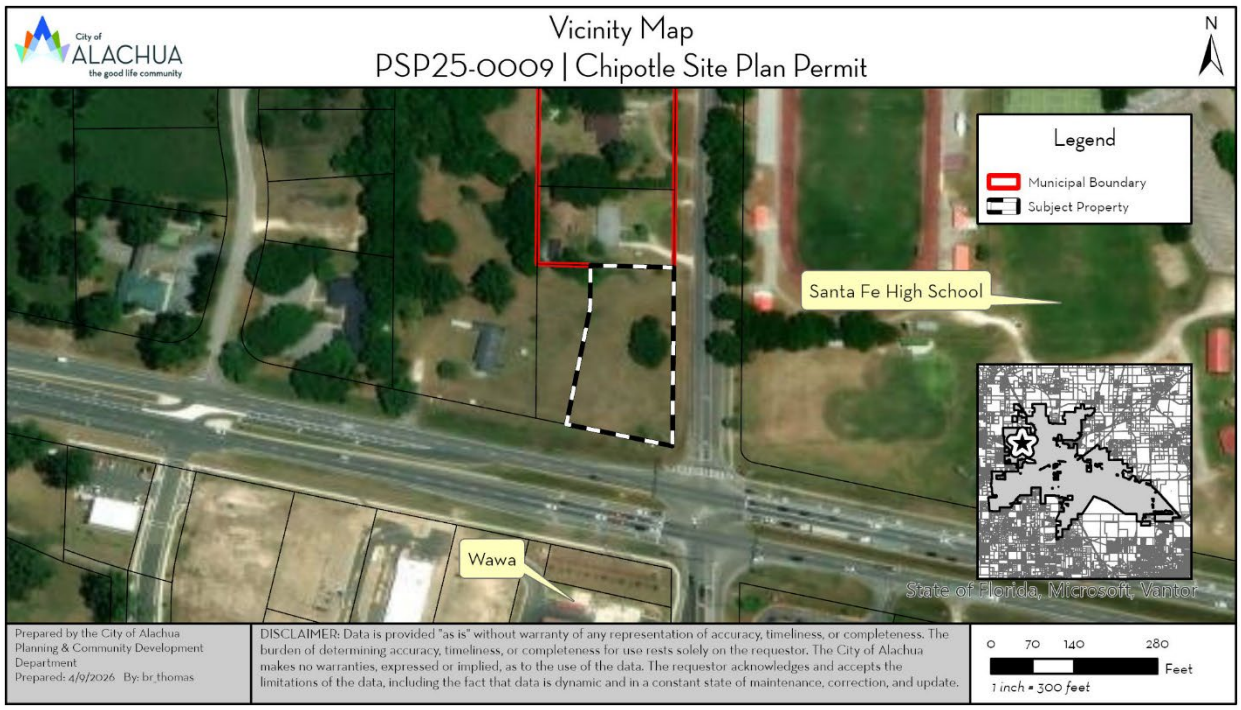


Figure 2. Vicinity Map

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 required for site plan applications.

A neighborhood meeting was held on June 2, 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. As required by Section 2.2.4 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 3 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.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial & Mixed-Use*

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

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 subject property's future land use category is Commercial. The proposed use of a restaurant with drive-through service falls under eating establishments, which is an allowed use in the Commercial future land use category. The use supports the objective of the commercial and mixed-use future land use categories by providing goods to citizens and visitors of the Alachua and North Central Florida region.

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:

21. 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 and/or shared access;

Evaluation & Findings: The proposed site plan includes an interior shared driveway with two vehicular ingress/egress points from NW 173rd Street and US Highway 441 to provide for safe and efficient vehicular movements. One pedestrian connection to the sidewalk adjacent to US Highway 441 is proposed to provide for safe pedestrian access.

22. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the required buffer standards as established in Section 6.2.2 and Section 6.2.3 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the minimum required open space standards as established in Section 6.7 of the City's Land Development Regulations.

24. Adequacy of pervious surface are in terms of drainage requirements;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the maximum allowable impervious area standard as established in Table 5.1-3. Of the City's Land Development Regulations. Additionally, all stormwater will be conveyed to an offsite stormwater management facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

25. Placement of signage;

Evaluation & Findings: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All incidental signage and signage required for traffic control has been reviewed and the site plan demonstrates that the placement of signage will not interfere with visibility, landscaping, utilities, or site circulation.

26. Adequacy of site lighting and potential impacts of lighting upon 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 in 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 proposed site plan included a photometric plan and has demonstrated compliance with the outdoor lighting standards as established in Section 6.4 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated a safe on-site circulation pattern, including an exhibit demonstrating access and maneuverability of a typical Alachua County Fire Rescue vehicle (40 feet in length, 8.17 feet in width). Two turn-around spaces are provided at the entrance of the drive-through lanes. A loading space is not required for the proposed site plan by Section 6.1 of the City's Land Development Regulations; however, the applicant has stated that deliveries are to occur during non-peak or non-business hours only.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the tree protection and landscaping standards as established in Section 6.2 of the City's Land Development Regulations.

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. The soils present are well drained soils in hydrologic group A, with only slight limitations for development. There is no existing vegetation on the site other than grass/sod cover as it was cleared as part of the Westside Commons Infrastructure Plan approved on December 8, 2025. No historically significant structures are present on the site.

30. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: No performance-based zoning requirements are being applied to the development.

Policy 1.3.e: *Density and intensity standards*.

1. *Non-mixed-uses*. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use future land use categories:
    a. *Density*. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
    b. *Intensity*. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation & Findings: The proposed site plan is a non-residential development consisting of ± 2,366 square feet of floor area on a ± 1.26-acre subject property. As such the permitted floor area ratio is 0.75 and the floor area ratio of the proposed site plan is ± 0.04 and is therefore acceptable.

Objective 5.1: *Natural Features*

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

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: The proposed site plan shows a sidewalk connection from the internal pedestrian network to the sidewalk running along to NW US Highway 441, adjacent to the proposed development.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: The proposed site plan shows access to shared use driveways to the north and south, with connections to US Highway 441 and NW 173rd Street to provide for safe and efficient vehicular movements.

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's wastewater facilities.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's solid waste facilities.

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

3. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

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

5. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to listed species or their habitat on the subject property. As such. A listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands on the subject property.

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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 ecosystems 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, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There is one soil type 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	100%

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 development area 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 located within a Karst sensitive area. No potential sink holes are known to exist on the site. Stormwater is being conveyed to an onsite management facility approved as part of the Westside Commons Infrastructure Plan and no new stormwater management facilities are proposed.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

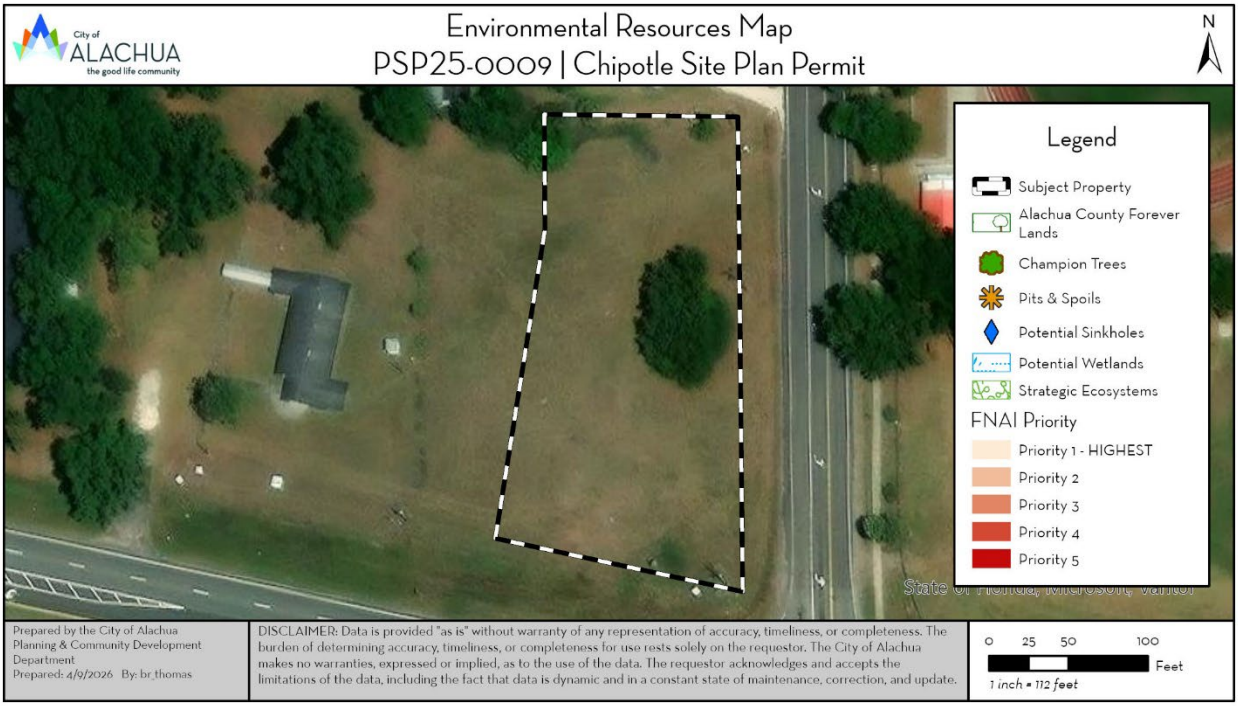


Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) *Minor site plan and site plan standards*. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all the following requirements are met:

(a) *Consistency with the Comprehensive Plan*. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) *Use allowed in zone district*. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use type of restaurant with drive-through or drive-in service is a permitted use in the Community Commercial (CC) zone district.

(c) *Zone district use specific standards*. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: Use specific standards for restaurant with drive-through or drive-in service are established in Section 4.3.4(A)(2) of the City's Land Development Regulations. The application has been reviewed against, and found to comply with, the use specific standards.

(d) *Development and design standards*. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for compliance with all relevant standards of Article 6, including Section 6.1, *Off-street parking and loading standards*, Section 6.2, *Tree protection and landscaping standards*, Section 6.3, *Fencing standards*, Section 6.4, *Exterior lighting standards*, Section 6..6, *Infill standards*, Section 6.7, *Open space standards*, Section 6.8, *Design standards for business uses*, and Section 6.9, *Environmental protection standards*.

(e) *Subdivision standards*. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations*. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards*.

(a) *Glazing*.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

Evaluation & Findings: Three of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15 or lands containing existing residential uses. The south, north, and east elevations all consist of a minimum 20% glazing.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

Evaluation & Findings: Two of the four façade faces substantially face a street. The south façade is approximately 34 feet in width and incorporates one wall offset at least two feet in depth to ensure no expanse exceeds 30 feet. The north façade is approximately 34 feet in width and incorporates one wall offset at least two feet in depth to ensure no expanse exceeds 30 feet. The east façade is approximately 67 feet in length and incorporates two wall offsets at least two feet in depth that ensures no expanse exceeds 30 feet.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

Evaluation & Findings: All four façade faces use an approximately similar ratio of the same three materials and glazing.

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Evaluation & Findings: The façade is comprised of two different paint colors and minimal finished metal for accents on each façade face and the parapet wall, comprising under 5% of the building materials.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

Evaluation & Findings: The applicant has submitted an exhibit demonstrating that all rooftop mechanical equipment will be screened from view of the adjacent streets by use of parapet wall and other mechanical equipment will be screened from view with landscaping.

(B) *Connections to sidewalk system.*

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

Evaluation & Findings: A sidewalk system is present along U.S. Highway 441 and NW 173rd Street. One sidewalk connection is proposed from the south side of the proposed building to the sidewalk running along US Highway 441.

(C) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: The proposed site plan shows connection to the internal driveway system on both the north and south sides of the development to provide for safe and efficient vehicular movements.

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.

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
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188th Street	4/D	Principal Arterial	Urban	D
16	CR 235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 (i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater. [Section 2.4.14(H)(2)(b) of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 US 441		Segment 7 US 441		Segment 16 CR 235A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic[2]	32,500	2,782	24,000	2,093	2,524	227	7,200	647
Reserved Trips[3]	2,138	207	1,658	150	1,174	117	4,772	448
Available Capacity[3]	4,362	521	17,342	1,627	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	631	45	351	25	70	5	117	8
Residual Capacity	3,731	476	16,991	1,602	11,352	1,010	3,031	256
Residual Percentage of Permitted Design Capacity Utilized	90.43%	86.44%	60.49%	41.40%	24.92%	25.68%	79.95%	81.16%

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 April 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 934; Trip Distribution: Segment 6 – 54%; Segment 7 – 30%; Segment 16 – 6%; Segment 17 – 10%.

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. Note that impacts of the proposed site plan may negatively impact the capacity of roadway segment 6 for average annual daily trips (AADT); however, level of service standards are maintained and monitored for PM peak hour trips per Policy 1.1.a of the Transportation Element of the City of Alachua Comprehensive Plan. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	1,480
Residual Capacity	1,201,087
Residual Percentage of Permitted Design Capacity Utilized	59.96%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. Note that Policy 4.1.c(3) of the Community Facilities Element of the City of Alachua Comprehensive Plan states if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement. Funds have been allocated in the Fiscal Year 2025 – 2029 Capital Improvements Program to address capacity of potable water facilities; therefore, there are no issues related to exceeding the 85% design capacity. A site plan is a final development order, and if approved, 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]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,480
Residual Capacity	416,674
Residual Percentage of Permitted Design Capacity Utilized	72.22%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's wastewater facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	211	38.5
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

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

Public School Facilities

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

Stormwater Management Facilities

The proposed site plan application is part of the Westside Commons Infrastructure Plan approved on December 8, 2025, and will convey stormwater to off-site stormwater management facilities as part of the Westside Commons Infrastructure Plan. A stormwater management report was submitted by the applicant as part of the application materials and demonstrates compliance with the level of service standard for stormwater management facilities. No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

EXHIBIT "A"
TO
PSP25-0009
CHIPOTLE SITE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that deliveries of supplies and materials to the site made by any vehicle with more than two axels must occur during non-business hours or during non-peak hours whenever practicable to ensure a safe and efficient vehicular and pedestrian circulation pattern. 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 any proposed tree planting (canopy and understory) shown on the landscape plans that is located within 5' of a public utility line will be relocated to be a minimum distance of 5', and a preferred distance of 10', from a public utility line and a revised landscape plan sheet will be submitted demonstrating compliance with this condition. The applicant further agrees that administrative approval of the revision must be obtained prior to the issuance of a building permit for any building activity associated with this development order. 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 to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that Conditions 1 – 4 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 -5 as stated herein.

EXHIBIT "B"
TO
PSP25-0009
CHIPOTLE SITE 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

April 2, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0009

RE: **Notice of Hearing to be Scheduled for Westside Commons-Chipotle Site Plan Application**

Dear Zach Pinel,

On March 23, 2026, the City of Alachua received your revised site plan application for the Westside Commons-Chipotle project submitted on behalf of Alachua Outparcel LLC. 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 tentatively scheduled for the **April 21, 2026** Planning & Zoning Board meeting, pending resubmittal of final landscaping plans that meet City of Alachua landscaping requirements as set forth in Sec. 6.2. of the City's Land Development Regulations.

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 ***Thursday, April 9, 2026***. 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 ***Tuesday, April 7, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas
Director of Planning & Community Development

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stephens, 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

March 18, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0009

RE: Project Assistance Team (PAT) Comments for Westside Commons~Chipotle Site Plan Application

Dear Zach Pinel,

On January 21, 2026, the Planning & Community Development Department received your revised site plan application for the Westside Commons~Chipotle project, which proposes the construction of a ± 2,366 square foot building with associated site improvements on a ± 1.28-acre subject property (tax parcel 03044-001-002).

The revised 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 to review these comments may be scheduled by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, March 30, 2026. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. Chipotle – Westside Commons, Plan Set, Sheet C0.1, General Notes
    a. Please amend the Landscape Buffer, Front (South) Required buffer to read, "10 FT." It currently reads 5 FT.
2. Chipotle – Westside Commons, Plan Set, Sheet SD-5, Exterior Elevations
    a. Design Standard for Single Use Retail <20,000 S.F., under Glazing, please revise number 3, North Façade. Per Section 6.8.2(A)(2)(i)b., "*Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.*" The parcel to the rear (north) of the restaurant has been developed as a residential use in the Agricultural zoning district. Please note, you may use spandrel glass to meet this requirement.
3. Chipotle – Westside Commons, Plan Set, Sheet L1, Landscape Plan
    a. Please provide a revised landscape plan sheet that demonstrates compliance with the various components of Section 6.2, including landscape calculations, as outlined in my email to you dated March 9, 2026.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas
Director of Planning & Community Development

Attachments: Comments from City of Alachua Public Services

CC: Carson Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 2, 2026**

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

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR 3/2/2026

LinnelleStewart
Lead Reviewer

RE: **Chipotle Site Plan**

Public Services has reviewed the subject project (Feb 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Nov Submittal** **Fire Flow** As per submitted documents, needed fire flow is 1500 gpm, with an available fire flow of 1800 gpm. The Engineer thus concludes that available fire flow is sufficient. The City does not necessarily share this conclusion for the following reasons: (1) The test and residual fire hydrants have not been physically identified. Please **submit** a sketch calling out these fire hydrants, preferable the piping as well. Using a GIS map as the base sheet is suggested. Upon request, the City can provide this base map. (2) The fire flow test was conducted at the SE corner of intersection at 441 & 173rd St, yet the Chipotle site is located at the NW corner. This adds uncertainty to the fire flow tests. Due to the fact that NW corner is higher than the SE corner, as well as

NO.	COMMENTS
	piping configuration, the fire flow available at the NW corner may be less than at the SE corner. (3) While the hydrant sketch is being resubmitted, the City will model the available fire flow at the NW site. This issue is unresolved. **Comment on Feb Submittal** **Approved**
2	**Comment on Nov Submittal** **Sheet C0.0** After "CHIPOTLE", add "SITE PLANS" to be consistent with COA practices. Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
3.	**Comment on Nov Submittal** **Sheet C0.1** **Utility Notes A. General** Note 3: Keep existing text, but add the following: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". **Utility Notes B. Materials (Water)** Modify Note 1 as follows: "1. SERVICE PIPE **DOWNSTREAM EACH BACKFLOW PREVENTER** SHALL BE POLYETHYLENE (PE), DR9". Add the following notes: "8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS. 9.SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS 10. WATER METER APPURTENANCES SHALL BE FURNISHED AND

NO.	COMMENTS
	INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAILS. 12. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT." **Utility Notes D. Materials (Storm)** **Add the following note:** "5. "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 **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
4.	**Comment on Nov Submittal** **Sheet C2.0** See attached markup. Call-out the pipe downstream the gate valve (keynote 19) as "2-INCH SCH 40 PVC – NSF 61" Site Utility Note 14: Add the following: "(1) INSTALL ELECTRONIC MARKER TWO-FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE TEMPO OMNI MARKER II; SANITARY GREEN; MODEL OM-6; PART 52085009 (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 20: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE".

NO.	COMMENTS
	Site Utility Note 22: Change tee size to 2 X 2 X 2 Site Utility Note 23: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 28: Add text "AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1-FOOT VERTICAL CLEARANC" Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
5.	**Comment on Nov Submittal** **Sheet C2.0** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow coupled with flow meter ranges as set forth by City ordinances.

NO.	COMMENTS
	Resubmit affected sheets **Comment on Feb Submittal** **Approved**
6.	**Comment on Nov Submittal** **Sheet C2.0** **Irrigation Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm) Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets **Comment on Feb Submittal** **Approved**
7	**Comment on Nov Submittal** **Sheet C4.0** **Detail 2 Drop Cleanout** Add the following text: "NOTE: PROVIDE VALVE COVER AS PER DETAIL 127"

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Feb Submittal** **Approved**
8	**Comment on Nov Submittal** **Sheet C4.1** Replace Detail 115 Add the following details: 127 210 307 318 321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets. **Comment on Feb Submittal** **Approved**
9	**Comment on Nov Submittal** **Sheet L1** See markup. Remove shrubs/tress so there is at least 10 feet horizontal clearance with backflow preventer. Please **resubmit** this sheet. **Comment on Feb Submittal** **Approved**
10	

NO.	COMMENTS
	END OF COMMENTS

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 16, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0009

RE: Project Assistance Team (PAT) Comments for West Side Commons~Chipotle Site Plan Application

Dear Zach Pinel,

On September 15, 2025, the Planning & Community Development Department received your revised site plan application for the West Side Commons~Chipotle project, which proposes the construction of a ± 2,366 square foot building with associated site improvements on a ± 1.28-acre subject property (tax parcel 03044-001-002).

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 to review these comments may be scheduled by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, December 29, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 10, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. **Site Plan Application, Project**
   - **a.** The subject property address shown on the application is 16313 NW Highway 441. This address does not align with the referenced parcel identification number (PIN), 03044-001-002, which has not been assigned an address. Therefore, the address listed in GIS does not correspond to the identified parcel. The Response to Comments Letter dated September 10, 2025, acknowledges this correction. However, while the response states **"Acknowledges,"** this comment, as presented in the previous Letter of Completeness dated August 27, 2025, remains unaddressed. Although it is understood that the property is intended for Chipotle, accurate information on the application is essential. Please remove the address, as this property has not been assigned an address at this time.

   - **b.** The acreage of the subject property is listed as 5.07 Acres on the application, while the Property Appraiser's site indicates that the parcel for the stated address measures 1.28 acres. The Response to Comments Letter dated September 10, 2025, acknowledges this correction. However, the response claims, "Acknowledged: information was revised on the application, per parcel #0311-001-002, which shows 1.28 acres." Upon reviewing Sheet C0.2, Site Demolition Plan of the Chipotle – Westside Commons Site Plan, the site is identified as "Parcel C." In contrast, on Sheet C1.0, Site Dimension Plan; Sheet C3.1, Stormwater Pollution Prevention Plan; Sheet SL1, Site Lighting Plan; and Sheets No. 1 and 2 of 4, Land Title Survey of the Chipotle-Westside Commons Site Plan, the site is identified as "Parcel B," which measures 1.26 acres. The property measurement should be based on the results of the boundary survey. Please correct the acreage and ensure consistent measurements across all related documents.

     Additionally, Sheet No. 3 of 4, titled ALTA/NSPS Land Title Survey, refers to a site as "Subject Parcel," measuring 3.91 acres, which does not correspond to the property under review. For reference, the parcel identification number is 03044-002-000. Please correct the information to reflect site-specific details accurately.

   - **c.** The acreage of the proposed building is not indicated on the Site Plan Application; this information needs to be provided.

2. **Site Plan Application, Applicant**
   - **a.** The name of the applicant and agent for the application is Zach Pinel of Alakai Acquisitions. This authorization was confirmed on May 08, 2025, which differs from Sheet 5 of 5 of the application, which was signed by Ashley Rosado as the agent and dated June 17, 2025. **Per the Response to Comments Letter dated September 10, 2025, states, "A Letter of Authorization was provided from the applicant, Zach Pinel, for Interplan LLC-Ashley Rosado to act as an agent for submittals."** However, the only Letter of Authorization received was for Interplan, LLC, without a specific name included. Please provide an authorization explicitly naming Ashley Rosado, as the current documentation does not confirm her status.

3. **Site Plan Application, Attachment #1.e, Topographic Survey**
   a. Provide the required attachments that demonstrate each contour line representing the variations in elevation that could potentially affect construction on the property. According to the Response to Comments Letter dated September 10, 2025, it states, **"The plan set included in this submittal now shows a complete survey that has detailed topographic information."** In future submittals, please specify the title of the reference plan sheet.

4. **Site Plan Application, Attachment #3, Fire Department Access and Water Supply Plan**
   a. Provide the necessary attachments that demonstrate the availability of adequate fire flow to meet the demands of the proposed project at the subject property. The Response to Comments Letter dated September 10, 2025, it states, **"Test results of a fire flow test for the project site are now provided in this submittal. As well as a fire flow analysis in our included concurrency/consistency with the comprehensive plan report."** In the future submittals, please specify the title of the reference plan sheet.

5. **Site Plan Application, Attachment #6, Site Plans for Buildings Less than 80,000 Square Feet in Area.**
   a. Provide the required one (1) set of mailing labels for all property owners within 400 feet of the subject property. Additionally, all registered individuals listed on the city's website must be provided on a set of address labels, not just a list. The City can provide mailing labels upon request (a $35 fee per Resolution 24-05). The Response to Comments Letter dated September 10, 2025, states, **"We would request that the City provide these labels; the additional $35 fee has been added to the site plan payment of $1500."** However, the only record of fees for PSP25-0009, Chipotle, is the Standard Site Plan Fe totaling $2,700. Due to the lack of evidence regarding the alleged $1,500 fee, please explain its purpose and provide proof of payment. Furthermore, PSP25-0009, Chipotle, will not be scheduled for the Planning & Zoning Board hearing until the $35 fee is paid.

6. **Site Plan Application, Attachment #8, Legal Description**
   a. Provide the required attachments that demonstrating the subject property's legal description on 8.5" x 11" paper and in an electronic file in Word format. The Response to Comments Letter dated September 10, 2025, states, **"A Word document as well as an 8.5" x 11" pdf of the legal description for the project site is provided in this submittal."** The legal description provided refers to Parcel A (Tax Identification Number: 03044-002-000) and Parcel B (Tax Identification Number: 03044-001-002). Please revise the legal description to reference only the subject property for the proposed Chipotle.

7. **Site Plan Application, Attachment #9, Proof of Ownership**
   a. Provide the necessary attachments that demonstrate ownership of the subject property. According to the Response to Comments Letter dated September 10, 2025, it states, **"Deeds of the two subject parcels are provided with this submittal."** However, the subject property is identified on Sheet C0.2, Site Demolition Plan of the plan set titled, "CHIPOTLE – WESTSIDE COMMONS." Only one parcel is involved in this application. Therefore, the applicable parcel number is 03044-001-

002. The Warranty Deed for parcel 03044-002-000 is unrelated. Please revise this response to acknowledge the correct parcel.

8. **Site Plan Application, Attachment #10, Proof of Payment of Taxes**
   a. Provide the required attachments demonstrating that property taxes are paid and up to date. According to the Response to Comments Letter dated September 10, 2025, it states, **"Proof of payment of taxes for the two subject parcels is provided with this submittal."** However, the application for Chipotle references only one parcel number, 03044-001-002, not two (2) parcels. Please correct this discrepancy.

9. **Comprehensive Plan Consistency Analysis**

   a. Policy 1.3.d, Design and Performance Standards
      i. The response to this referenced policy states, **"The site plans for the subject property conform to the above requirements. The proposed density is well below the maximum allowable."** This indicates a misunderstanding and misapplication of terms. Density is primarily a residential metric, typically measured in dwelling units per acre (DU/acre). In contrast, intensity is the more appropriate measure for commercial development, evaluated using metrics such as Floor Area Ratio (FAR), height limits, and lot coverage, etc. The proposed commercial development must be assessed against the established intensity standards outlined in the Future Land Use Element of the Comprehensive Plan. Please revise the response to provide a proper analysis of the project's intensity and its alignment with the relevant commercial policies.

   b. Policy 1.3.e, Density and Intensity Standards
      i. This Policy is referenced incorrectly; the policy text shown is actually Policy 1.3.f, according to the City of Alachua's Comprehensive Plan. Please correct this.

      ii. As previously noted, Policy 1.3.e is misreferenced. Upon correcting the reference to Policy 1.3.f.3 correctly read, "Setbacks and Landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses." The response to Policy 1.3.f.3 partially states, **"The proposed Chipotle restaurant is compatible with adjacent properties along US 441, and large landscape buffers are provided from adjacent agriculturally zoned property (currently used as single family residential)."** All required landscaping and buffering must be contained within the boundaries of the subject property being developed. The proposed buffer must be established and maintained on land that is permanently dedicated for this purpose and under the control of the property owner. If there is interest in incorporating features from an adjacent parcel, that area must be formally made part of the subject property, and a perpetual landscape buffer easement or similar recorded mechanism must be established and recorded in the public records. This ensures the buffer exists indefinitely and is legally enforceable for the benefit of the adjacent properties and the City. Please revise this response accordingly.

   c. Policy 1.3.f is currently misrepresented. **The language presented in the application packet corresponds to the language for Policy 1.3.g.** Please correct this.

d. Policy 2.7.a, response reads, **"This project will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. All public roads and utilities are available adjacent to or close to the development, and the property is surrounded by existing development on all sides."** This language suggests that the application includes more than one proposed use. While the property consists of multiple lots, the Chipotle is the only use being reviewed in this application. Please revise the language accordingly.

e. Policy 5.1.c, Flood-prone areas: The response reads, **"The subject property is not within any documented FEMA Flood Zone areas."** However, according to FEMA's National Flood Hazard Layer (NFHL) Viewer, the subject property is located in Flood Zone X, which denotes an area of minimal flood hazard (outside the 0.2% annual chance floodplain/500-year flood event area). Please revise this response to accurately reflect this information.

f. Objective 5.2: Availability of facilities and services: The response states, **"Section 2 of this report demonstrates the impacts that the proposed development will have on public facilities and services. Sufficient capacity appears to exists for this development."** This comment needs to be addressed properly. Each applicable section must include comments or data from other pages or similar criteria; simple referencing is not adequate. Please correct.

g. Objective 5.2.a: The response states, **"Section 2 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards."** This comment will also need proper addressing. Similar to the previous point, comments or data from other pages or criteria must be included for each applicable section; referencing along is insufficient. Please revise.

h. Policy 5.2.b: The response reads, "**Acknowledged.**" Please specify what is being acknowledged.

10. Concurrency Impact Analysis

    a. The Concurrently Analysis narrative partially states, **"Shown below is an analysis of the proposed development's concurrency demands and the existing infrastructure available to serve the project."** When referencing existing infrastructure available for the project, supportive data must be included with the submitted materials. Any referenced materials should be part of the submission set to ensure consistency.

11. Chipotle – West Commons, Plan Set

    a. Sheet C0.0, Cover Sheet: The submitted plan set does not contain a completed title identifying the specific type of permit being sought (e.g., Site Plan Review, Conditional Use Permit, Minor Subdivision, etc.). Please resubmit with a clearly labeled plan type to ensure proper review under the appropriate code standards.

b. The Sheet Index on SHT No. C0.0 shows discrepancies in sheet numbers and titles. The following mismatches require correction:

i. SHT No. C0.1 on the Sheet Index is titled "Civil Data Sheet," while the title on the specific sheet reads "General Notes."

ii. SHT No. C4.0, on the Sheet Index, is titled "Details Sheet." On the specific sheet, the title reads, "Civil Details."

iii. SHT No. -, on the Sheet Index, is titled "Survey," but this sheet is not showing an assigned sheet number. The sheets included with the title, ALTA/NSPS LAND TITLE SURVEY, included Sheet Nos. 1 of 4, 2 of 4, 3 of 4, and 4 of 4. This will need to be titled and numbered for both the Sheet Index and Sheets to match exactly.

iv. SHT No. -, on the Sheet Index, is titled "Building Elevation," but this sheet is not showing an assigned sheet number. The sheets titled "Exterior Elevations," SD-5, and "Exterior Perspectives," SD-6, need to be properly represented in the plan set.

12. **Chipotle – West Commons, Plan Set, Sheet C0.1, General Notes (Site Data Table)**

a. The site area is shown as 38,450 SF (0.90 AC) on Plan Set, Sheet C0.1, General Notes (Site Data Table), which differs from the 1.28 acres indicated on Page 1 of 5 of the Site Plan Application.

b. The Site Data Table does not give full property details. A note indicating the current zoning is required. See sample below.

SITE DATA TABLE:		
SITE ADDRESS (or PARCEL NO.):		
SITE SIZE:		
FUTURE LAND USE:		
ZONING:		
EXISTING USE:		
PROPOSED USE:		
SETBACKS:	REQUIRED:	PROPOSED:
Front:	25'	35'
Side:	10'	15'
Rear:	15'	20'
BUILDING HEIGHT:	60'	60'
LOT COVERAGE:	50%	32%
*Per Ordinance No. O-03-09, Turkey Creek Planned Unit Development, Exhibit A		

SAMPLE

Please review Article 5 of the LDRs to ensure all details are provided at the time of resubmittal.

c. The Site Data Table indicates the required front, side, and rear yard setbacks. However, the provided column reads, "N/A." This designation is incorrect, as shown on the sample data table above; information stating the required setbacks and proposed setbacks shall both be depicted in the table to demonstrate compliance.

d. The Site Data Table references the Landscape Buffer for the rear (north) side, indicating that it abuts residential properties. According to Table 6.2-2, Business Uses, a drive-through eating establishment requires a 25-foot buffer, or Type "D" buffer.

e. The Site Data Table also indicates that the Landscape Buffer for the front (south) side, which faces an Arterial Roadway, necessitates a 10-foot buffer (Type "C" buffer), not a 5-foot buffer.

f. The Site Data Table states that **"6 PARKING SPACES AT REAR OF SITE TO BE DEDICATED TO ADJACENT PARCEL."** To formalize this arrangement and ensure it becomes a permanent, legally binding agreement tied to the land, the following is required:

   i. **Updated Plans:** Revise the site plans to clearly delineate the location of these six (6) shared parking spaces. Additionally, label both the dominant (benefiting) and servient (providing) parcels with their respective Parcel Identification Numbers (PINs).
   ii. **Legal Document:** Provide a signed and notarized legal document, in a format acceptable to the City Attorney, that recognizies the perpetual cross-access or shared parking easement. This agreement must include provisions for ongoing maintenance, liability, and a clause stating that it runs with the land and cannot be terminated without the City's approval of replacement parking.
   iii. **Public Hearing Condition (Notice of Expectations):** The shared parking agreement and all related documentation will be a condition of approval during the Planning & Zoning Board public hearing. They must be recorded in the public records of Alachua County, Florida Clerk of Court prior to the issuance of any building permits or certificates of occupancy.

13. **Chipotle – West Commons, Plan Set, Sheet C0.2, Site Demolition Plan**

a. The submitted demolition plan lacks sufficient information regarding the existing structures on the subject site. Please revise the plans to include a comprehensive description and graphic representation of all existing buildings/structures. This information is essential for a complete review and to ensure compliance with relevant regulations.

   Please provide the following:

   i. Clear identification and labeling of all existing buildings/structures on the subject property.

ii. The dimensions and total square footage of each floor of every existing building.

iii. A statement concerning the specific use(s) of every existing building.

iv. Current photographs of all exterior elevations of the buildings/structures to be demolished.

v. A site plan clearly indicating the location of every existing building to be removed, including distances from property lines and adjacent buildings.

14. **Chipotle – West Commons, Plan Set, Sheet C1.0, Site Dimension Plan**

a. The Site Dimension Plan depicts several features that are not identified by a label or described in the accompanying site notes. Please revise the plan set to include a complete and consistent mapping symbols legend, or add identifying labels/callouts directly on the plan sheet to clarify the nature, use, and dimensions of all depicted items.

b. The front building setbacks are not shown; please update the plans.

c. All figures '6' and '9' on the site plan must be clearly distinguishable to prevent misinterpretation and potential miscalculation. It is recommended to underline both figures. (e.g., 6 and 9). Please revise all plan sheets to ensure that numbers 6 and 9 are oriented correctly and clearly discernible from one another.

15. **Chipotle – West Commons, Plan Set, Sheet L1, Landscape Plan**

a. The submitted Landscape Plan is incomplete. The Landscape Plan does not clearly and accurately delineate all existing trees on the site, specifically those identified for preservation in the project's Comprehensive Plan Analysis (Policy 5.1.a, Topography).

Required Revisions:

i. Delineation of Existing Trees: Revise the plan to clearly show the location, size (caliper/diameter), species (common and botanical names), and health/condition of all existing trees on the site.

ii. Conflict Resolution: Ensure that proposed development activities (grading, infrastructure, building footprints) do not encroach upon the tree protection areas, as any conflict must be addressed and approved by LDR Administrator.

The Landscape Plan lacking sufficient detail to facilitate a complete review and demonstrate conformance with applicable regulations. Therefore, a new submittal is required to address all missing information.

b. The five (5) Southern Live Oak trees located at the rear of the subject property, as shown on the Landscape Plan, are required for mitigation for trees removed due to the placement of a portion of infrastructure. Therefore, only one (1) Southern Live Oak tree qualifies to include in the required landscape buffer.

16. **Chipotle – West Commons, Plan Set, Sheet Nos. 1 of 4 to 4 of 4, Land Title Survey**

    a. The submitted property boundary survey and legal description for the specific lot under review are insufficient to clearly delineate the property boundaries and its relationship to the overall commercial development.

    b. Please provide a recorded plat or an updated boundary survey that accurately and clearly depicts the specific lot, with all bearings, courses, and dimensions matching the associated legal description.

    c. The current description does not, even with the aid of identifying the subject land to the exclusion of all other land, which is required for a complete review.

    d. The application must include an accurate legal description that a land surveyor can use to identify the precise location of the lot on the ground to confirm compliance with zoning setbacks and other regulations.

    Revise the submittal to include a complete and accurate legal description and boundary survey for the subject property related to Chipotle.

17. **Chipotle – West Commons, Plan Set, Sheet SD-5, Exterior Elevations**

    a. The proposed site plan is conceptually approved for location and design as part of the Development Plan Review; however, a separate sign permit application is required and must be approved by the Building Division prior to installation. Therefore, Sheet SD-5, Exterior Elevations, shall not include a sign; remove all signs from the façade.

    b. The information provided under the section titled "Glazing," particularly number 4, is not clear. It reads, the "West Façade Faces The Adjacent Building and None Of the Parking For Chipotle Nor A Street." Please explain or correct the verbiage for understanding.

18. **Chipotle – West Commons, Plan Set, Sheet SD-6, Exterior Perspectives**

    a. A complete review of the conceptual plan submitted will be performed against all zoning and sign code provisions upon the clear presentation of the information on Sheet SD-5, Exterior Elevations.

19. **Miscellaneous**

    a. Sheet C0.1 contains the General Notes for the Chipotle – Westside Commons unnamed plan type.

    b. Note, Resolution 24-05, Schedule of Fees, requires a resubmittal fee if an additional completeness review is required. Any resubmittal in response to this letter shall be accompanied by a $270 fee. The payment of this fee is required in accordance with the earlier resolution prior to further review of the application.

c. Please note that the current review is limited due to the absence of a complete set of all applicable plans. Once we receive all necessary plans, a full review will be conducted, allowing us to provide additional and more comprehensive comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

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

November 25, 2025

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

Ref: Site plans for Westside Commons - Chipotle

Dear Mr. Crockett:

The following are our latest comments for the site plan revisions for Westside Commons – Chipotle:

Sheet C.0.0

1) Parcel Zoning and Future Land Use is not shown. Please include.
2) Adjacent Parcel Zoning and Future Land Use is not shown. Please include.

Sheet C.1.0

1) All curves in the proposed curb need radii dimensions. Some are missing along the southern and eastern parking rows.
2) Door entrances should have dimensions. The southern and eastern door landings are missing dimensions.
3) Please add dimensions to the Dumpster Pad and Dumpster Pad Aisle.

Sheet C.2.0

1) All three bends in the water main should be included in the fitting schedule.
2) Please add the top elevations for all cleanouts to the fitting schedule.
3) Cleanouts in the drive aisles should have traffic rated tops.
4) Please add Utility Clearances to confirm horizontal separation requirements are met.
5) How are the proposed light poles being fed? Please show the conduits to confirm there are no conflicts with the rest of the proposed utilities.

Sheet C.3.0

1) Spot elevations should be added along the 20' southeastern curb to confirm no water is being trapped along that curve.
2) Please add additional spot elevations along the northern parking area to confirm no water is being trapped in these parking spots.

3) Add additional spot elevations along the other parking spots as well to confirm the proposed drainage pattern.
4) The portion of the drive-thru, north of the grade break, seems flat. Please add slope labels along this portion of the drive-thru.
5) Please include additional spot elevations along the drive-thru entrance to help confirm the proposed drainage pattern.

Sheet C.3.1

1) Please confirm if the existing 44" Live Oak is considered a Heritage Tree or not. If so, it will need additional protection.

Sheet C.4.0

1) Please confirm all provided details comply with the City of Alachua.

Landscape

1) Please show the proposed light pole conduits to confirm there are no conflicts with the proposed landscape design.
2) Is the existing 44" Live Oak being removed? Plans show that area being planted over and having irrigation installed.

Please do not hesitate to contact us 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: **Nov 24, 2025**

TO: **Bernadette Fisher**
Planning & Community Development Department

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR
11/24/2025

RE: **Chipotle Site Plan**

Public Services has reviewed the subject project (Nov 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Nov Submittal** **Fire Flow** As per submitted documents, needed fire flow is 1500 gpm, with an available fire flow of 1800 gpm. The Engineer thus concludes that available fire flow is sufficient. The City does not necessarily share this conclusion for the following reasons: (1) The test and residual fire hydrants have not been physically identified. Please **submit** a sketch calling out these fire hydrants, preferable the piping as well. Using a GIS map as the base sheet is suggested. Upon request, the City can provide this base map. (2) The fire flow test was conducted at the SE corner of intersection at 441 & 173rd St, yet the Chipotle site is located at the NW corner. This adds uncertainty to the fire flow tests. Due to the fact that NW corner is higher than the SE corner, as well as piping configuration, the fire flow available at the NW corner may be less than at the SE corner. (3) While the hydrant sketch is being resubmitted, the City will model the available fire

NO.	COMMENTS
	flow at the NW site. This issue is unresolved.
2	**Comment on Nov Submittal** **Sheet C0.0** After "CHIPOTLE", add "SITE PLANS" to be consistent with COA practices. Please **Revise & Resubmit** this sheet.
3.	**Comment on Nov Submittal** **Sheet C0.1** **Utility Notes A. General** Note 3: Keep existing text, but add the following: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". **Utility Notes B. Materials (Water)** Modify Note 1 as follows: "1. SERVICE PIPE **DOWNSTREAM EACH BACKFLOW PREVENTER** SHALL BE POLYETHYLENE (PE), DR9". Add the following notes: "8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS. 9.SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS 10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAILS. 12. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE

NO.	COMMENTS
	DETAILS AND AS PER THE COA DCM. 14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT." **Utility Notes D. Materials (Storm)** **Add the following note:** "5. "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 **Revise & Resubmit** this sheet.
4.	**Comment on Nov Submittal** **Sheet C2.0** See attached markup. Call-out the pipe downstream the gate valve (keynote 19) as "2-INCH SCH 40 PVC – NSF 61" Site Utility Note 14: Add the following: "(1) INSTALL ELECTRONIC MARKER TWO-FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE TEMPO OMNI MARKER II; SANITARY GREEN; MODEL OM-6; PART 52085009 (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 20: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE". Site Utility Note 22: Change tee size to 2 X 2 X 2 Site Utility Note 23: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 28: Add text "AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1-FOOT VERTICAL CLEARANC" Please **Revise & Resubmit** this sheet.

NO.	COMMENTS
5.	**Comment on Nov Submittal** **Sheet C2.0** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow coupled with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets
6.	**Comment on Nov Submittal** **Sheet C2.0** **Irrigation Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm) Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges

NO.	COMMENTS
	identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets
7	**Comment on Nov Submittal** **Sheet C4.0** **Detail 2 Drop Cleanout** Add the following text: "NOTE: PROVIDE VALVE COVER AS PER DETAIL 127" Please **resubmit** this sheet.
8	**Comment on Nov Submittal** **Sheet C4.1** Replace Detail 115 Add the following details: 127 210 307 318 321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets.
9	**Comment on Nov Submittal** **Sheet L1**

NO.	COMMENTS
	See markup. Remove shrubs/tress so there is at least 10 feet horizontal clearance with backflow preventer. Please **resubmit** this sheet.
10	
	END OF COMMENTS

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

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77
E: 2594089.24

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV LB 5075"
ELEVATION: 139.93'
N: 298088.45
E: 2593949.41

CONCRETE BLOCK RESIDENCE FFE: 139.45
16412 N.W. 235 ALACHUA, FL 32615

CHIPOTLE
2,366 SF

N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)
N 89°18'45" W 200.79' (M)
S 89°29' W 200' (D)

S 00°52'40" E 258.61' (M)
S 01°49' E 257.75' (D)

N 01°49' W 2140.55' (D)
N 01°41'48" W 2136.19' (M)
N 00°29'39" W 2008.96' (M)

N 89°29' W 50' (D)

N.W. COUNTY ROAD NO. 235-A - N.W. 173RD STREET (100' R/W)

N 77°48'54" W 216.57' (M)
N 79°06' W 215.4' (D)
S 79°06' E 205.2' (D)
S 8°02'06" E 24' (M)

US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)

2" SCH 40 PVC - NSF61

NORTH
20' 0 20' 40'
GRAPHIC SCALE

SITE UTILITY PLAN
1" = 20'

SITE UTILITY NOTES

SANITARY SEWER

1. CONNECT TO BUILDING GREASE SEWER SERVICE @ INV. = 135.00
2. 11 LF – 4" SDR-26 PVC @ 2% SLOPE
3. C.O. INV. ELEV. = 134.78 (9 / C4.0) (TYP.)
4. 29 LF – 4" SDR-26 PVC @ 2% SLOPE
5. 1,500 GALLON GREASE INTERCEPTOR RIM = 137.68 IN = 134.2 OUT = 133.95 (15 / C4.0)
6. C.O. INV. ELEV. = 133.87
7. 25 LF – 4" SDR-26 PVC @ 2% SLOPE
8. C.O. INV. ELEV. = 133.37
9. 89 LF – 6" SDR-26 PVC @ 2% SLOPE
10. C.O. INV. ELEV. = 131.59
11. 44 LF – 6" SDR-26 PVC @ 4.2% SLOPE
12. C.O. INV. ELEV. = 129.74
13. 12 LF – 6" SDR-26 PVC @ 4.2% SLOPE
14. CONNECT TO SANITARY SEWER STUB-OUT AND INSTALL DROP CLEAN-OUT WITH INV IN. @ INV. = 129.23 (2 / C4.0)
15. CONNECT TO BUILDING SANITARY SEWER SERVICE @ INV. = 134.00
16. 7 LF – 4" SDR-26 PVC @ 3.4% SLOPE
17. C.O. INV. ELEV. = 133.76
18. 17 LF – 4" SDR-26 PVC @ 3% SLOPE

DOMESTIC WATER

19. WET TAP EXISTING 8" WATER MAIN WITH 2" TAPPING SADDLE & GATE VALVE (118 / C4.1)
20. 1" WATER METER AND RPZ BACKFLOW PREVENTER (115 / C4.1) (121 / C4.1)
21. 1.5" PE WATER SERVICE
22. 2" X 1.5" X 1.5" TEE

IRRIGATION

23. 1" IRRIGATION METER AND RPZ BACKFLOW PREVENTER (115 / C4.1) (121 / C4.1)
24. 1.5" IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

ELECTRIC

25. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
26. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

27. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

GAS

28. CONTRACTOR SHALL COORDINATE UNDERGROUND GAS SERVICE WITH SERVICE PROVIDER FOR CONDUIT SIZE, CONNECTION POINT.

FIRE

29. EXISTING FIRE HYDRANT

STREET LIGHT

30. LIGHT POLE (SEE ELECTRICAL SITE PLAN)

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

ADD ELECTRONIC MARKER NOTE AS PER SUBMITTAL COMMENTS

SO ITS EDGE IS

INSTALL METER TWO FEET FROM EDGE OF SIDEWALK

CITY OF ALACHUA END OF MAINTENANCE

AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1-FOOT VERTICAL CLEARANCE.

INTERPLAN
INTERPLAN LLC
AR99238
CA 8650
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

CHIPOTLE
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/12/2025

C2.0
SITE UTILITY PLAN

CHECKED: CDB DRAWN: GFC

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GILCOR - 06/24/2025 9:15:44 AM

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77
E: 2594089.24

NORTH PROPERTY LINE BUFFER
BUFFER TYPE "H"
121.8LF. / 100LF. = 1.22
1.22 X 5 CANOPY TREES = 6.10 = 7
7 CANOPY TREES REQUIRED AND 7 PROPOSED.
1.22 X 7 UNDERSTROY TREES = 8.54 = 9
9 UNDERSTORY TREES REQUIRED AND 9 PROPOSED.
1.22 X 60 SCREENING SHRUBS = 73.20 = 74
74 SCREENING SHRUBS REQUIRED AND 75 PROPOSED.

PLEASE REMOVE SHRUBS/TREES SO THERE IS AT LEAST 10 FEET HORIZONTAL CLEARANCE WITH BACKFLOW ~~PREVENTER~~ PREVENTER

CHIPOTLE
2,366 SF
F.F.E.
139.0

PRESERVED TREE DRIPLINE (TYP.)
TREE PROTECTION BARRIER (TYP.)

EAST PROPERTY LINE BUFFER
(DUE TO OHW AND EXISTING TREE CANOPY, UNDERSTORY TREES PROPOSED)
237.6LF / 100LF. = 2.38 X 4 UNDERSTORY TREES = 9.52 = 10
10 UNDERSTORY TREES REQUIRED AND 10 PROPOSED.
SCREENING REQUIRED AND PROPOSED.

SOUTH PROPERTY LINE BUFFER
(DUE TO OHW UNDERSTORY TREES PROPOSED)
129.4LF. / 100LF. = 1.29
1.29 X 4 UNDERSTORY TREES (PER 100LF.) = 5.16 = 6
6 UNDERSTORY TREES REQUIRED AND PROPOSED.
SCREENINIG REQUIRED AND PROPOSED.

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)

GRADE BREAK

SITE BENCHMARK
SET NAIL & DISK
IN ASPHALT
ELEVATION: 139.93'
N: 298088.45
E: 2593949.41

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. ENTIRE BURIED FACILITIES MIGHT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA, INC. FOR ENGINEERING PROCEDURES AND CONFIRM LOCATIONS PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

NORTH
20' 0 20' 40'
GRAPHIC SCALE

LANDSCAPE PLAN
1" = 20'

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN.HT. 2" CAL.MIN. 25 GAL.	YES	YES	10
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 2" CAL.MIN. 25 GAL.	YES	YES	7
MLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM' (LITTLE GEM SOUTHERN MAGNOLIA)	10' MIN.HT. 2" CAL.MIN. 25 GAL.	YES	YES	9
LJ	LIGUSTRUM JAPONICUM (WAXLEAF PRIVET)	10' MIN.HT. 2" CAL.MIN. 25 GAL. MULTI-TRUNK	YES	NO	12
IA	ILEX X ATTENUATA (EAST PALATKA' HOLLY)	10' MIN.HT. 2" CAL.MIN. 25 GAL. SINGLE-TRUNK	YES	YES	12
IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24"MIN. HT. 30" O.C. 3 GAL.	YES	NO	76
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	24"MIN. HT. 36" O.C. 3 GAL.	YES	NO	150
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN.HT 1 GAL. 18" O.C.	YES	NO	712
JH	JUNIPERUS HORIZONTALIS (CREEPING JUNIPER)	18" MIN.HT. 1 GAL. 18" O.C.	YES	NO	395
DC	DIANELLA CAERULEA (LITTLE BECCA' FLAX LILY)	18" MIN.HT. 3 GAL. 24" O.C.	YES	NO	352
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY 00 XX PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

TREE PROTECTION BARRIER (TYP.)
PRESERVED TREE DRIPLINE - EXISTING TREE CANOPY (TYP.)
PRESERVED TREE SIZE AND SPECIES LO = (LIVE OAK)

① MULTI-TRUNK DETAIL NTS
② TREE PLANTING DETAIL NTS
③ SHRUB AND GROUND COVER DETAIL NTS
④ PALM PLANTING DETAIL NTS

TREE PROTECTION NOTES

SEC 407.52. MINIMUM OPEN SPACE REQUIREMENTS
AT LEAST TEN PERCENT OF THE AREA OF ANY DEVELOPMENT SHALL BE DESIGNATED AS OPEN SPACE AND DELINEATED ON DEVELOPMENT PLANS AND PLATS.
TOTAL AREA OF DEVELOPMENT = 38,450 SF.
38,450 SF. X .10 (10%) = 3,845 SF. REQUIRED OPEN SPACE
TOTAL AREA OF OPEN SPACE PROVIDED = 12,139 SF.

SEC 407.44 . REQUIRED PLANT MATERIALS
REQUIRED TREE SPECIES VARIETY. NEW TREE PLANTINGS SHALL NOT INCLUDE MORE THAN FIFTY (50) PERCENT OF ANY ONE (1) GENUS OR TWENTY-FIVE (25) PERCENT OF ANY ONE (1) SPECIES.
TOTAL NUMBER OF TREES = 50 / .25 (25%) = 12.5
QV (LIVE OAK) = 10
UA (WINGED ELM) = 7
MG (SOUTHERN MAGNOLIA) = 9
LJ (GLOSSY PRIVET) = 12
IA (EAST PALATKA' HOLLY) = 12

GENERAL LANDSCAPE NOTES

Richar d T Abt
Digitally signed by Richard T Abt
Date: 2025.06.16 15:16:17 -04'00'

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2735

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

This item has been digitally signed and sealed by Richard T. Abt on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTERPLAN
INTERPLAN LLC
AB99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL: LSA SEAL: 6-1-25

REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO DATE REMARKS
REVISIONS

CHIPOTLE
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/10/2025

L1
LANDSCAPE PLAN

CHECKED: CS DRAWN: RMD

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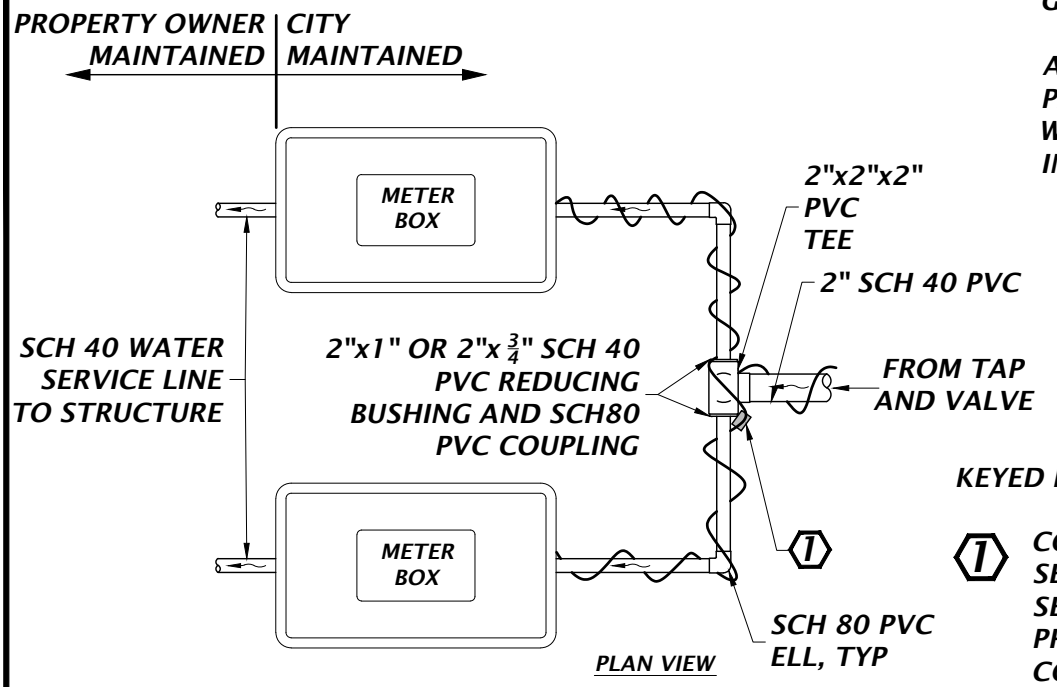


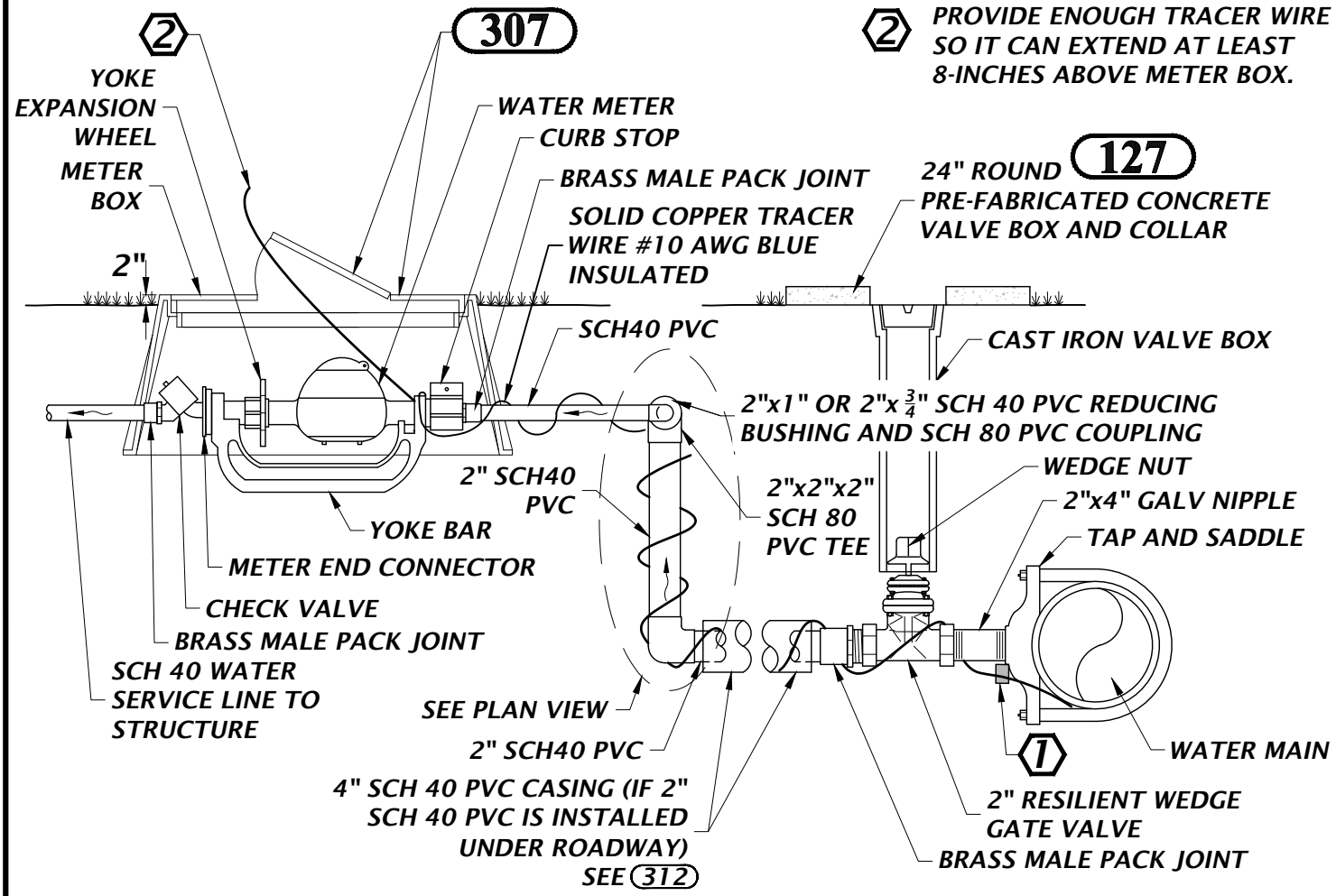
GENERAL NOTE:

A. OWNER/DEVELOPER SHALL PAY FOR WATER METER, WHICH WILL BE FURNISHED AND INSTALLED BY CITY.

KEYED NOTE(S):

1. *CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*

2. *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*



130 DUAL WATER SERVICE CONNECTION

NTS

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Chipotle
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): 03044-001-002
6. Existing Use of Property: Vacant (00000)
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: CN
9. Acreage: 5.07
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: 10,654
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): 22,738

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) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☑ Yes ☐ No
   If yes, list names of all parties involved: 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. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;

(d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).

aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.

bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
   i. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   ii. Calculation of the area of all façades subject to glazing.
   iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
   iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
   i. Color plans depicting the color of all materials used in the façade.
   ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
   iii. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   iv. Calculation of the area of all façades subject to glazing.
   v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
   vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.

ee. For development consisting multi-family residential uses and/or a mobile home park:
   i. Gross acreage.
   ii. Number of dwelling units proposed.
   iii. Density.
   iv. Location and percentage of total open space and recreation areas.
   v. Floor area of each dwelling unit.
   vi. Number of proposed parking spaces.
   vii. Street layout, if applicable.
   viii. Layout of mobile home stands (for mobile home parks only).
   ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
   a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
   b. Proposed finished floor elevation of all buildings.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
   a. Plans prepared by a professional engineer licensed in the State of Florida.
   b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
   c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Ashley Rosado

Signature of Applicant

Signature of Co-applicant

Ashley Rosado - Agent

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF SEMINOLE

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 17TH day of JUNE, 2025 by ASHLEY ROSADO, who is/are personally known to me, or ___ who has/have produced N/A as identification.

NOTARY PUBLIC STATE OF FLORIDA

ANDREA CARDO
Commission # HH 480994
Expires January 31, 2028

Andrea Cardo

Signature of Notary Public

(Seal)

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5248, PAGE 2042 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE NORTH 01°49'00" WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE SOUTH 89°29'00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD S235-A (A 100 FOOT RIGHT OF WAY), AND TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°29'39" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 50°44'07" WEST, 77.97 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°27'34", AN ARC LENGTH OF 89.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441 / STATE ROAD NUMBER 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 78°01'41" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 106.10 FEET; THENCE NORTH 11°34'44" EAST, A DISTANCE OF 196.63 FEET; THENCE NORTH 00°41'15" EAST, A DISTANCE OF 72.36 FEET TO THE NORTH LINE OF SAID LANDS; THENCE SOUTH 89°18'45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 121.79 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.88 ACRES, MORE OR LESS.

CERTIFIED TO:

ALAKAI ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY

SHEET NO: 1 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A. COLSON, PSM License Number 7142 STATE OF FLORIDA Professional Surveyor and Mapper

CHAD A COLSON

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 01-08-2026

TECHNICIAN: NAD

CHECKED BY: CAC

PROJECT NUMBER: 23-0320.02

SCALE: 1" = 100'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

0 1/2"

IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NV5

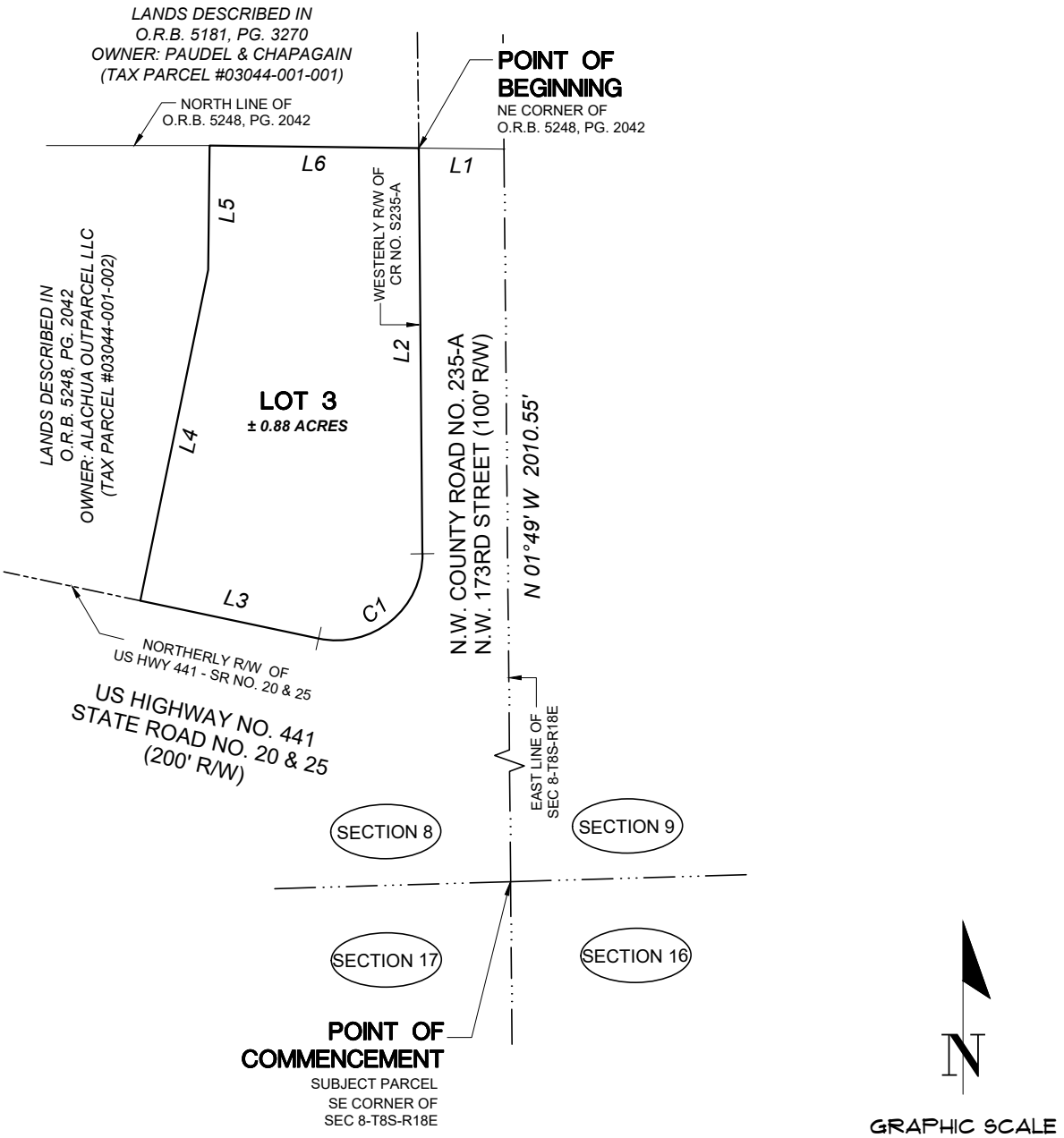
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com

LB-8246

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

SKETCH - NOT A BOUNDARY SURVEY



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
NO. = NUMBER
SR. = STATE ROAD
CR. = COUNTY ROAD
R/W = RIGHT OF WAY
HWY = HIGHWAY
SEC 8 = SECTION 8
T8S = TOWNSHIP 8 SOUTH
R18E = RANGE 18 EAST

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 ADJUSTMENT.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

ALAKAI ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY

SHEET NO.: 2 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A COLSON

(SEE SHEET ONE OF TWO)

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 01-08-2026
TECHNICIAN: NAD
CHECKED BY: CAC
PROJECT NUMBER: 23-0320.02

SCALE: 1" = 100'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

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

This Instrument was Prepared by:

Laura M. Walda, Esq.
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801

Parcel No. 03044-001-002

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3664819 5 PG(S)
12/19/2025 10:56 AM
BOOK 5248 PAGE 2042
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1302491
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $4,375.00
Intang. Tax: $0.00

STATUTORY WARRANTY DEED

THIS **STATUTORY WARRANTY DEED** is made as of this 17th day of December, 2025, by **JANICE L. MORRIS**, a an unmarried person, whose address is 10213 S.W. 49th Lane, Gainesville, FL 32608 and **D. HOLTON BROWNING** and **JEANNETTE L. BROWNING**, a married couple, individually and as Co-Trustees of the **BROWNING FAMILY REVOCABLE TRUST** under Agreement dated January 19, 2022, whose address is 627 SW 83rd Terrace, Gainesville, Florida 32607 (collectively, the "Grantor"), to **ALACHUA OUTPARCEL, LLC**, a Florida limited liability company, whose address is 2469 N. John Young Parkway, Suite C, Orlando, Florida 32804 ("Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Alachua County, Florida (the "Property") more particularly described to wit:

A tract of land located in 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 and except that portion described and recorded in Official Records Book 107, Page 609 of said public records.

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 the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Property is free from all encumbrances except as noted herein; and that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and the Property is free of all encumbrances except ad valorem real property taxes and assessments for the year **2026**, and restrictions, covenants, conditions, and easements of record, if any, the reference to which shall not operate to reimpose same.

[Signatures pages to follow]

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

Signed, sealed and delivered in the presence of the following 2 witnesses:

Witness #1

Signature

Pamela Kay O'Steen

Printed Name

4923 NW 43rd Street
Gainesville, FL. 32606

Address

Witness #2

Signature

Printed Name

4923 NW 43rd Street
Gainesville, FL. 32606

Address

JANICE L. MORRIS

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of December 2025, by **JANICE L. MORRIS**, who ☐ is personally known to me or ☒ has produced DL Lic as identification.

(NOTARY SEAL)

PAMELA KAY O'STEEN
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-5-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 224451

Notary Public Signature

(Name typed, printed or stamped)

[Signatures continue on the following page]

Signed, sealed and delivered in the presence of the following 2 witnesses:

Witness #1

Signature

Printed Name

4923 NW 43rd Street
Gainesville, FL 32606
Address

Witness #2

Signature

Pamela Kay O'Steen
Printed Name

4923 NW 43rd Street
Gainesville, FL. 32606
Address

D. Holton Browning

D. HOLTON BROWNING, individually and as Co-Trustee of the **BROWNING FAMILY REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 19, 2022**

Witness #1

Signature

Printed Name

4923 NW 43rd Street
Gainesville, FL. 32606
Address

Witness #2

Signature

Pamela Kay O'Steen
Printed Name

4923 NW 43rd Street
Gainesville, FL. 32606
Address

Jeannette L. Browning

JEANNETTE L. BROWNING, individually and as Co-Trustee of the **BROWNING FAMILY REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 19, 2022**

[Notary Acknowledgement on following page]

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of December 2025, by **D. HOLTON BROWNING** and **JEANNETTE L. BROWNING**, individually and as Co-Trustees of the **BROWNING FAMILY REVOCABLE TRUST** under Agreement dated January 19, 2022, who ☒ are personally known to me or ☐ have produced _____ as identification.

(NOTARY SEAL)

KELLEY D. JONES
MY COMMISSION # HH 518939
EXPIRES: August 20, 2028

_____
Notary Public Signature

_____
(Name typed, printed or stamped)

[Remainder of page left intentionally blank]

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	03044-001-002
Prop ID	12581
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
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 5248/2042 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.28
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

ALACHUA OUTPARCEL LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

Valuation

Certified Year	2025	2024	2023	2022	2021
Just Market Value	$64,000	$64,000	$64,000	$64,000	$12,800
Land Value	$64,000	$64,000	$64,000	$64,000	$12,800
Agricultural (Market) Value	$0	$0	$0	$0	$0
Agricultural Classified Value	$0	$0	$0	$0	$0

Certified Year	2025	2024	2023	2022	2021
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$18,741	$17,037	$15,488	$14,080	$12,800
School Assessed Value	$64,000	$64,000	$64,000	$64,000	$12,800
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$18,741	$17,037	$15,488	$14,080	$12,800
School Taxable Value	$64,000	$64,000	$64,000	$64,000	$12,800
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$45,259	$46,963	$48,512	$49,920	$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

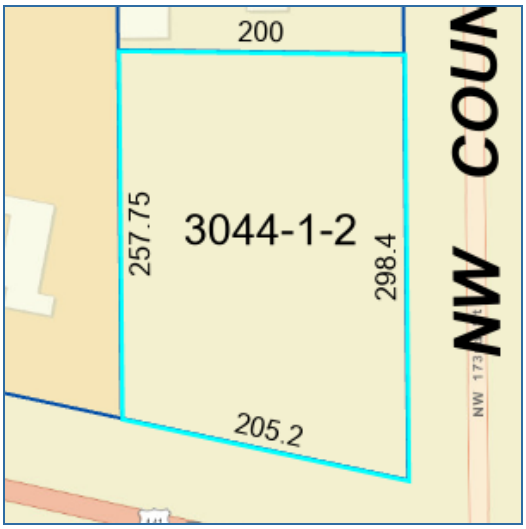
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/12/2025	$625,000	WD	5248	2042	Qualified (Q)	Vacant	BROWNING D HOLTON, BROWNING JE	ALACHUA OUTPARCEL LLC	Link (Clerk)
12/12/2025	$0	WD	5248	2035	Unqualified (U)	Vacant	BROWNING D HOLTON	BROWNING D HOLTON	Link (Clerk)
3/8/2022	$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/19/2026, 10:20:03 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

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

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

January 16, 2026

City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

Reference: **Job Name and Location: Chipotle - Alachua, FL**
NWC of US 441 and NW 173rd Street
Interplan Project Number: 2025.0297
Project Narrative

To Whom It May Concern;

Please accept the following as our narrative letter for submittal of a Site Plan for the above-mentioned project.

The subject property is part of a 5.05 acre development with an approved Infrastructure Plan through the City and referred to as 'Westside Commons', and the project is located on a 0.88 acre portion of Alachua County Tax Parcel # 03044-001-002 . The intent of this Site Plan review is to obtain approval for a proposed Chipotle restaurant with pick up window and indoor and outdoor dining. The project is located on Lot 3 of the Westside Commons development and the parcel lines are shown on the submitted plans and are also reflected on the infrastructure plans approved by the City. Legal descriptions for both the parent parcel as well as Lot 3 are provided.

Please feel free to contact me if you have any questions or require additional information at arosado@interplanllc.com or 407.645.5008. If I am not available, Chris Blurton is the Project Manager and can assist with any questions by email or phone at cblurton@interplanllc.com or 407.645.5008.

Sincerely,
INTERPLAN LLC

Ashley Rosado

Ashley Rosado
Permit Manager

ec: C. Blurton, Interplan LLC
K. Cabrera, Interplan LLC
A. Cardo, Interplan, LLC
File

Project Narrative, Concurrency Impact, Comprehensive Plan and Needed Fire Flow Analysis

for

Chipotle

Northwest Corner of US Highway 441 and NW 173rd Street
Alachua, Florida

September 5, 2025
Revised January 20th, 2026

2025.0297

Submitted By

INTERPLAN

Serving Restaurant and Retail Brands
Nationwide since 1972.

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

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1. Project Narrative and Concurrency Analysis
2. Consistency with City of Alachua Comprehensive Plan Analysis
3. Needed Fire Flow Analysis

1. Project Narrative and Concurrency Analysis

This site plan application requests to construct a new 2,366 square foot Chipotle quick service restaurant on an approximately 0.88 acre parcel referred to 'Lot 3' located at the Westside Crossing development. Shown below is an analysis of the proposed development's concurrency demands and the existing infrastructure available to serve the project.

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Trip Rate	Daily	AM Peak	PM Peak
Proposed							
Fast Food Restaurant w/ Drive-Through	934	Per 1,000 SF	2,500 SF	Daily = 467.48 AM Peak = 44.61 PM Peak = 33.03	1,169 Trips	112 Trips	83 Trips

Conclusion: Approval of this application results in an additional 1,169 daily and 112 AM peak hour trips on the public road network. This does not include the effect of pass-by trips which the traffic study estimates to be approximately 614 trips.

Per the traffic study conducted by Traffic Planning and Design, Inc., the comprehensive plan roadway segment analysis showed 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.

Additionally, the intersection analysis conducted by TPD indicated that the intersection currently operates at an acceptable Level of Service, and will continue to operate at an acceptable LOS after project build-out.

Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	20 GPD / Seat (Restaurant using single service articles only operating less than 16 hours a day)	@ 74 Seats = 1,480 GPD	138,980 GPD	137,500 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

	Demand	Max Total Demand	Treatment Plant Current Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	20 GPD / Seat (Restaurant using single service articles only operating less than 16 hours a day)	@ 74 Seats = 1,480 GPD	168,166 GPD	166,686 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 35 Tons per year or 211	10,184 Tons per year	10,219 Tons per year

	lbs. per day		

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City's adopted LOS for the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:

Water – 1,480 GPD
Sewer – 1,480 GPD
Solid Waste – 35 Tons per year or 211 lbs. per day
Transportation – 1,169 Max Daily Trips

Based on the fact that the utilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

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-orientated uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/businesses 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.

The proposed Chipotle development is allowed in the property's current land use and zoning classification. This project is proposed to provide quality food and drinks to the adjacent residential development and school.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:
1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The site plans for the subject property conform to the above requirements. The proposed intensity is well below the maximum allowable FAR of 0.75.

Policy 1.3.e: Density and intensity standards.
1. Non-mixed-uses. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial &

mixed-use land use categories:
a. Density. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
b. Intensity. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
2. Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
a. Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.
b. Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

The site plans for the subject property conform to the above requirements for non-mixed use developments. The proposed intensity is well below the maximum allowable intensity/FAR of 0.75.

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 mitigated 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 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.

The subject property is located on a busy intersection on a state highway, is part of the City's Corporate Corridor Activity Center and is surrounded by other commercially zoned and developed property along US 441, making this 'infill' development. Access points are limited to 1 each per public road, with appropriate signage and traffic channelizing to limit traffic movements. The proposed Chipotle restaurant is compatible with adjacent properties along US 441 and appropriate landscaped buffers are provided, on the subject property, from adjacent properties. Public sidewalks, including a wider mixed-use path along NW 173rd, are proposed.
No additional right of way for public roads is required.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.
1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The subject property is located in the US 441 Corporate Corridor Activity Center. The proposed site plan is being designed as part of a coordinated development plan and contributes to the goal of welcoming residents to the City with food and drink options and additional economic development opportunities.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications foran amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

This project will not promote the use of land far from existing urban areas for low

density, nor will it create a need for the costly extension of services. All public roads and utilities are available adjacent to or close to the development, and the property is located on a busy intersection and surrounded by existing development on all sides.

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.

Changes to the existing topography will be limited, and there are no know seepage slopes on site. Existing vegetation, including several large trees, will be preserved where possible.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations have been applied to the various soil types on this site. All soils are well drained and non-hydric.

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.

The subject property is not within any FEMA Special Flood Hazard Zone area, it is in Zone X, an area of minimal flood hazard.

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.

There are no documented wetlands on the project site. All soils are well drained and non-hydric.

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.

There are no documented listed wildlife or plant species or their habitat onsite. As the proposed Chipotle is proposed on an existing developed lot that is regularly mowed, there appears to be no need to investigate further as the area does not appear to be inviting to listed species.

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

Section 2 of this report demonstrates the impacts that the proposed development will have on public facilities and services. Sufficient capacity appears to exist for this development. The analysis from Section 2 is repeated below:

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Trip Rate	Daily	AM Peak	PM Peak
Proposed							
Fast Food Restaurant w/ Drive-Through	934	Per 1,000 SF	2,500 SF	Daily = 467.48 AM Peak = 44.61 PM Peak = 33.03	1,169 Trips	112 Trips	83 Trips

Conclusion: Approval of this application results in an additional 1,169 daily and 112 AM

peak hour trips on the public road network. This does not include the effect of pass-by trips which the traffic study estimates to be approximately 614 trips.

Per the traffic study conducted by Traffic Planning and Design, Inc., the comprehensive plan roadway segment analysis showed 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.

Additionally, the intersection analysis conducted by TPD indicated that the intersection currently operates at an acceptable Level of Service, and will continue to operate at an acceptable LOS after project build-out.

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	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	20 GPD / Seat (Restaurant using single service articles only operating less than 16 hours a day)	@ 74 Seats = 1,480 GPD	138,980 GPD	137,500 GPD

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	Demand	Max Total Demand	Treatment Plant Current Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	20 GPD / Seat (Restaurant using single service articles only operating less than 16 hours a day)	@ 74 Seats = 1,480 GPD	168,166 GPD	166,686 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 35 Tons per year or 211 lbs. per day	10,184 Tons per year	10,219 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City's adopted LOS for the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:

Water – 1,480 GPD
Sewer – 1,480 GPD
Solid Waste – 35 Tons per year or 211 lbs. per day
Transportation – 1,169 Max Daily Trips

Based on the fact that the utilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities.

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

Section 2 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards. See analysis provided above.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development

agreement has commenced.

Acknowledged.

CONSERVATION AND OPEN SPACE ELEMENT

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

None of the onsite soils are particularly susceptible to erosion issues. Standard erosion control measures are specified to be installed and used during construction and until final stabilization.

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

The National Wetlands Inventory database does not indicate any wetlands or hydric soils onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

Needed Fire Flow Analysis

Per NFPA for a 2,366 SF building with type of construction V-B, the required fire flow is 1500 GPM for 2 hours. Per the most recent fire flow test done on-site the hydrant is capable of flowing 2725 gpm at 20 psi.

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

LOGOUT

Navigate to...

VIEW PERMIT

Home / Services / Permitting / View Permit

Edit my Permit

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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Terms of Use (TermsofUse.pdf)
Privacy Policy (PrivacyPolicy.pdf)

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☐ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

1.This permit only applies to work being done within FDOT right of way. 2. Contact FDOT Inspector Dale Hunter 48 hours in advance 352-575-3713 for a preconstruction meeting and before any work is performed within FDOT right of way. 3 Have all utilities located before the preconstruction meeting. 9.The Contractor must have a copy of the approved FDOT Permit on site during construction.

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an adminstrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

Call Summary

Wiginton FIRE SYSTEMS

Orlando . Jacksonville . Tampa . Melbourne . Daytona . Pensacola
West Palm Beach . Gainesville . Miami . Fort Myers . Atlanta . Charlotte

Gainesville Office
4949 South West 41st Blvd.
Suite 10A
Gainesville FL 32608
Phone: 352-258-6887

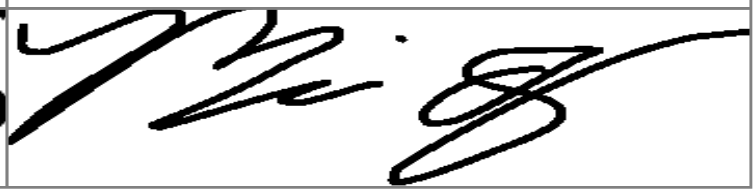
Location Name	WES0511	Customer Name	ALAC0002		
Westside Commons		Alachua Outparcel LLC			
Address		Contact		Phone	
Intersection of US-441 and NW 173rd St					
Service Call ID		City		State	Zip
260108-0022		Alachua		FL	32615
Description		Date		Call Creation Date	
HYDRANT FLOW TEST		1/13/2026		1/8/2026	
Primary Technician		Call Type		P.O. #	
Rodriguez, Jose		Quoted Call			

Resolution

Tested
Mike Ogden, Tae Donn, and Cooper Biseinere
Time in: 0730
We arrived on site, and got everything ready for the flow test. Unfortunately we received a text message from the fire marshal saying that he believes that he's came down with the flu, so he will not be able to make the flow test. Emory with alachua county is on site and witnessed the flow test. Report will be sent to all parties involved.
Time out: 1000

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

Customer Name and Signature	Technician Name and Signature
No one to sign	Michael Ogden, Jr
	

Call Summary

Service Photos

Before



After



WIGINTON FIRE SYSTEMS

4949 SW41st blvd., Suite 10A, Gainesville,Fl 32608

Hydrant Flow Worksheet

HYDRANT # & LOCATION **Flow: Westside Commons** DATE: **1/12/2026**

TEST BY: **Wiginton** Day or Week: **Monday** TIME OF DAY: **1/12/2026 9:00** MIN. OF FLOW: **5**

WATER SUPPLIED BY: **City**

PURPOSE OF TEST: **Sprinkler design criteria**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
* COEFFICIENT:	0.90		
PITOT READING:	35		
GPM:	1000		

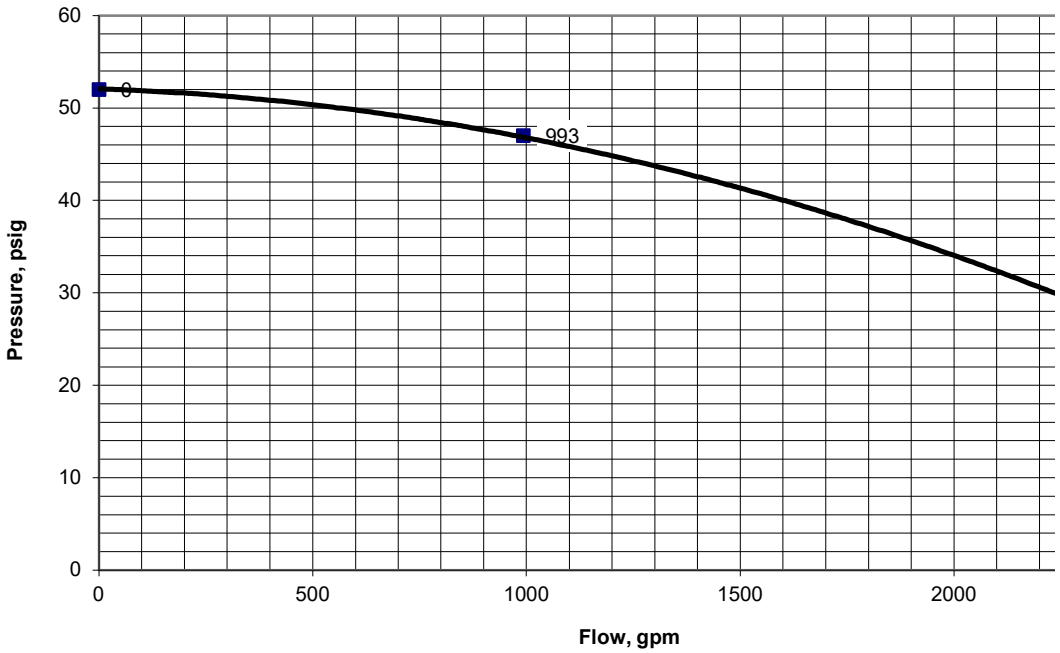
TOTAL FLOW DURING TEST: **1000** GPM

STATIC READING: **52** PSI RESIDUAL: **47** PSI

RESULTS: AT 20 PSI RESIDUAL **2725** GPM AT 0 PSI **3542** GPM

ESTIMATED CONSUMPTION: **5000** GAL.

REMARKS:



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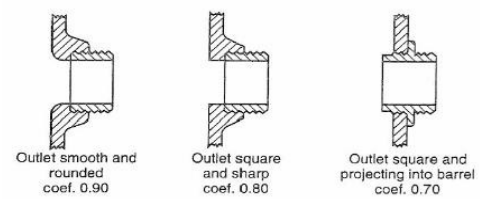

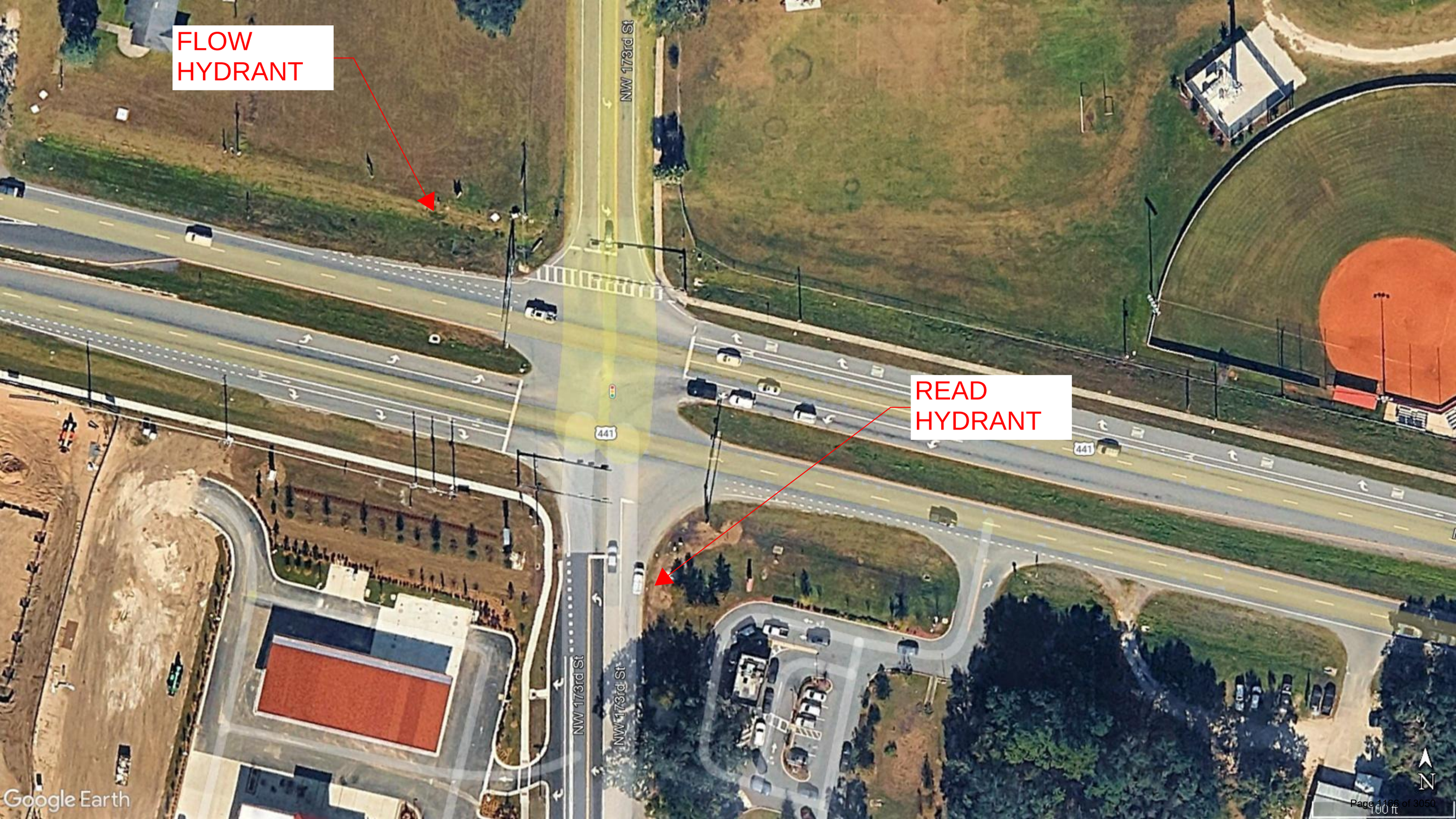
FLOW HYDRANT
READ HYDRANT
NW 173rd St
NW 173rd St
NW 173rd St
441
441
Google Earth
N
100 ft

Alakai Acquisitions
33 E. Robinson, Suite 210
Orlando, FL 32801

Date: December 17, 2025

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 Ashley Rosado, 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 206·931·0526

Sincerely,

NICK JONES
(insert name of person signing this letter here)

MANAGER
(insert title of person signing this letter here)

STATE OF
COUNTY OF

Subscribed and sworn to before me this 22 day of DECEMBER, 2025.

Notary Public _____
Seal

My Commission Expires:

Notary Public State of Florida
Lance J. Samardge
My Commission HH 742787
Expires 11/19/2029

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

Summary of Neighborhood Meeting for Proposed Site Plan
IP # 2024.0332
Westside Commons - Chipotle and Dutch Bros– Alachua, FL

A neighborhood meeting was held by Interplan LLC at 6:00 PM on Monday, June 2nd 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. Notices advertising the meeting were sent to property owners within 400 feet (list attached) of the Subject Parcels and an advertisement was posted in the Gainesville Sun 10 business days prior to the meeting as required by the City of Alachua. Prior to the meeting we received two e-mails from interested parties, a person with Rockford Realty Group confirming the location of the proposed site and an e-mail from an interested resident who later attended the meeting.

The meeting itself was held from 6:00 pm until 6:45 PM at the Legacy Park Multipurpose Center, and Chris Blurton w/Interplan LLC attended on behalf of the applicant to discuss both proposed site plans with any interested parties. A full size plan (i.e. 24"x36" 'D' size) showing both proposed site plans for the Chipotle restaurant and the Dutch Bros coffee shop was provided for review. A total of three people attended the meeting, their names and contact information are provided on the attached sign in sheet. I provided a quick summary of the process and the proposed site plans with the attendees and answered their questions.

Several questions and/or concerns were raised by attendees. One question was raised asking if the Chipotle would have a drive through-I explained that it would but only for pick up orders and there was no speaker box proposed. The driveway onto NW 173rd/CR 235-A was raised as a concern due to traffic from the school, and I noted that the driveway was to be signed and marked as a right-in/right-out only similar to the driveway on US 441. I stated that we would discuss the possibility of additional restrictions on the driveway with the developer and that Alachua County would ultimately dictate any required improvements for that driveway. Drainage was discussed and I noted that the retention pond was proposed for the rear of the development and was designed to discharge to US 441 first with an emergency overflow to the north that would discharge to the unimproved right-of-way north of the project site. Development, specifically residential or multistory development, on the rear of the site was discussed and I let the attendees know that no development was currently planned for that area and that it was largely being used for stormwater retention. Signage was also discussed and I noted that each site was proposed to have their own stand alone monument sign located along US 441. At approximately 6:45 PM there were no further questions or comments so the meeting was adjourned.

A copy of the newspaper advertisement, mailed notice, list of recipients and sign in sheet is attached.

Chris Blurton
Program Manager, Interplan LLC

NWC 173rd Street & US 441 - Chipotle Site Plan and Dutch Bros Site Plan Neighborhood Meeting - Sign In Sheet - June 2nd, 2025

NAME	ADDRESS	PH. # or E-MAIL
Soorya Lindberg		soorya.lindberg@gmail.com
Joan Sroka	16407 NW 174 Dr Ste A Alachua FL 32615	352-514-1258
Bryan Buesaka	15202 NW 147th Dr Alachua FL 32615	

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Chris Blurton
STE 4000
Interplan LLC
220 E. Central Pkwy. STE 4000
Altamonte Springs FL 32701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

05/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/16/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$56.12	
Tax Amount:	$0.00	
Payment Cost:	$56.12	
Order No:	11319485	# of Copies:
Customer No:	1483411	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE-RESCHEDULED MEETING

A neighborhood meeting will be held to discuss a proposed site plan for a new Chipotle restaurant located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Monday, June 2nd, 2025 from 6:00 pm to 7:00 pm at the Legacy Park Multipurpose Center, Meeting Room #2, 15400 Peggy Road Alachua, FL 32615.
Contact person: Chris Blurton
(407)645-5008 or
cblurton@interplanllc.com
May 16 2025
11319485

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
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PO Box 631244 Cincinnati, OH 45263-1244

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Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	$56.12	
Tax Amount:	$0.00	
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Order No:	11319595	# of Copies:
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KAITLYN FELTY
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Contact person: Chris Blurton
(407)645-5008 or
cblurton@interplanllc.com
May 16 2025
11319595

RESCHEDULED NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a proposed site plan submittal for a new Chipotle restaurant located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This meeting will take the place of the meeting that was previously scheduled for May 20th at 6:00pm and that meeting has now been canceled due to a conflict.

Date: June 2nd, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #2

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a proposed site plan for a Chipotle restaurant along with other site improvements such as parking at the above referenced location. A copy of the site plan will be available for review and comment at the meeting, or you may contact Chris Blurton as noted above to request an electronic copy of said proposed site plan.

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

RESCHEDULED NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a proposed site plan submittal for a new Dutch Bros Coffee Shop located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This meeting will take the place of the meeting that was previously scheduled for May 20th at 6:00pm and that meeting has now been canceled due to a conflict.

Date: June 2nd, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #2

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a proposed site plan for a Dutch Bros Coffee Shop along with other site improvements such as parking at the above referenced location. A copy of the site plan will be available for review and comment at the meeting, or you may contact Chris Blurton as noted above to request an electronic copy of said proposed site plan.

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

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

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

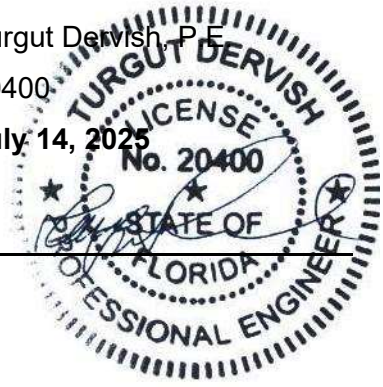
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No.: 20400

DATE: **July 14, 2025**

SIGNATURE: _____



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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 full access 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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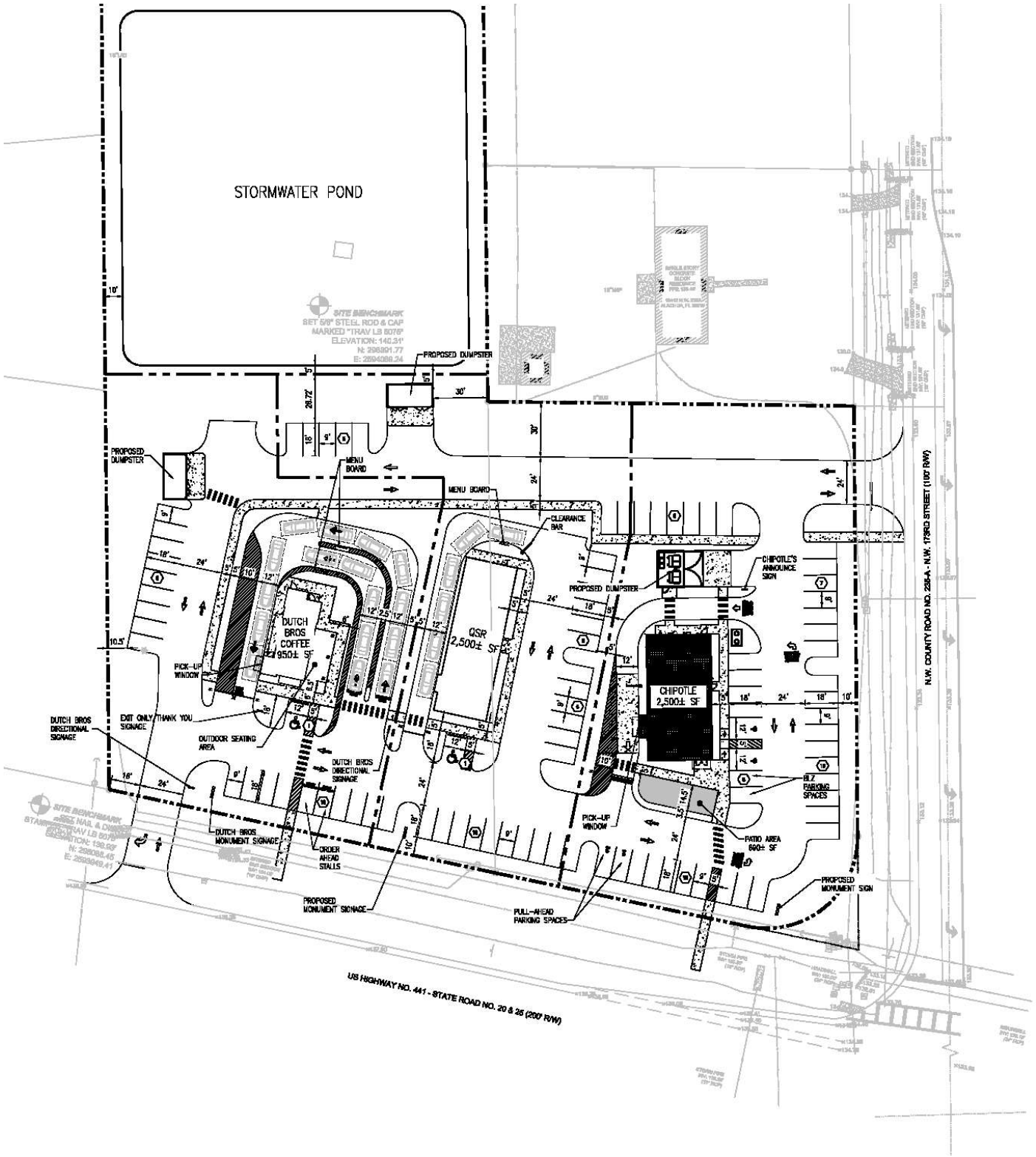

Westside Commons
Project № 6064
Figure 2
Page 3

Proposed Site Plan

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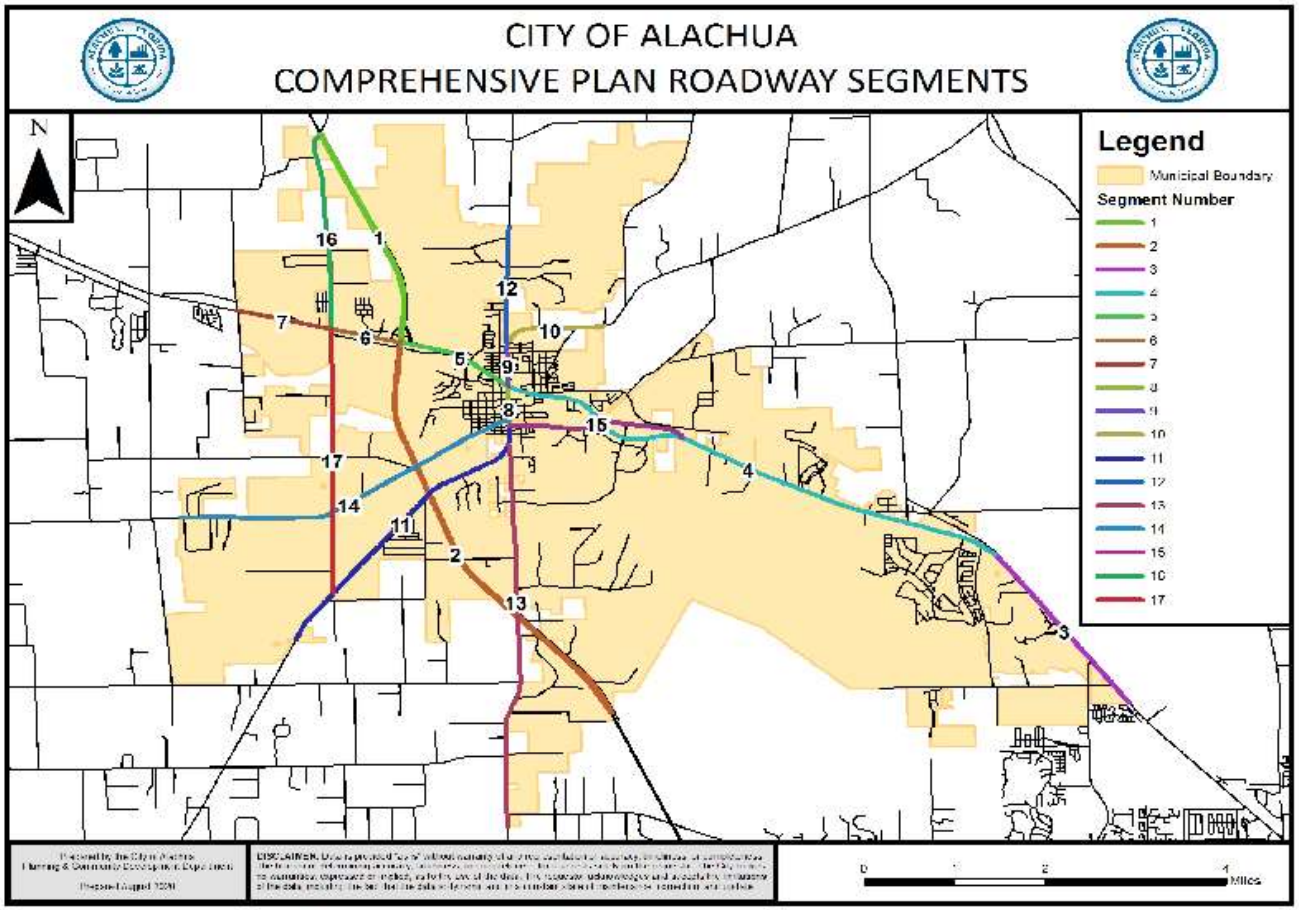


-e. - Roadway Segments	
ıdway nent*	Segment Description
Interstate	
-75 (32, 1)	From North City Limit to US 441
-75 (31, 2)	From US 441 to the South City Limit
State Roads	
ıwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection
ıwy 441 (106, 4)	From CR 25A East Intersection to SR 235
U.S. Hwy 441 (107, 5)	From SR 235 to I-75
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A
ıwy 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**.

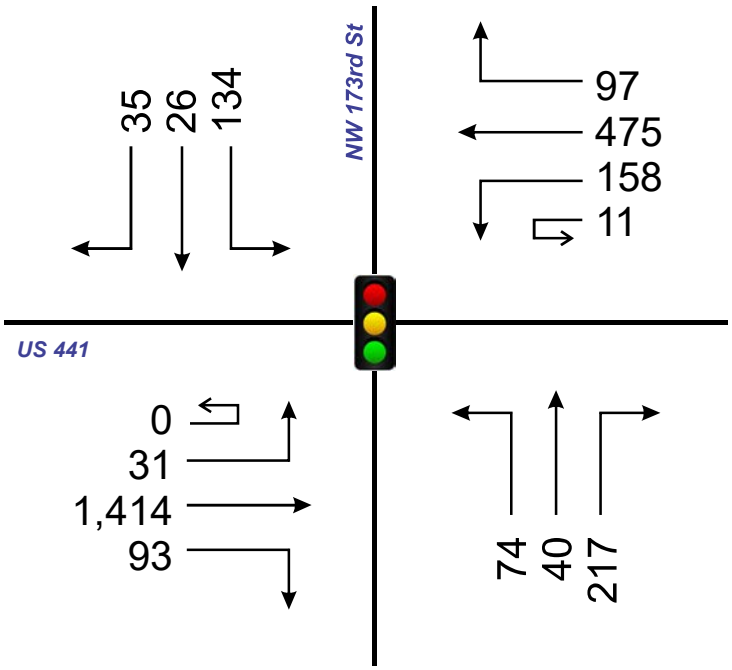
Table 2
Existing P.M. Intersection Capacity Analysis

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

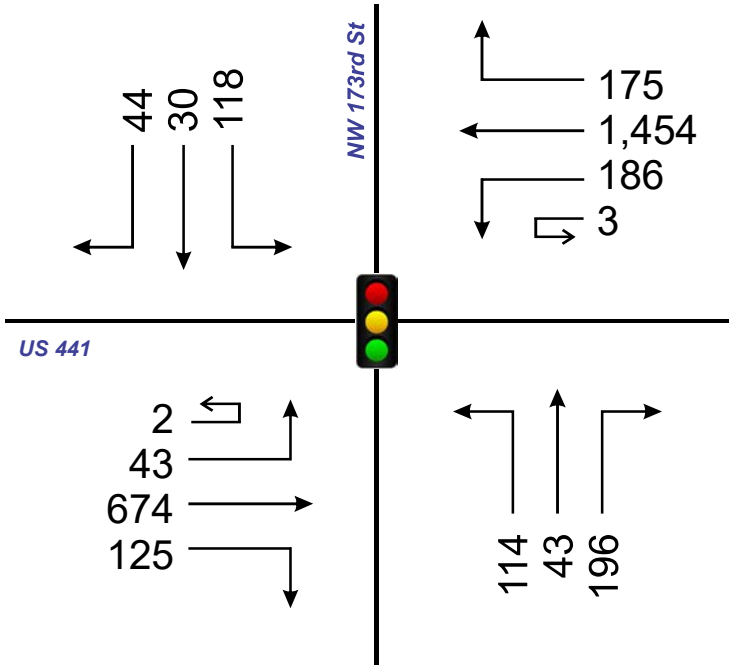
Table 1
Existing Comprehensive Plan Roadway Capacity Analysis – Peak Hour

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

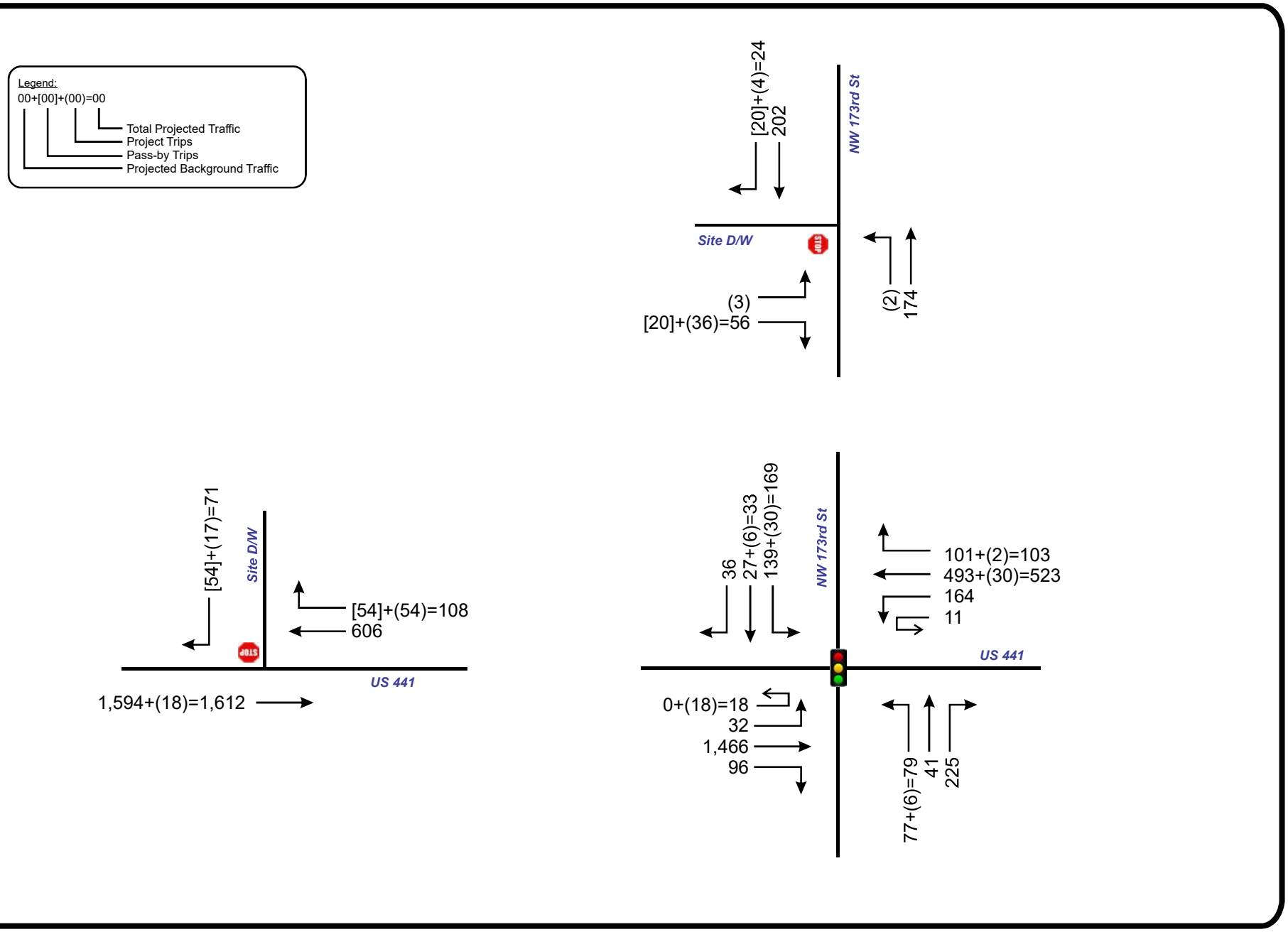
To assess the projected operating conditions at the study intersections, intersection capacity analyses were conducted using the *Highway Capacity Software (HCS)*. Total A.M. and P.M. peak hour traffic volumes were determined by combining background traffic and project trips. **Figures 6 and 7** show 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%

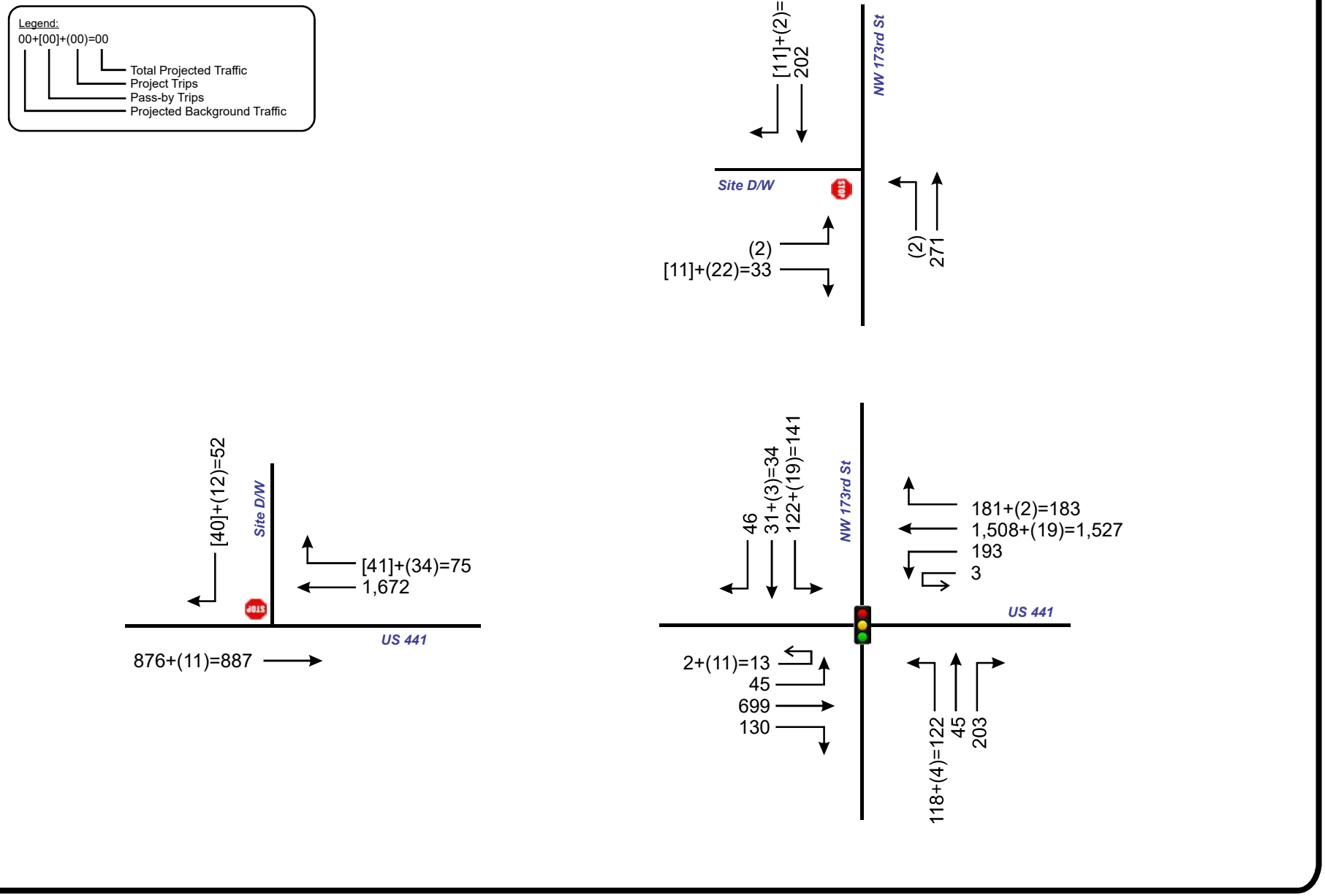
Table 5 continued
Projected Comprehensive Plan Roadway Segment Capacity Analysis

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

N
NTS



Westside Commons
Project № 6064
Figure 7
Page 15

Projected P.M. Peak Hour Turning Movement Counts

N
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	36.6	D	17.4	B	50.4	D	54.4	D
		P.M.	34.0	C	39.2	D	22.2	C	50.7	D	36.7	D
US 441 & Site Driveway- Right in / Right out	Stop	A.M.	--	--	--	--	--	--	11.0	B	--	--
		P.M.	--	--	--	--	--	--	21.0	C	--	--
NW 173rd St & Site Driveway	Stop	A.M.	9.4	A	--	--	7.7	A	--	--	--	--
		P.M.	9.3	A	--	--	7.7	A	--	--	--	--

Turn Warrant Analysis

Access to the site is proposed via two driveways, a right in / right out driveway on US 441 and a full access driveway NW 173rd Street. To determine the need for separate left or 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 left or 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 25 feet for 1 vehicle, from HCS P.M. Analysis)

TL = 185 + 25 = 210 feet

The westbound right turn lane length should be a minimum of 210 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 full access 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 full access 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 210 feet, which includes a 50-foot taper. The NW 173rd Street driveway does not warrant a separate left or 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

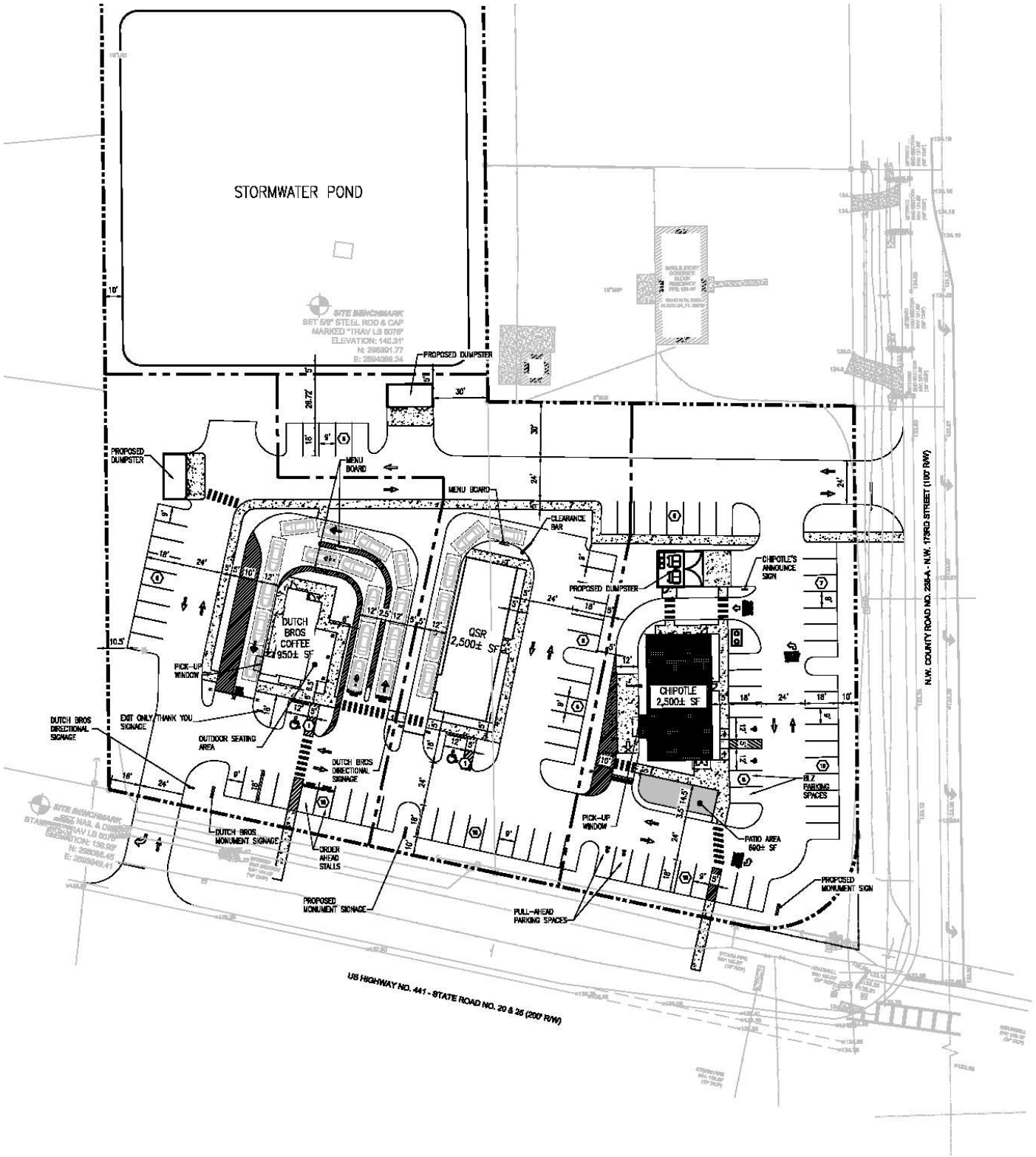

STORMWATER POND
SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 8076"
ELEVATION: 140.31'
PROPOSED DUMPSTER
PROPOSED DUMPSTER
MENU BOARD
MENU BOARD
CLEARANCE BAR
DUTCH BROS COFFEE 950± SF
QSR 2,500± SF
CHIPOTLE 2,500± SF
CHIPOTLE'S ANNOUNCE SIGN
PROPOSED DUMPSTER
PICK-UP WINDOW
DUTCH BROS DIRECTIONAL SIGNAGE
EXIT ONLY THANK YOU SIGNAGE
OUTDOOR SEATING AREA
DUTCH BROS DIRECTIONAL SIGNAGE
DUTCH BROS MONUMENT SIGNAGE
ORDER AHEAD STALLS
PROPOSED MONUMENT SIGNAGE
PICK-UP WINDOW
BIZ PARKING SPACES
PATIO AREA 660± SF
PROPOSED MONUMENT SIGN
PULL-AHEAD PARKING SPACES
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)

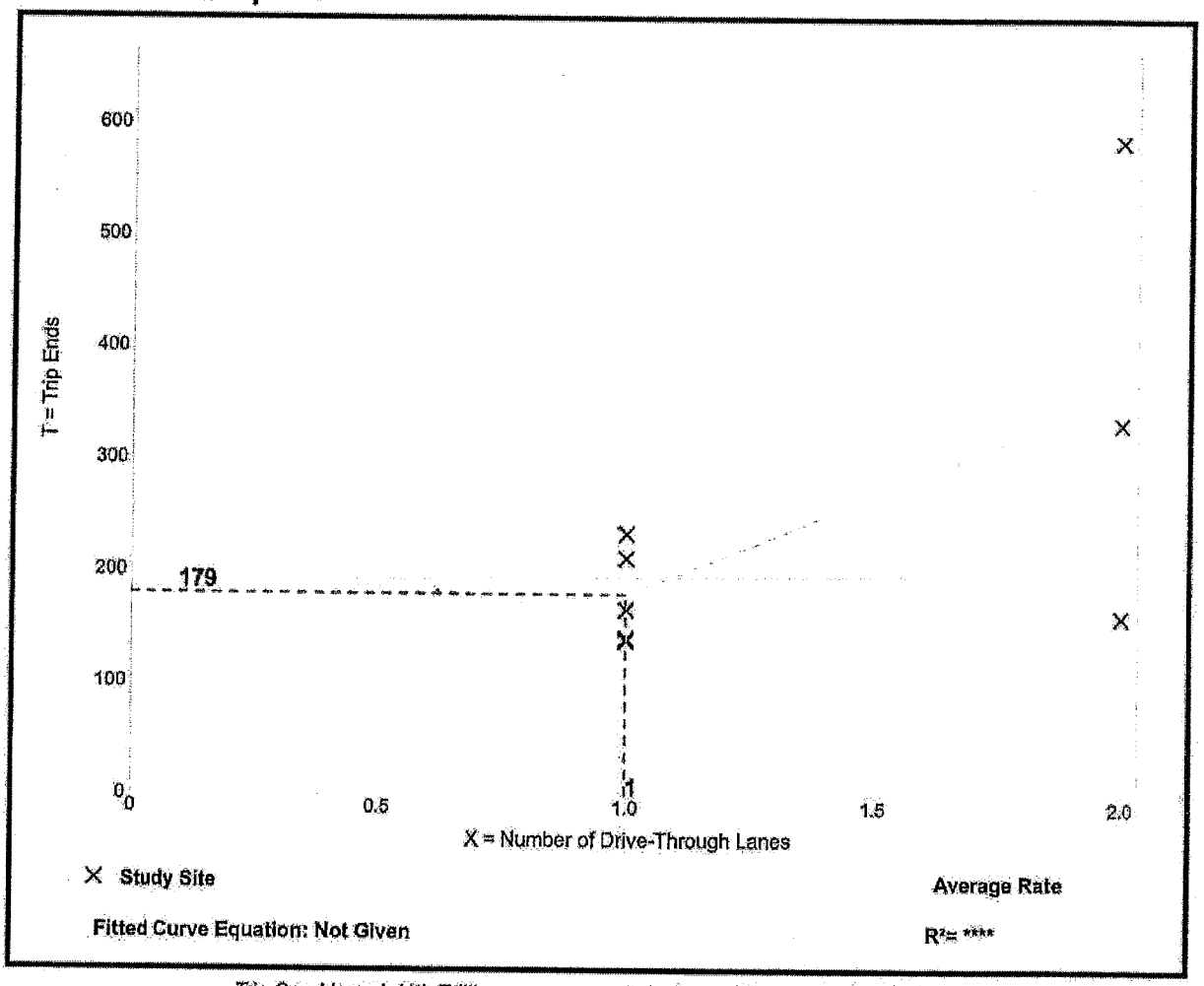
Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday**

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

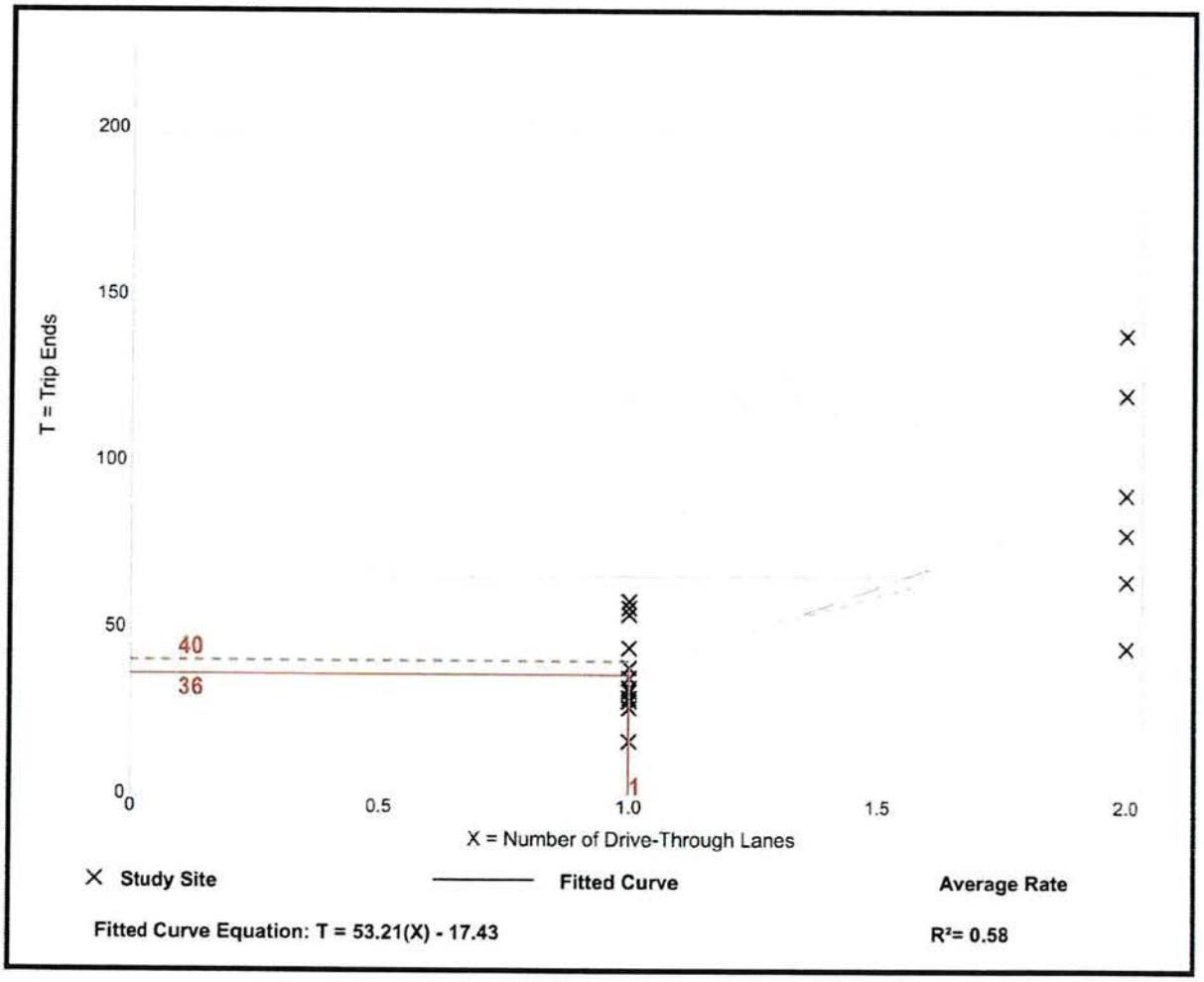
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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



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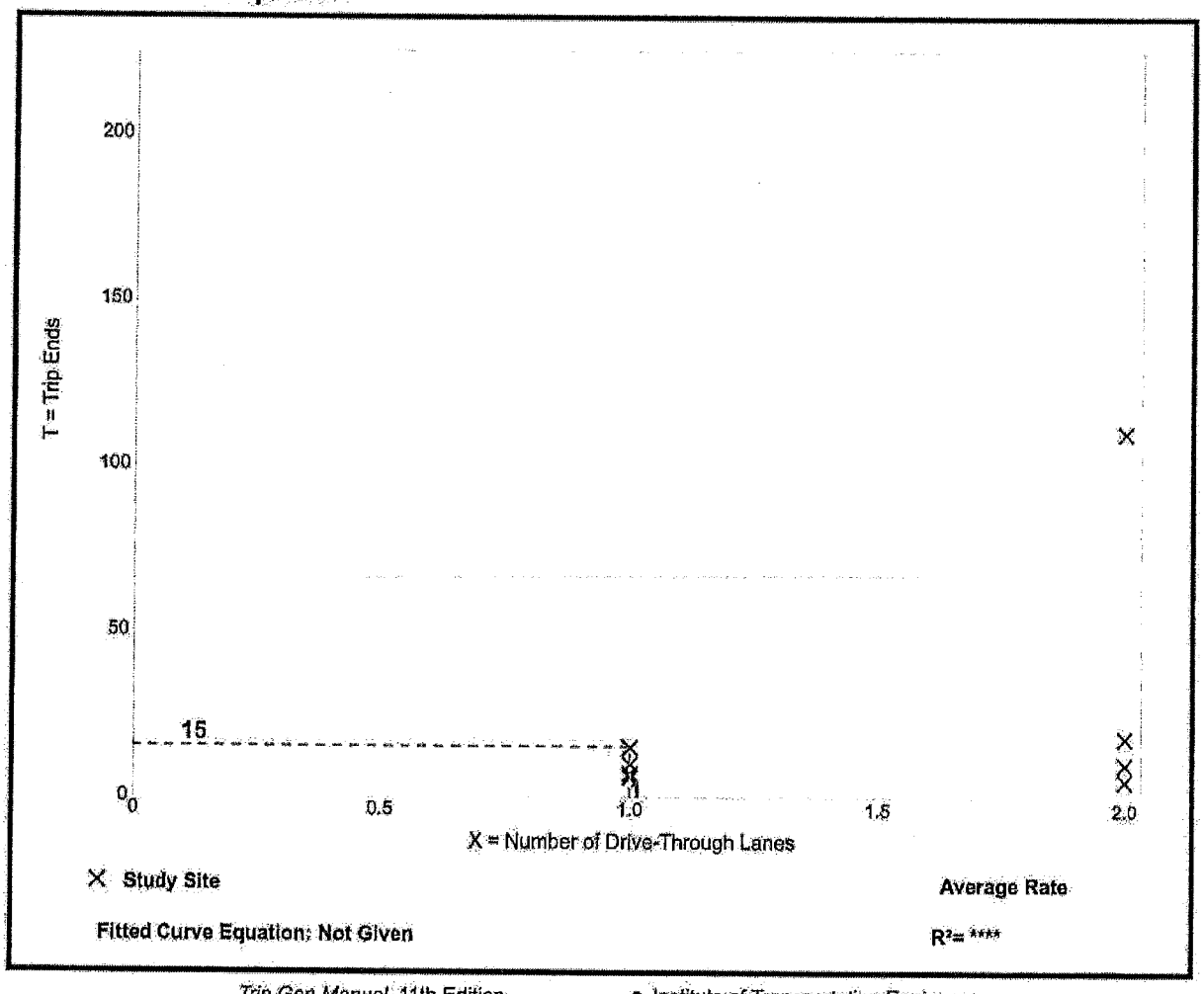
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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



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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)

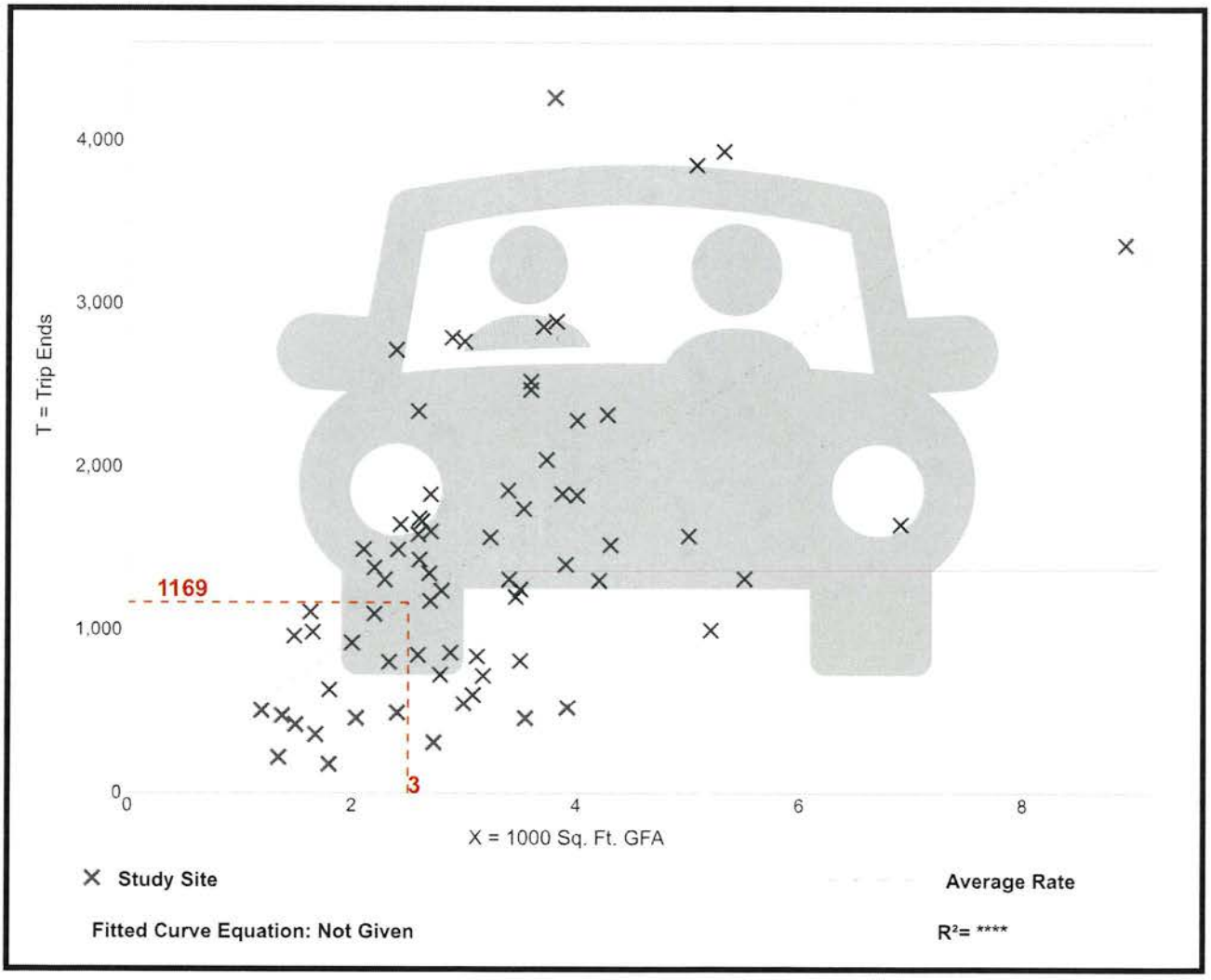
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



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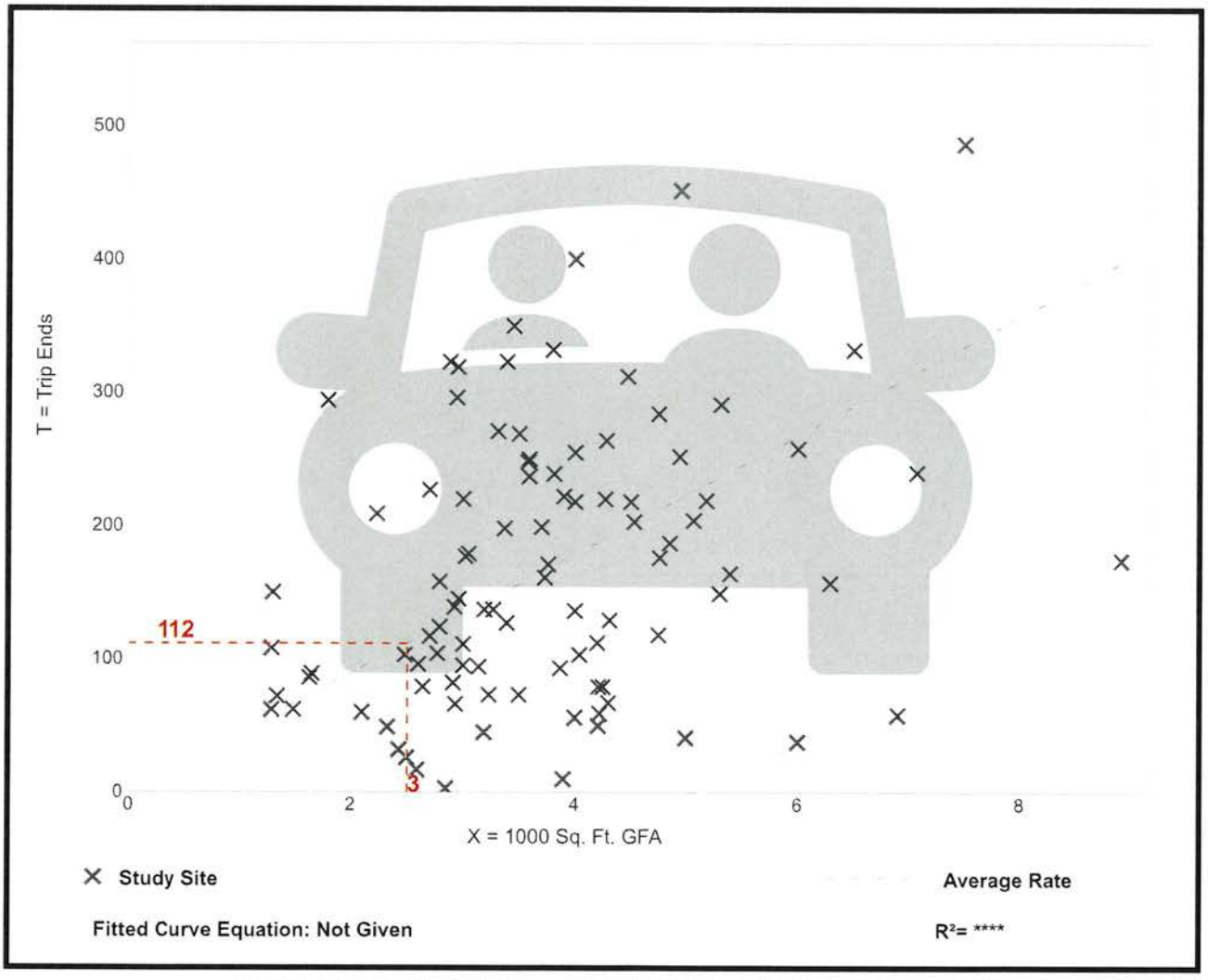
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

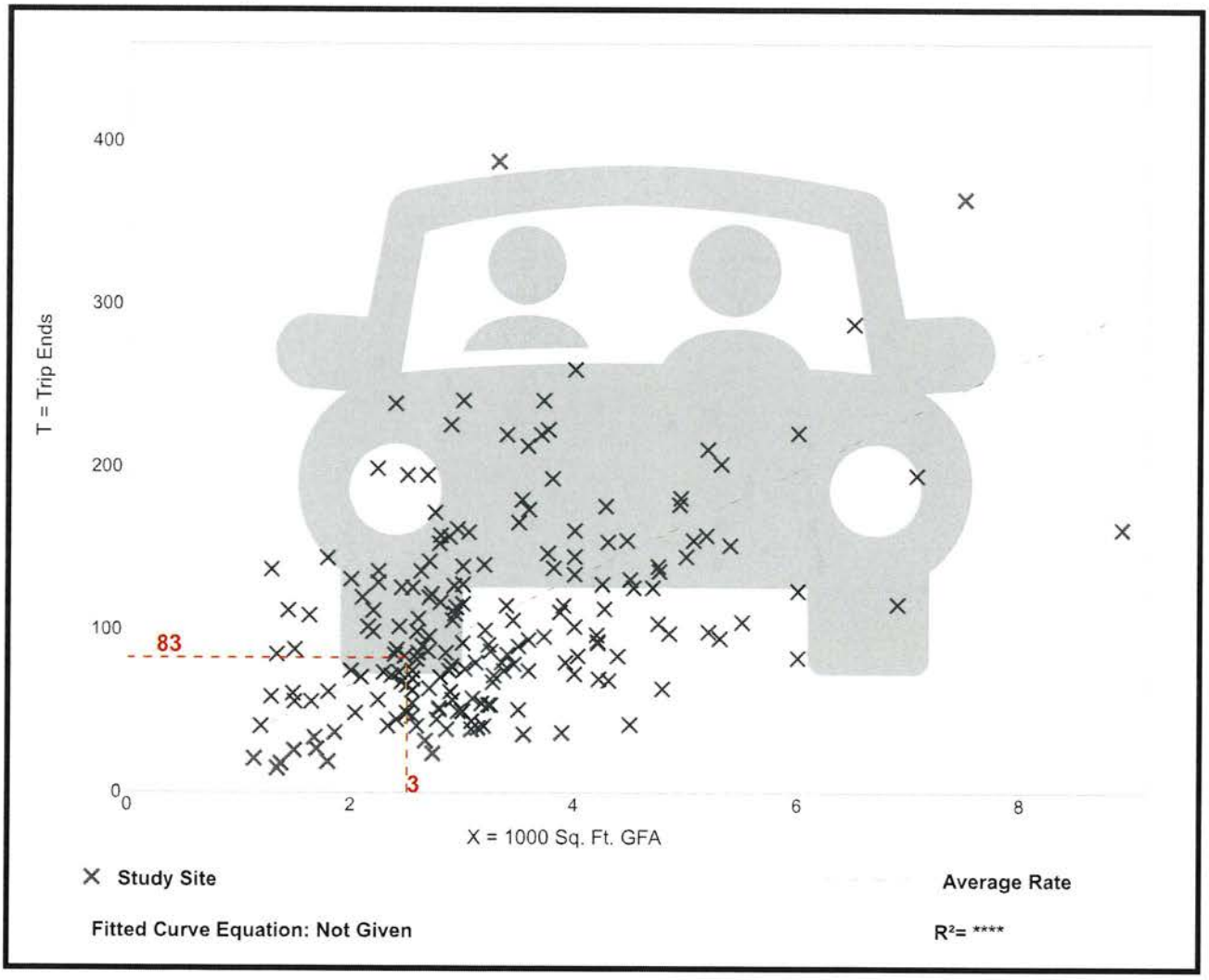
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 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

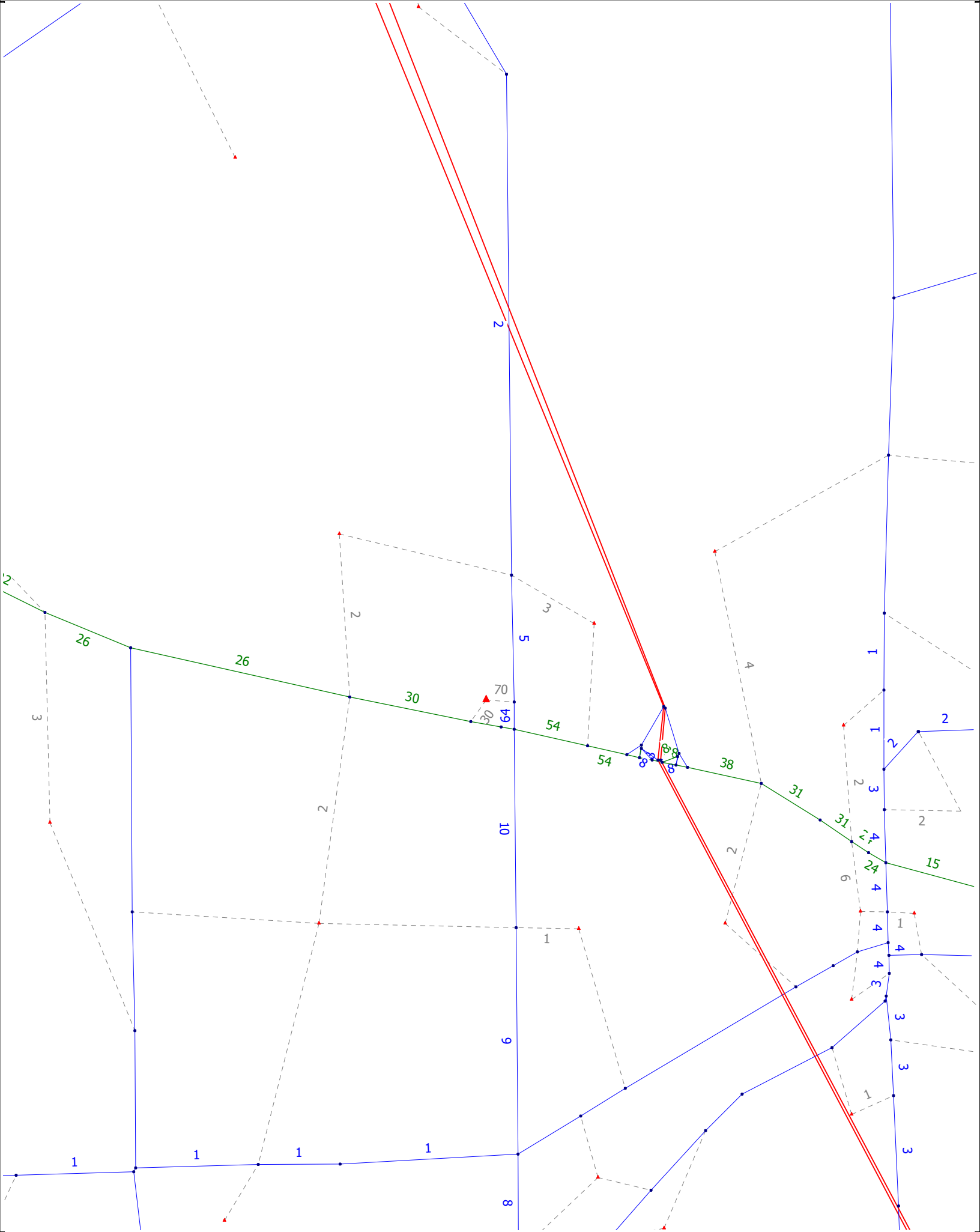
COUNTY: 26 ALACHUA

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

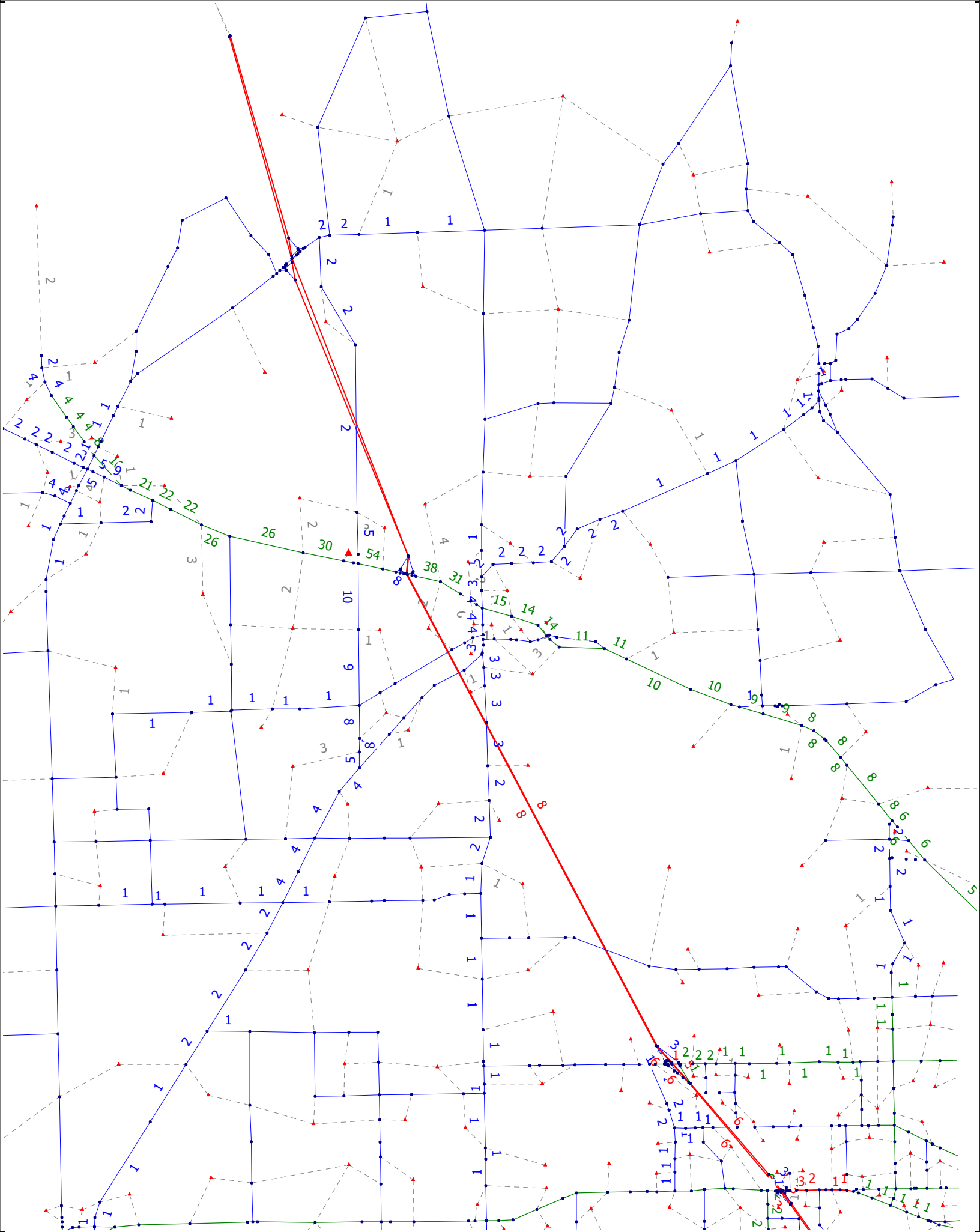
SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : 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



(Licensed to CREWS, LLC)



(Licensed to CREWS, LLC)

Attachment D

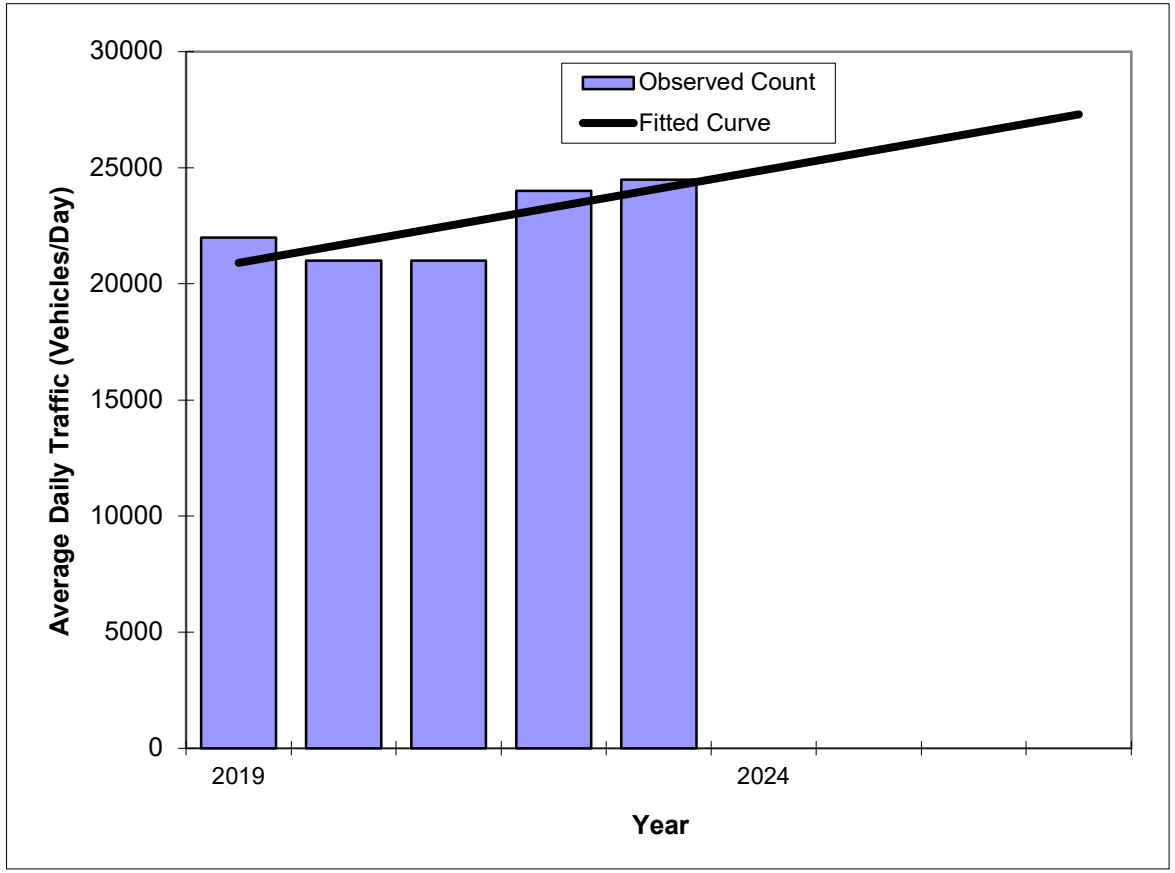
Trend Analysis Worksheets

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

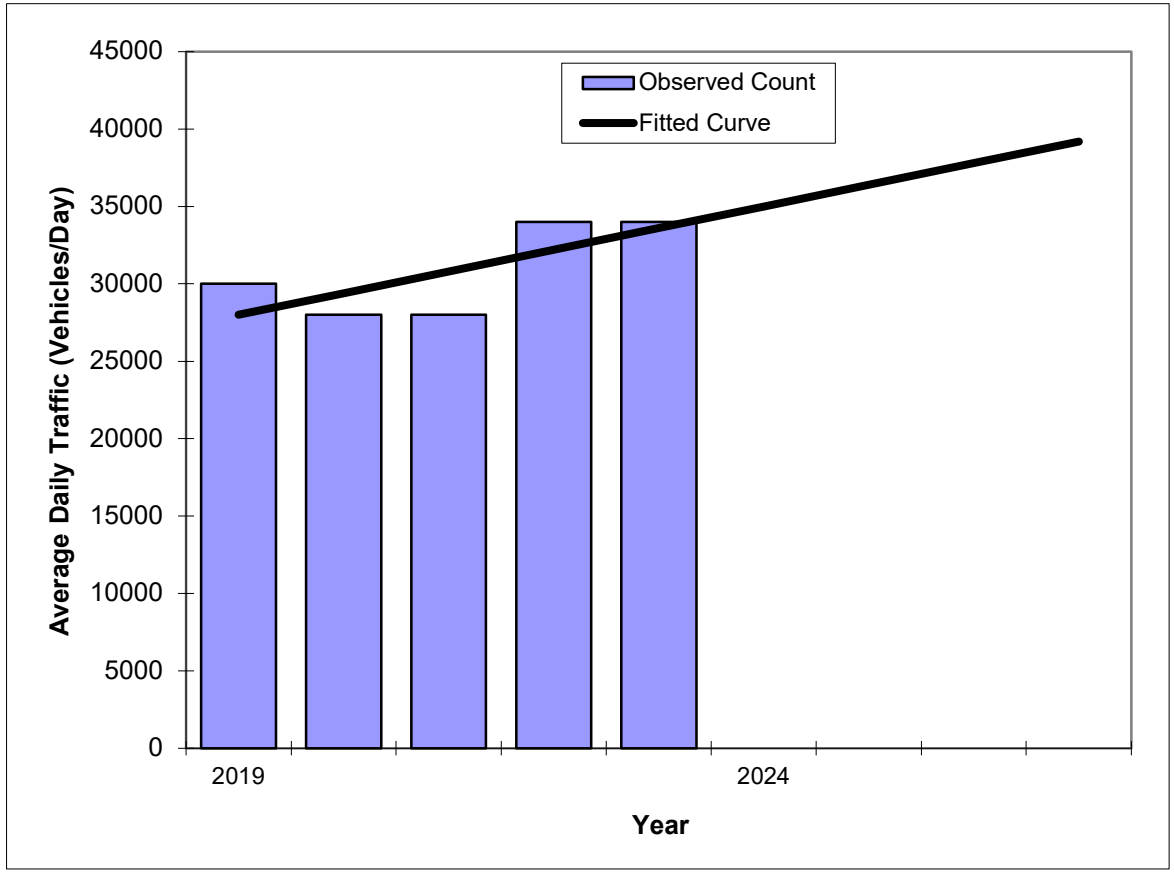
***Axle-Adjusted**

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

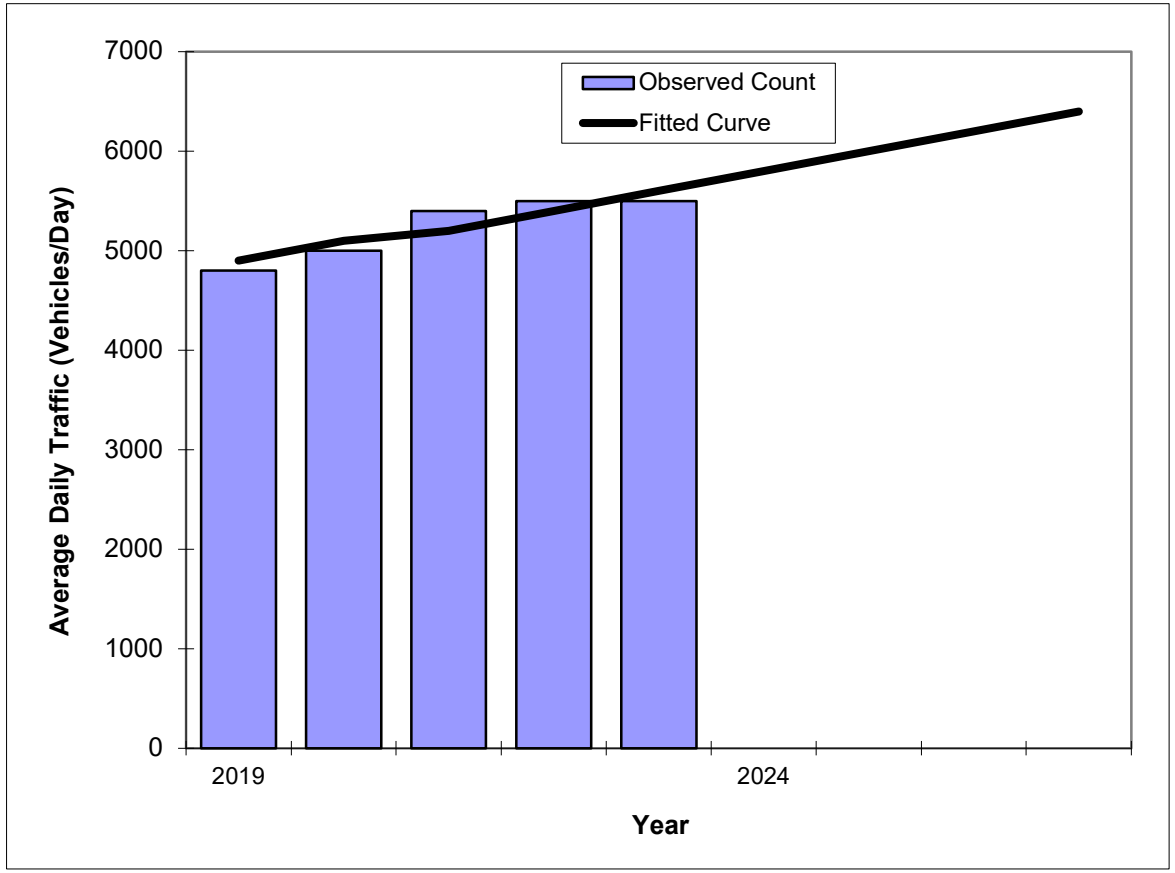
***Axle-Adjusted**

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.

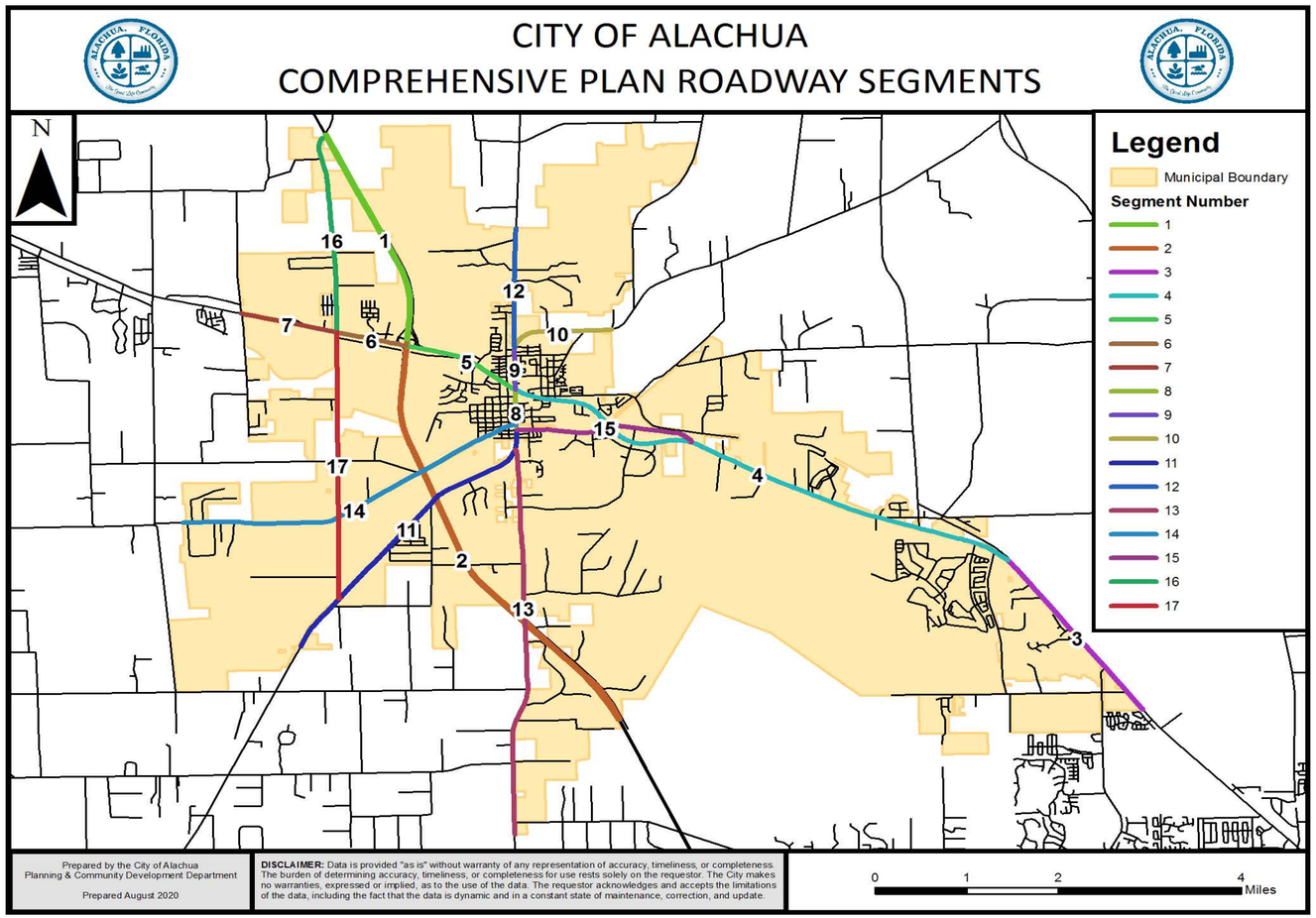


Table 2-c. - Roadway Segments

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)

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)

AM	NOON	PM	
584	0	1614	
0	0	2	0
31	0	43	0
1414	0	674	0
93	0	125	0
AM	NOON	PM	

WESTBOUND (US 441/SR 20/State Rd/M L King Blvd)

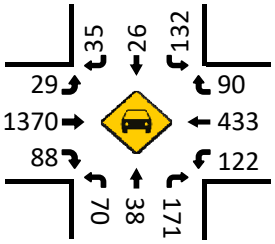
PM	NOON	AM	
175	0	97	0
1454	0	475	0
186	0	158	0
3	0	11	0
991	0	1776	
PM	NOON	AM	

NORTHBOUND (CR 235A/NW 173rd St)

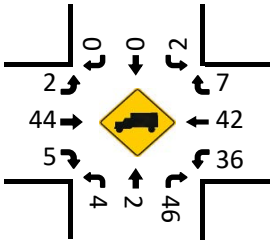
PM	341	0	114	43	196	PM
NOON	0	0	0	0	0	NOON
AM	277	0	74	40	217	AM

CONTROL			
Signalized			
TEV	2805 AM	0 NOON	3207 PM
PHF	0.94		0.98

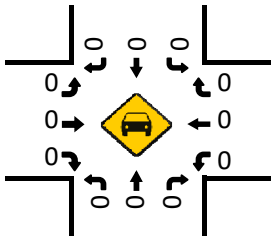
Cars (AM)



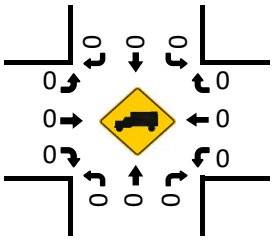
HT (AM)



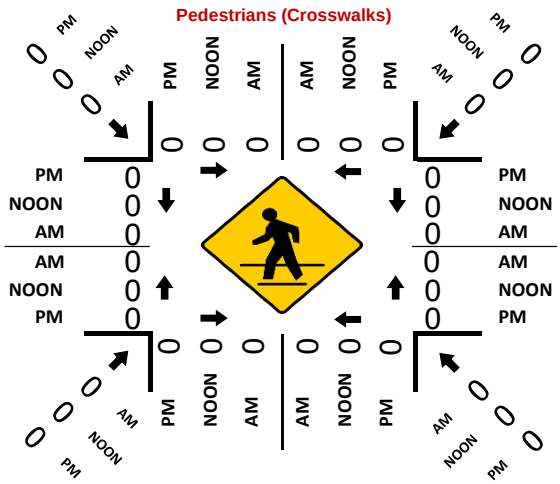
Cars (NOON)



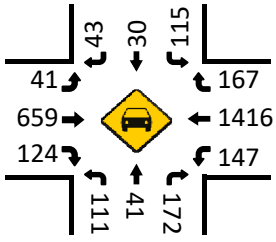
HT (NOON)



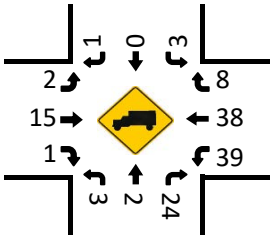
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



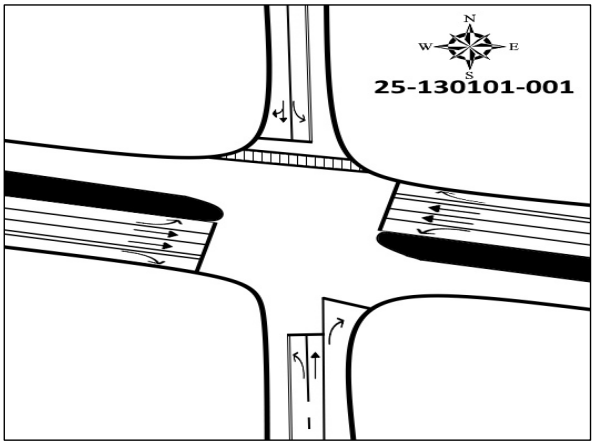
LOCATION: CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd
CITY/STATE: Alachua, FL

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

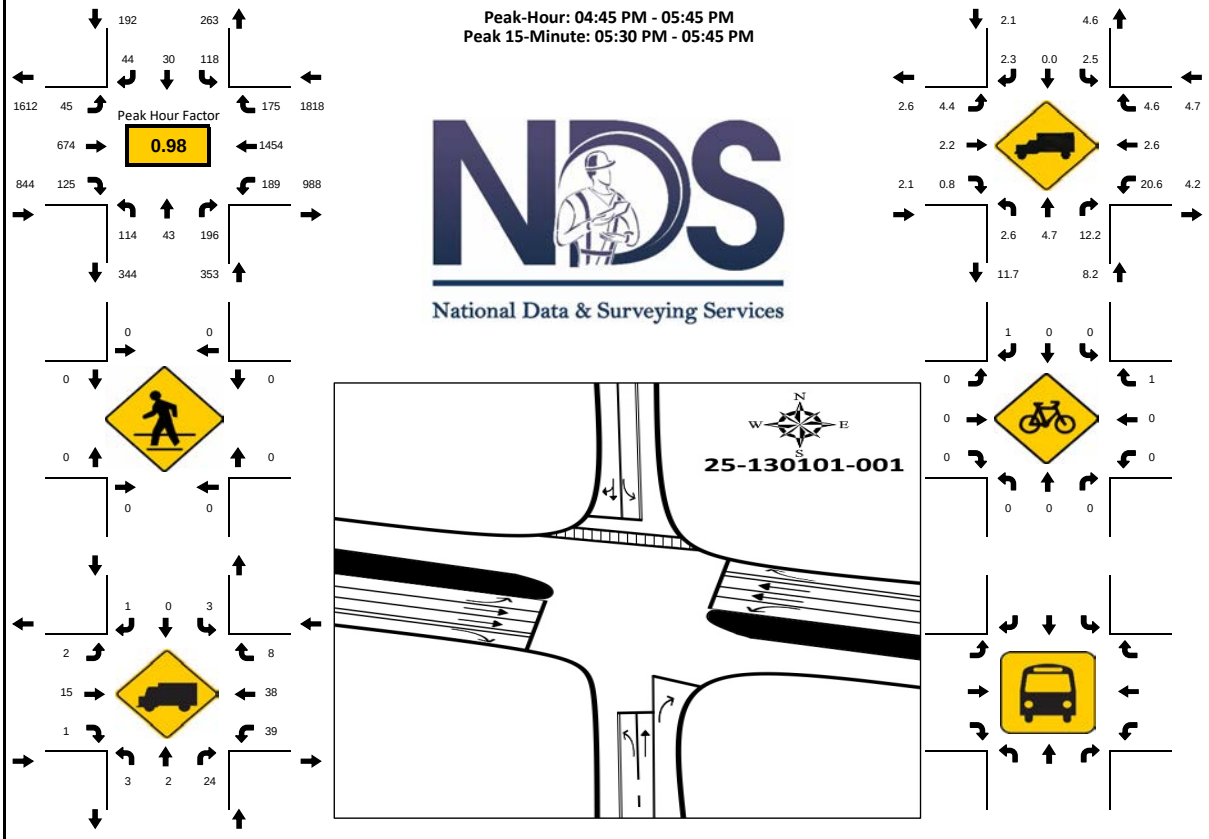


15-Min Count Period Beginning At	CR 235A/NW 173rd St Northbound					CR 235A/NW 173rd St Southbound					441/SR 20/State Rd/M L King Bl Eastbound					441/SR 20/State Rd/M L King Bl Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	14	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**

E/W Street: **US 441/SR 20/State Rd/M L King Blvd**

Speed: **45/55 MPH**

Site Code: **25-130101-001**

Date: **03/25/2025**

Weather: **Sunny**

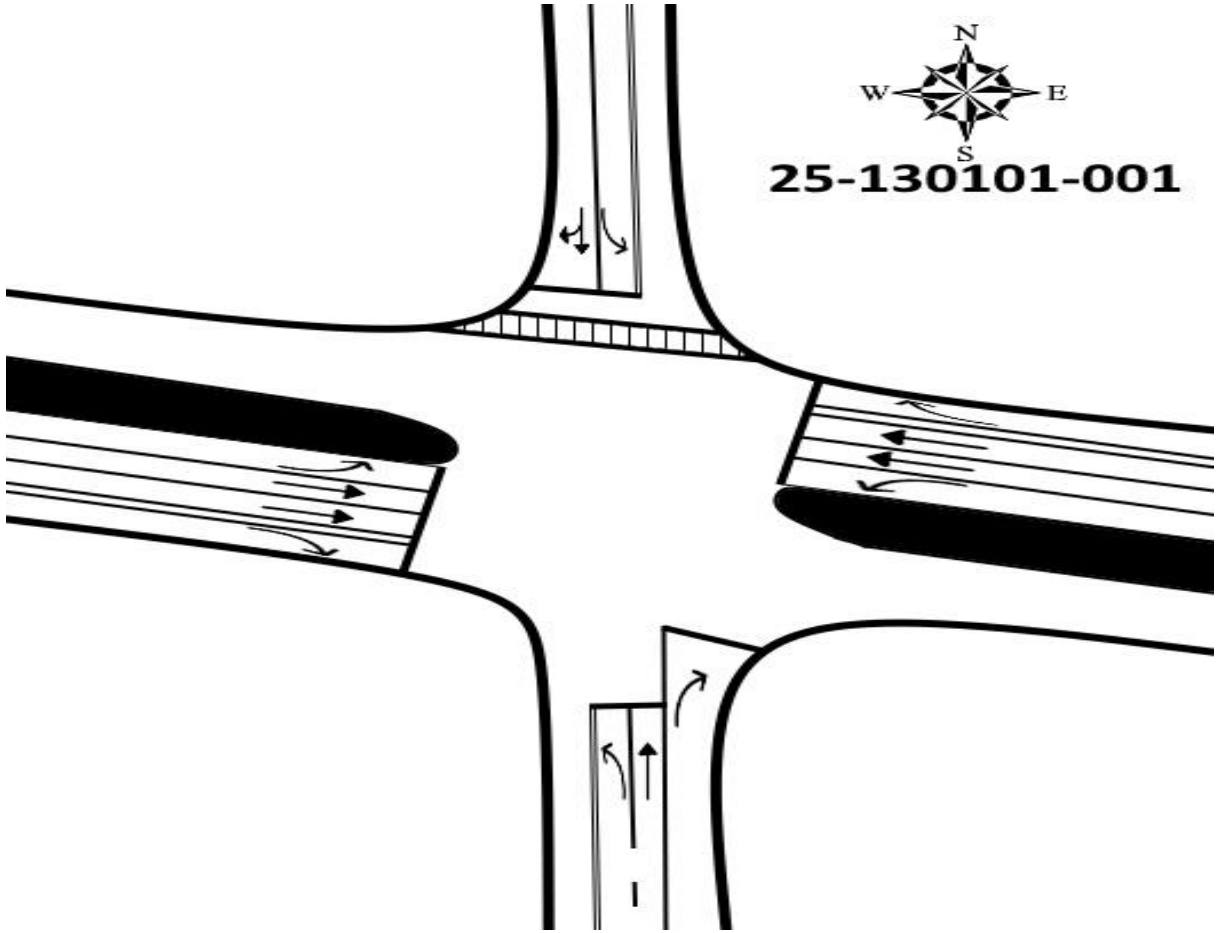
City: **Alachua**

County: **Alachua**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**



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

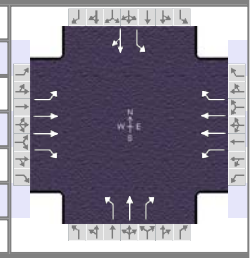
09-MAR-2024 18:41:39 830UPD 2_2600_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

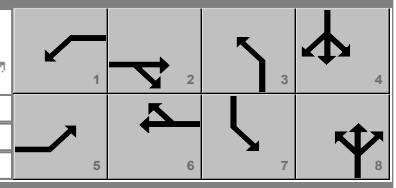
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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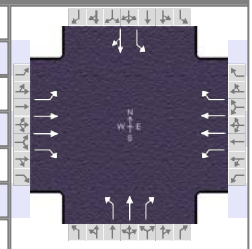
HCS Signalized Intersection Results Summary

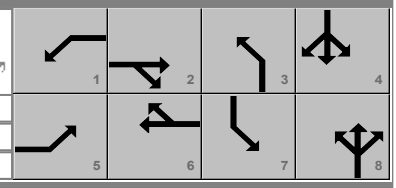
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	PM Peak Hour	PHF	0.98
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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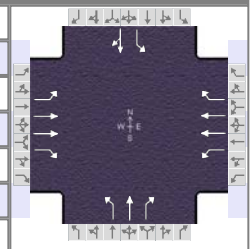
APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

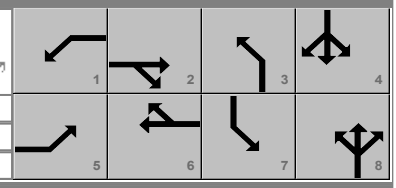
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	US 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	50	1466	96	175	523	103	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

Green	7.1	4.8	61.7	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	14.9	69.5	27.5	82.1	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	6.4		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	0.88		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	53	1560	102	186	556	110	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	4.4	61.7	5.9	17.6	14.0	5.5	5.8	3.0		10.2	5.3	
Cycle Queue Clearance Time (g_c), s	4.4	61.7	5.9	17.6	14.0	5.5	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	84	1504	659	205	1724	780	297	280		358	296	
Volume-to-Capacity Ratio (*X*)	0.633	1.037	0.155	0.908	0.323	0.140	0.283	0.156		0.503	0.248	
Back of Queue (*Q*), ft/ln (95 th percentile)	93	1103	104	385	250	94	118	64		244	104	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	43.1	4.0	13.2	9.3	3.6	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	20.6	18.6	48.1	53.3		49.2	52.1	
Incremental Delay (d_2), s/veh	2.9	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	70.6	74.9	26.1	93.2	21.1	18.9	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		36.6	D		17.4	B		50.4	D	
Intersection Delay, s/veh / LOS	54.4						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	1.90	B	1.19	A	1.09	A	0.91	A

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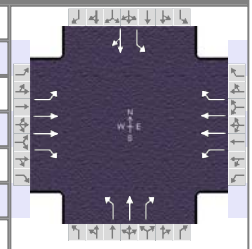
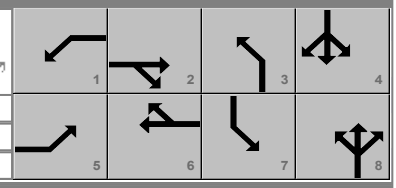
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Jul 14, 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	58	699	130	196	1527	183	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	6.8		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	0.91		1.00		0.99	1.00	1.00	1.00
Max Out Probability	0.02		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	59	713	133	200	1558	187	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	4.8	21.2	7.7	18.9	55.9	9.7	8.5	3.2		10.0	6.2	
Cycle Queue Clearance Time (g_c), s	4.8	21.2	7.7	18.9	55.9	9.7	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	88	1481	664	220	1806	791	319	280		332	258	
Volume-to-Capacity Ratio (*X*)	0.674	0.482	0.200	0.908	0.863	0.236	0.390	0.164		0.433	0.316	
Back of Queue (*Q*), ft/ln (95 th percentile)	102	358	137	370	818	167	172	68		200	120	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	14.1	5.4	12.7	31.9	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	31.0	19.7	47.2	53.3		47.9	54.9	
Incremental Delay (d_2), s/veh	3.3	1.1	0.7	15.1	5.7	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	71.0	32.1	27.7	76.1	36.7	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	34.0	C		39.2	D		22.2	C		50.7	D	
Intersection Delay, s/veh / LOS	36.7						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	1.23	A	2.09	B	1.11	A	0.86	A

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HCS Two-Way Stop-Control Report

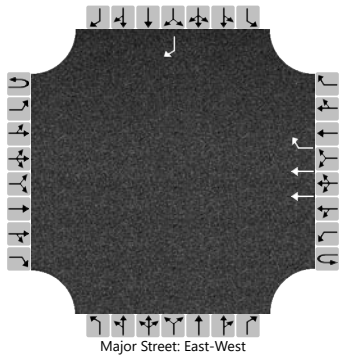
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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)							606	108								71
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)																77
Capacity, c (veh/h)																672
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)																11.0
Level of Service (LOS)																B
Approach Delay (s/veh)													11.0			
Approach LOS													B			

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HCS Two-Way Stop-Control Report

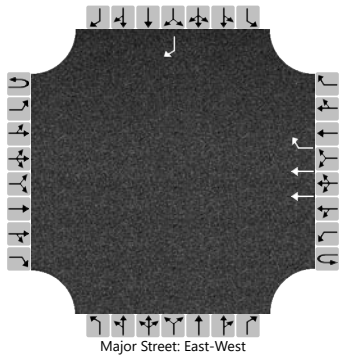
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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)							1672	75								52
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)																57
Capacity, c (veh/h)																282
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)																21.0
Level of Service (LOS)																C
Approach Delay (s/veh)													21.0			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

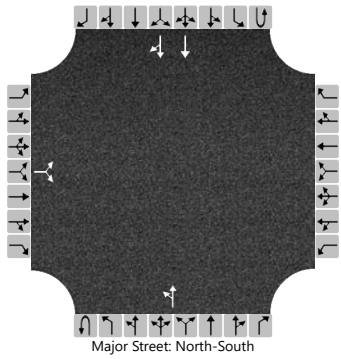
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		3		56						2	174				202	24
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			64							2						
Capacity, c (veh/h)			883							1332						
v/c Ratio			0.07							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
95% Queue Length, Q_{95} (ft)			5.0							0.0						
Control Delay (s/veh)			9.4							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.4								0.1						
Approach LOS		A								A						

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HCS Two-Way Stop-Control Report

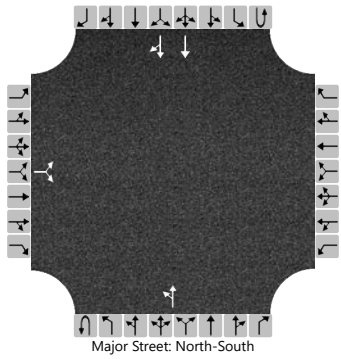
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		2		33						2	271				202	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			38							2						
Capacity, c (veh/h)			875							1346						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			9.3							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.3								0.1						
Approach LOS		A								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.

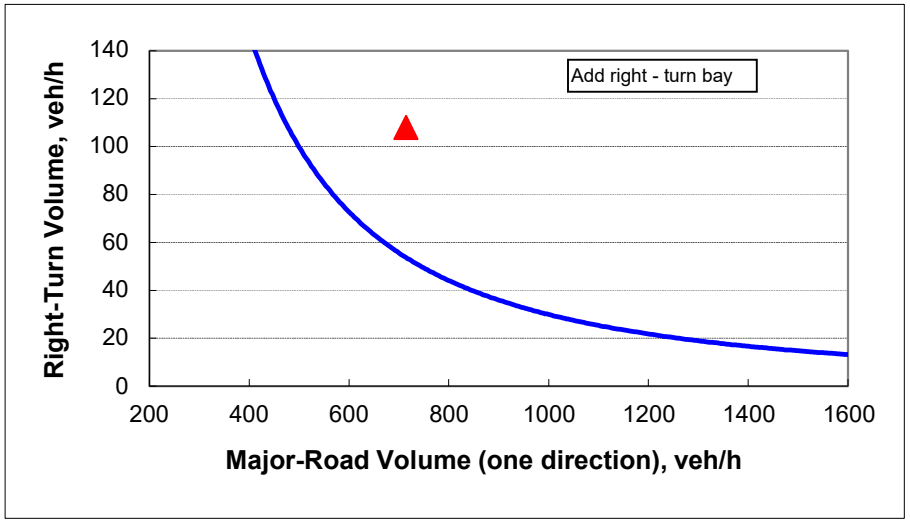
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	714
Right-turn volume, veh/h:	108

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	54
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.

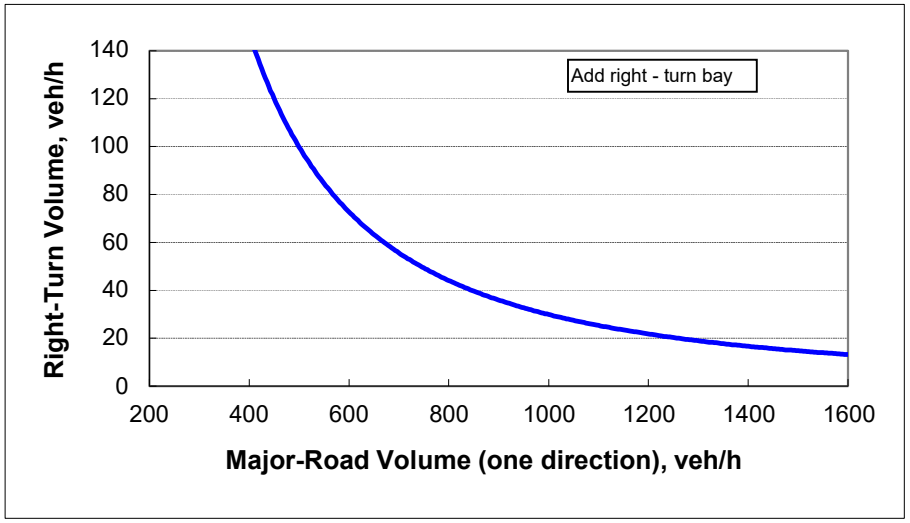
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1747
Right-turn volume, veh/h:	75

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11
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 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

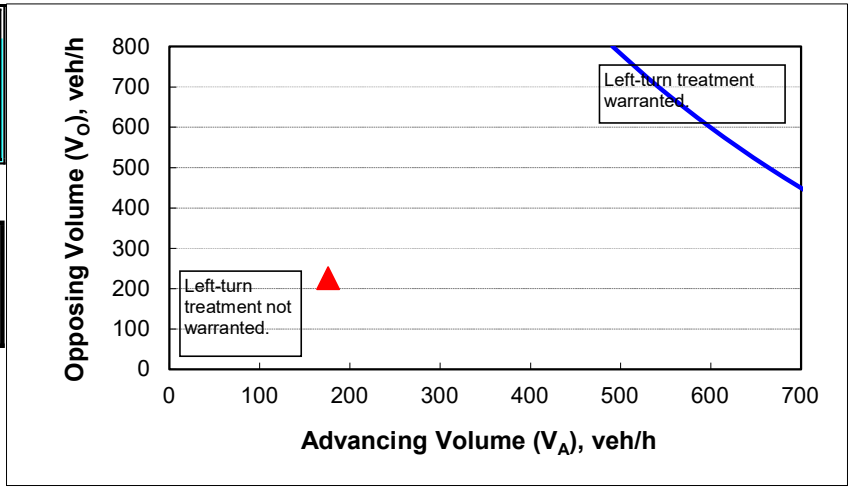
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	176
Opposing volume (V_O), veh/h:	226

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	891
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

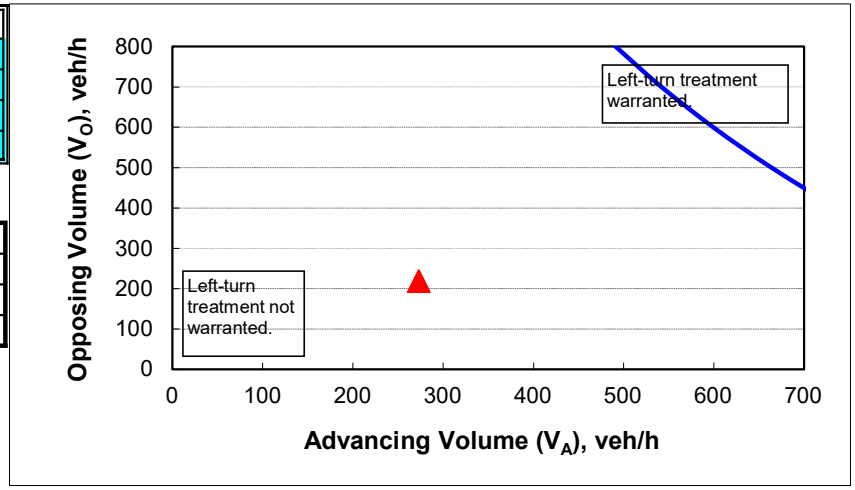
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	273
Opposing volume (V_O), veh/h:	219

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	898
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

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.

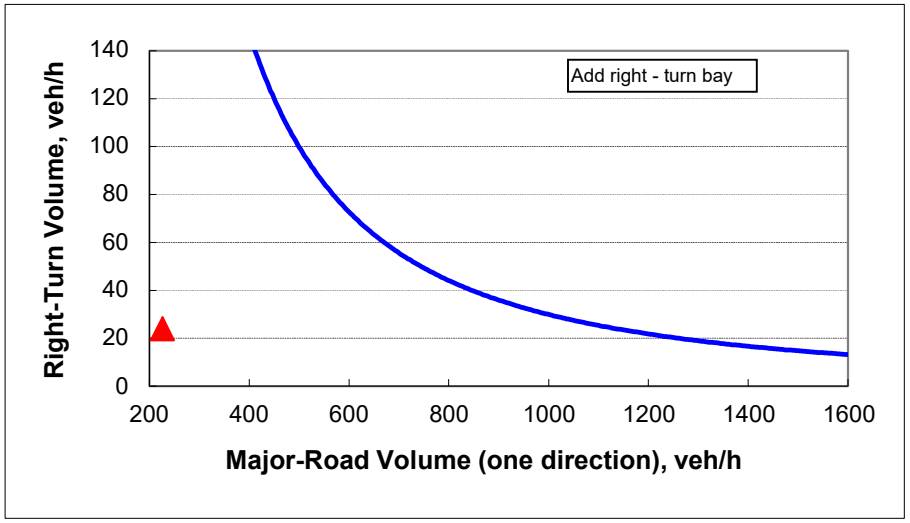
INPUT

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.

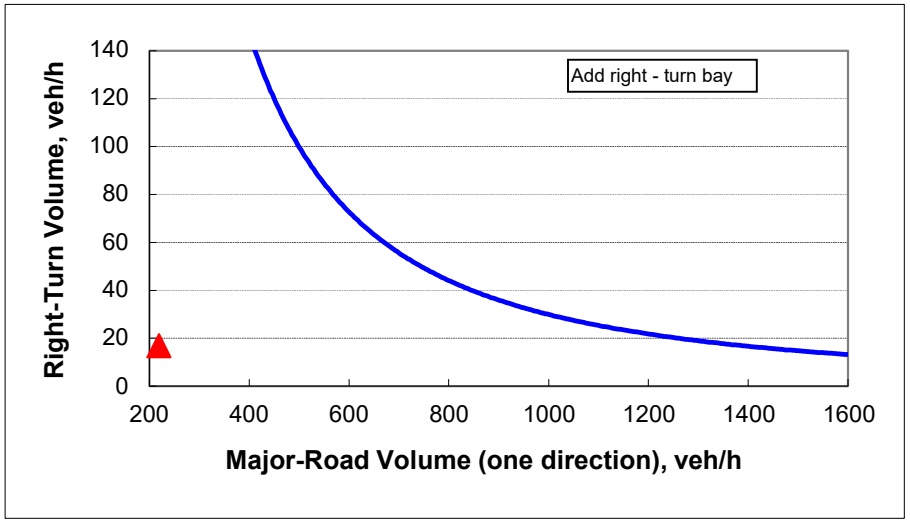
INPUT

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Alachua Property

Alachua, Florida 32615

THOMSON PROJECT NO. 25-1972

FOR

ALACHUA OUTPARCEL, LLC

MARCH 24, 2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

Alachua Property
Alachua, Florida 32615

Prepared for:

Alachua Outparcel, LLC
c/o Nicholas Jones
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Prepared by:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, Florida 32803
Tel: 407.405.8725
Thomson Project No. 25-1972

March 24, 2025

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1.0 EXECUTIVE SUMMARY

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1,

Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

No other state and/or tribal environmental records were determined to represent an

environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

2.0 INTRODUCTION

Alachua Outparcel, LLC engaged Thomson Environmental Consulting, LLC (THOMSON) to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as the Alachua Property in Alachua, Florida, subsequently referred to in this report as "the subject property". The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida.

This assessment was prepared using the standard of care articulated in the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM – E 1527-21) and the U.S. Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) contained in Protection of the Environment, Title 40, Chapter 1, Part 312, Congressional Federal Record (40 CFR Part 312).

2.1 Purpose

The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the standard of care articulated in ASTM – E 1527-21, *recognized environmental conditions* (RECs) in connection with the property. A REC is defined as:

> The presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM – E 1527-21 constitutes AAI for the purpose of Landowner Liability Protection (LLP), under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This report was prepared to qualify the User for a LLP to CERCLA liability.

2.2 Scope of Services

The scope of work for this assessment utilizes the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying RECs.

The scope of ASTM – E 1527-21 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above and/or detailed in Section 12.0. Analysis of other non-standard scope issues by THOMSON would require additional contractual arrangements.

2.3 Significant Assumptions

THOMSON has made certain assumptions in preparing the scope of this Phase I ESA:

- Data gathered from public information sources (e.g., libraries or public regulatory agencies) are accurate and reliable.
- Site operations reflect site conditions relative to potential releases and no intentional concealment of environmental conditions or releases has occurred.
- Interview information is directly reported as gathered by the assessor and is limited by the accuracy of the interviewee's recollection and experience.
- Published geologic information and site observations made by the environmental professional are used to estimate likely contaminant migration pathways in the subsurface. These estimates by the environmental professional are limited in accuracy and are generally cross-referenced with existing information about similar sites and environmental releases in the area.
- Regulatory information is often limited to sites identified after the late-1980s because reliable records were not kept by regulatory agencies prior to that time frame.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all [potential] contaminants or all conditions above and below ground.

2.4 Limitations and Exceptions

The report has been prepared utilizing the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312 and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Thomson Environmental Consulting, LLC, must be notified in order that we may determine if modifications to our conclusions are necessary (within 180 days of report production).

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past owners with applicable local, state, and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

2.6 User Reliance

This report may be distributed and relied upon by Alachua Outparcel, LLC, or successors and assigns of the aforementioned. THOMSON is not responsible for the conclusions, opinions, or recommendations of others. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the express written consent of Thomson Environmental Consulting, LLC. Use and reliance of this report more than 180 days after the production date (as detailed in ASTM – E 1527-21, Sections 4.6 and 4.8) would require certain items to be updated to be considered valid. This ESA is not a statement of suitability of the property for any specific use or purpose.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

3.2 Site and Vicinity General Characteristics

The property is in a moderately developed area of commercial and institutional development just west of the I-75 corridor.

3.3 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

3.4 Structures, Roads, Other Improvements on the Property

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

3.5 Current Uses of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the

intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

4.0 USER PROVIDED INFORMATION

A "User" is defined by ASTM – E 1527-21 as the party seeking to use the results of a Phase I ESA and may include a potential purchaser of land in the project area, a potential tenant of the project area, an owner of land in the project area, a lender, or a project area manager. A User Questionnaire was completed by Mr. Zach Pinel of Alachua Outparcel, LLC and returned to Thomson dated March 4, 2025.

4.1 Title Records and Environmental Liens or Activity and Use Limitations

Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law were to be reviewed by the User to identify Environmental Liens or Activity and Use Limitations (AULs), if any, that are currently recorded against the property. Environmental Liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records, and, where applicable, such records should be reviewed. Any Environmental Liens or AULs so identified were to be reported to the Environmental Professional (EP). Unless added by a change in the scope of work, this practice does not impose on the EP the responsibility to undertake a review of recorded land title records and judicial records for Environmental Liens or AULs. The user was to either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for Environmental Liens or AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the EP.

The User responded that they had obtained a title search, but did not provide THOMSON with the results.

4.2 Specialized User Knowledge

If the User was aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate any information based on such specialized knowledge or experience to the EP.

The User indicated he had no specialized knowledge or experience related to the property or nearby properties.

4.3 Commonly Known or Reasonably Ascertainable Information

If the User was aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate such information to the EP.

The User indicated that the past uses of the property included one vacant parcel and one occupied by a church.

4.4 Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the User was to consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User was to try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated and make a written record of such explanation. This does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

The User indicated that the purchase price being paid for this property reasonably reflects the fair market value of the property or whether they are aware of any reduction in value that has occurred for potential environmental reasons.

4.5 Owner, Property Manager and Occupant Information

The User did not indicate the current owner, property manager, or occupant information.

4.6 Reason for Performing Phase I ESA

ASTM – E 1527-21 states that the User shall make known to the EP the reason why the User is requesting the Phase I ESA. If the User does not identify the purpose of the Phase I ESA, the EP is to assume the purpose is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability and state this in the report (see Section 2.1).

By not indicating another reason, it is assumed that the Phase 1 ESA was requested to qualify for a LLP to CERCLA liability and to satisfy the conditions of the lending institution.

4.7 Other

The User did not provide any other information that was utilized during the course of this assessment.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the potential of environmental conditions resulting from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM – E 1527-21.

5.1 Standard Environmental Records

A standard environmental record (SER) search of available federal and state environmental record databases was obtained from Environmental Data Resources, Inc. (EDR). A copy of this search is provided as Appendix C.

ASTM – E 1527-21 defines the approximate minimum search distances from the property to a facility located in a standard environmental record source (i.e. database) as follows:

Standard Environmental Record Sources	Approximate Minimum Search Distance (miles)
Federal	
NPL Site List	1.0
Delisted NPL Site List	0.5
CERCLIS List	0.5
CERCLIS NFRAP List	0.5
RCRA CORRACTS List	1.0
RCRA non-CORRACTS TSD List	0.5
RCRA Generators List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
ERNS List	*Property* only
State (and Tribal)	
NPL (equivalent)	1.0
CERCLIS (equivalent)	0.5
Landfill and/or Solid Waste Disposal Site List	0.5
Leaking Storage Tank List	0.5
Registered Storage Tank List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
Voluntary Cleanup Sites	0.5
Brownfield Sites	0.5

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses, it is possible that some facilities may be listed as “orphan sites”, which are unmapped. No unmapped facilities were observed to be within the ASTM – E 1527-21 minimum search distance of the property.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM – E 1527-21 approximate minimum search distance is provided in the Federal and State sections below. Note that the review of the regulatory records contained in the standard environmental records search takes into account the following factors:

- Not all facilities reported within the relevant EDR minimum search radii fall within the relevant ASTM – E 1527-21 minimum search distances.
- Facilities are evaluated for their potential impact on the property, and therefore documented soil and groundwater contamination at facilities that are down-gradient of the property (with respect to groundwater flow) are usually not considered RECs. Only if a contaminated facility is near the property or there is indeterminate local groundwater flow direction would a facility require more detailed inspection.
- With regard to off-site, documented contaminated facilities, the following criteria are primary considerations in determining the potential for impact to the property: facility status (active vs. closed); the identification of a Responsible Party (RP); inclusion of the facility in a government-funded cleanup program; results of onsite analytical sampling, and/or completion of remedial activities and/or monitoring sufficient to receive a No Further Action (NFA) or Site Rehabilitation Completion Order (SRCO), or equivalent, from the regulating agency.
- While the distance of a contaminated facility from the property is a consideration in evaluating its potential for being a REC, distance alone is not sufficient to determine whether or not it constitutes a REC.

5.1.1 Federal Environmental Records

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

5.1.2 State (and Tribal) Environmental Records

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was "In Compliance". No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

5.2 Additional Environmental Records

Additional Environmental Records included those records that are proprietary to EDR. These included Historical Auto Stations and Cleaners. These records are based on the names of the business at specific addresses and are not based on the known presence or documented discharge of any specific constituent. These records are used by THOMSON as indicators to cross-reference actual regulatory database records during the assessment.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

5.3 Physical Setting Source(s)

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the

property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the area of the property.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.4.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the property over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, the subject property is visible as undeveloped with no structures or discernible visible use.

In the 1961 aerial photograph, no significant changes are visible to the subject property, though perimeter vegetation growth may indicate perimeter fencelines.

In the 1964 aerial photograph, the western parcel of the property is visible with a structure on the southern portion of the property. The eastern parcel has no significant changes are visible.

In the 1971 through 1994 aerial photographs, no significant changes are visible to the subject property.

In the 2004 aerial photograph, a small canopy is visible added on to the northwest corner of the structure.

In the 2008 and 2014 aerial photographs, no significant changes are visible to the subject property.

In the 2023 aerial photograph, there is a small structure (shed) visible in the central portion of the western parcel.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.4.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for the subject property parcel addressed at 16313 NW US Highway 441:

2017 – Church of Christ Santa Fe Hills
2014 – Church of Christ Santa Fe Hills
2010 – Church of Christ Santa Fe Hills

No listings at the property address indicated the potential for an environmental concern (e.g., gas stations, automotive repair shops).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018, and 2021.

In the 1963 topographic map, the subject property is not depicted with any structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the subject property.

In the 1993 topographic map, the subject property is visible with a structure.

In the 2012 topographic map, the property is depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the subject property.

The Alachua County Property Appraiser's website was used to obtain the property record cards. Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

No other historical sources were utilized in determining historical use information on the subject property and were not deemed necessary to evaluate the impact of uses with regard to recognized environmental conditions for the property.

5.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.5.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the adjoining properties.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.5.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the adjoining properties over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, all adjoining properties are visible as undeveloped. County Road 235A is visible to the east.

In the 1961 aerial photograph, an east adjoining property is visible as developed with a residential structure, and the west adjoining property is visible as cleared for potential agriculture or grazing land. No significant changes are visible to the remaining adjoining properties.

In the 1964 aerial photograph, no significant changes are visible to the adjoining properties.

In the 1971 aerial photograph, the north adjoining properties are visible as developed with single-family residences. No significant changes are visible to the remaining adjoining properties.

In the 1982 aerial photograph, two additional single-family residences are visible on east adjoining properties, and the high school athletic field is visible on the other east adjoining property. The west adjoining property appears prepped for row crops. NW US Highway 441 is visible as improved.

In the 1994 aerial photograph, no significant changes are visible to the adjoining properties.

In the 2004 aerial photograph, a west adjoining property is visible as developed with a commercial structure. No significant changes are visible to the remaining adjoining properties.

In the 2008 through 2023 aerial photographs, no significant changes are visible to the adjoining properties.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.5.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for adjoining properties:

West Adjoining Property (16407 NW 174th Drive)
2020 – Alachua Title Service, Flowers Surveying-Mapping, Haskins Demolition LLC, Horizon Realty Intl Inc., Horizon Realty of Alachua Inc., Suwannee River Area Health Ed, Tanner Construction Group
2017 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Quality Vision International, Surveying & Mapping Inc Flowers
2014 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Sol Valley Farms
2010 – Alachua Title Svc, Hallmark Mortgage Svc, Horizon Realty, Suwannee River Area Health Ed
2005 – Alachua Title Services, Horizon Realty of Alachua Inc., Turner Stockton, Stockton T. Wolfe

East Adjoining Property (16213 NW US Highway 441)
2010 – Santa Fe High School
2005 – School Board Alachua County FL
2000 – Alachua County of Schools Public, Santa Fe High School

No listings at the adjoining property addresses indicated the potential for environmental concern (e.g., gas stations, automotive repair shops, dry cleaners).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018,

and 2021.

In the 1963 topographic map, a south adjoining property is depicted with a structure. No other adjoining properties are depicted as developed with structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the adjoining properties.

In the 1993 topographic map, the east adjoining properties and north adjoining properties are visible as developed with structures.

In the 2012 topographic map, the adjoining properties are depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the adjoining properties.

No other historical sources were utilized in determining historical use information on adjoining properties and were not deemed necessary to evaluate the impact of adjoining uses with regard to recognized environmental conditions for the property.

6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

The site reconnaissance was performed by Joel Thomson of Thomson Environmental Consulting, LLC, on March 11, 2025. The weather during the site visits was clear to partly cloudy and approximately 75 degrees Fahrenheit.

During the site reconnaissance, pedestrian transects through the accessible portions of the entire exterior of the site were performed. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. The entire property, as well as adjoining properties, was visually evaluated for any recognized environmental conditions (RECs).

6.2 General Site Setting

6.2.1 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

6.2.2 Past Use(s) of the Property

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

6.2.3 Current Use(s) of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

6.2.4 Past Use(s) of Adjoining Properties

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area has been developed with primarily residential and institutional uses since before the 1980s, with retail and commercial uses since the 2000s.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The regional geology of northeast Florida includes units of Eocene age and younger limestone and dolomite. These units are, in ascending order: the Oldsmar Limestone; the Lake City Limestone; the Avon Park Limestone; and the Ocala Group. The Ocala Group is comprised of the Inglis, Williston, and Crystal River Formations. Collectively, the Oldsmar, Lake City, and Avon Park Limestones with the Ocala Group comprise the geology of the Floridian Aquifer.

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

6.2.7 General Description of Structures

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

6.2.8 Roads

No named roads were located on the property.

6.2.9 Potable Water Supply

Potable water was supplied to the property by an onsite groundwater well.

6.2.10 Sewage Disposal System

The property was serviced by an onsite sewage treatment and disposal system (OSTDS)

consisting of a septic tank and associated drainfield.

6.3 Interior and Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products in connection with identified uses were observed or documented on the property.

6.3.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the property. It must be noted, however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the property.

No aboveground or underground storage tanks were documented, indicated, or observed on the property.

6.3.3 Odors

No strong, pungent, or noxious odors were observed.

6.3.4 Pools of Liquid

No standing pools of liquid were observed on the property.

6.3.5 Drums

No drums of materials were observed.

6.3.6 Hazardous Substances and Petroleum Products Containers

No hazardous substances or petroleum products containers were observed.

6.3.7 Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the property.

6.3.8 PCBs

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA

regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered “Non-PCB”; between 50 and 500 ppm is considered “PCB-Contaminated”; and greater than 500 ppm is considered “PCB”.

A pole-mounted electrical transformer was observed on the southeast property corner, in the right-of-way of the adjoining roadway corridors. It appeared to be in good working condition with no visible signs of leaking or staining.

No other suspect-containing PCB equipment, such as hydraulic lifts, were observed.

6.4 Interior Observations

6.4.1 Heating/Cooling

As observed from the exterior of the structure, heating/cooling was provided by a split-system, with interior air handler and exterior condensing unit, powered by electricity, as well as a window-mounted air conditioning unit powered by electricity.

6.4.2 Stains or Corrosion

The interior of the structure was not visibly observed during the site reconnaissance.

6.4.3 Drains and Sumps

The interior of the structure was not visibly observed during the site reconnaissance.

6.5 Exterior Observations

6.5.1 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the property.

6.5.2 Stained Soil or Pavement

No stained soil or pavement was observed on the property.

6.5.3 Stressed Vegetation

No stressed vegetation was observed on the property.

6.5.4 Solid Waste

Solid waste was not currently generated at the property or observed on the day of the site reconnaissance.

6.5.5 Waste Water

There was no waste water or other liquids generated or being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property.

6.5.6 Wells

A groundwater wells for potable water was observed on the property.

6.5.7 Septic Systems

The property was serviced by an onsite sewage treatment and disposal system (OSTDS) consisting of a septic tank and associated drainfield.

7.0 INTERVIEWS

7.1 Interviews with Past and Present Owners, Occupants, and/or Key Site Manager

An interview questionnaire was completed by the current property owner of the western parcel, Mr. Robert M. Matheny, President of Santa Fe Hills Church of Christ, was completed and returned to Thomson dated March 20, 2025.

Mr. Matheny noted that the onsite business was a “Church Building” and that the past uses were known and were “Always used as a place of worship”. He did not know of any specific chemicals that are present or once were present at the property. He did not know of any spills or other chemical releases that have taken place at the property. He did not know of any environmental cleanups that have taken place at the property. He did not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

Additionally, Ms. Gia Arvin of Matchmaker Realty responded by email on March 23, 2025, that a “church contact” noted that there has never been an onsite heating oil tank, and that there has never been a buried propane tank. She noted that there is a septic tank.

The interview questionnaire and email correspondence are included in Appendix D.

7.2 Interviews with State and/or Local Government Officials

THOMSON interviewed administration at the Florida Department of Environmental Protection’s (FDEP) Central District. Thomson was directed to the FDEP’s online document system (OCULUS) for information on the subject property and documented facilities in the relevant vicinity.

THOMSON requested information from Alachua Fire and Rescue regarding potential responses to the property (or immediate vicinity) related to hazardous substances or petroleum products. As of the date of publication, no response had been received from the Alachua Fire Rescue. If a response is received at a later date that has a material effect on the conclusions of this report, an addendum will be issued.

THOMSON searched the City of Alachua’s permitting website (https://www6.citizenserve.com/Portal/PortalController) for existing permits for the property. There were four entries for both parcels, generally related to roofing, and none of the permits documented by the City of Alachua were indicative of a potential environmental concern.

A permit summary as obtained from the City of Alachua’s permitting website is contained in Appendix D.

8.0 VAPOR ENCROACHMENT SCREENING

A Vapor Encroachment Screening (VES) was performed for the property in general accordance with ASTM E2600-22.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

9.0 FINDINGS

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.
The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

10.0 OPINION

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

OPINION – Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

OPINION – Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

11.0 CONCLUSION

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

12.0 DEVIATIONS

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21 and the EPA's Standards and Practices for All Appropriate Inquiries (AAI) contained in 40 CFR Part 312.

13.0 REFERENCES

The following documents, maps, persons, or publications have been used in the preparation of this report:

Alachua County Property Appraiser's Website, https://www.acpafl.org/.

American Society for Testing and Materials *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM – E 1527-21).

City of Alachua Permitting Search, https://www6.citizenserve.com/Portal/PortalController.

Environmental Data Resources, Inc., Certified Sanborn® Map Report, dated March 4, 2025, Inquiry Number: 7914454.3.

Environmental Data Resources, Inc., The EDR City-Directory Abstract, dated March 4, 2025, Inquiry Number: 7914454.5.

Environmental Data Resources, Inc., The EDR Radius Map™ Report, dated March 4, 2025, Inquiry Number: 7914454.2s.

Florida Department of Environmental Protection's Electronic Document Management System (OCULUS), http://dwmedms.dep.state.fl.us/Oculus/servlet/login.

NETROnline, https://publicrecords.netronline.com/.

The Soil Survey of Alachua County, Florida. Natural Resources Conservation Service.

United States Geologic Survey (USGS) 7.5-minute topographic quadrangle map *High Springs, Florida*.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Joel A. Thomson
Environmental Professional / President of Thomson Environmental Consulting, LLC

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The qualifications of the Environmental Professional conducting this assessment are provided in Appendix F.

APPENDIX A

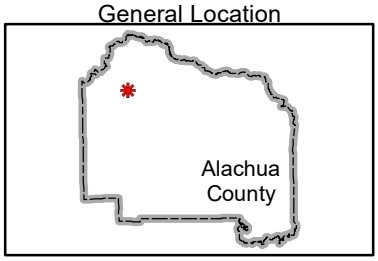
Figures



USGS Topographic Quadrangle Map
USGS 7.5-minute series quad map "High Springs, FL" courtesy of the Florida Land and Boundary Information System (LABINS)
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 125 250
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 1
Topographic Map
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 100 200
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 2
Site Plan
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



thomson
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2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 3

Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

APPENDIX B

Site Photographs



1. View of the property looking northwest.



2. View of the structure on the subject property.



3. View of the subject property frontage.



4. View of the eastern parcel of the subject property.



5. View of the structure and wellhouse (left of picture).



6. View of western parcel, northern undeveloped portion.



7. View of the undeveloped northern portion of the western parcel.



8. View of the structure on the subject property, northern exposure.



9. View of the water filtration system and pump.



10. View of the natural gas piping to property.



11. View of the wellhouse.



12. View of groundwater wellhead and pressure tank.



13. View of a window-mounted air conditioning unit.



14. View of a pole-mounted electrical transformer in southeast property corner.



15. View of the east adjoining Santa Fe High School property (in distance across County Road 235A).



16. View of an east adjoining property.



17. View of a south adjoining property (south of NW US Highway 441).



18. View of a south adjoining property (south of NW US Highway 441).



19. View of the southeast adjoining property (across intersection of NW US Highway 441 and CR 435A).



20. View of the west adjoining office property.

APPENDIX C

Environmental Database Report

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.2s
March 04, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-EDR-DW

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16313 NW US HIGHWAY 441
ALACHUA, FL 32615

COORDINATES

Latitude (North):	29.8058760 - 29° 48' 21.15''
Longitude (West):	82.5276670 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20191119
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	ALACHUA CO. FL	Lower	212, 0.040, SE
A2	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST, AST, Financial Assurance	Higher	616, 0.117, NNE
A3	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST FINDER	Higher	616, 0.117, NNE
B4	SANTA FE HILLS-WATER	17400 NW 168TH AVE	ALACHUA CO. FL	Lower	766, 0.145, North
B5	BEST AND DEPENDABLE	16804 NW 173RD TER	ALACHUA CO. FL	Lower	816, 0.155, North
C6	JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ALACHUA CO. FL	Lower	1082, 0.205, ESE
C7	JACK'S SMALL ENGINE	16530 US HWY 441 N	HAZ WASTE	Lower	1082, 0.205, ESE
C8	JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ALACHUA CO. FL	Lower	1082, 0.205, ESE
9	RACETRAC #413	16300 MARTIN LUTHER	UST FINDER, UST FINDER RELEASE	Lower	1760, 0.333, ESE
10	ALACHUA COUNTY NW	15404 CR 235A	SWF/LF	Lower	2381, 0.451, South
11	ALACHUA COUNTY NORTH	ALACHUA COUNTY BCC	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Lower	2558, 0.484, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... Florida's State-Funded Action Sites

Lists of state and tribal leaking storage tanks

LAST..... Leaking Aboveground Storage Tank Listing
LUST..... Petroleum Contamination Detail Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FF TANKS..... Federal Facilities Listing
FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
TANKS..... Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Institutional Controls Registry
INST CONTROL..... Institutional Controls Registry

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Centers
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS Priority Ranking List
Fl Sites Sites List
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS Oil and Hazardous Materials Incidents
SPILLS 90 SPILLS 90 data from FirstSearch
SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
MINES MRDS Mineral Resources Data System
FINDS Facility Index System/Facility Registry System
UXO Unexploded Ordnance Sites
ECHO Enforcement & Compliance History Information
DOCKET HWC Hazardous Waste Compliance Docket Listing

FUELS PROGRAM ---- EPA Fuels Program Registered Listing
PFAS NPL ---- Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES ---- Federal Sites PFAS Information
PFAS TSCA ---- PFAS Manufacture and Imports Information
PFAS TRIS ---- List of PFAS Added to the TRI
PFAS RCRA MANIFEST ---- PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR ---- PFAS Contamination Site Location Listing
PFAS WQP ---- Ambient Environmental Sampling for PFAS
PFAS NPDES ---- Clean Water Act Discharge Monitoring Information
PFAS PROJECT ---- NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO ---- Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN ---- Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT ---- All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC ---- Aqueous Foam Related Incidents Listing
BIOSOLIDS ---- ICIS-NPDES Biosolids Facility Data
E MANIFEST ---- Hazardous Waste Electronic Manifest System
PFAS ---- PFAS Tracking List
AQUEOUS FOAM ---- Former Fire Training Facility Assessments Listing
AIRS ---- Permitted Facilities Listing
ASBESTOS ---- ASBESTOS
CLEANUP SITES ---- DEP Cleanup Sites - Contamination Locator Map Listing
DEDB ---- Ethylene Dibromide Database Results
DRYCLEANERS ---- Drycleaning Facilities
Financial Assurance ---- Financial Assurance Information Listing
FL Cattle Dip. Vats ---- Cattle Dipping Vats
HW GEN ---- Hazardous Waste Generators
SOLCP ---- State-Owned Lands Cleanup Program Listing
SITE INV SITES ---- Site Investigation Section Sites Listing
TIER 2 ---- Tier 2 Facility Listing
UIC ---- Underground Injection Wells Database Listing
NPDES ---- Wastewater Facility Regulation Database
ERIC WASTE CLEANUP ---- Environmental Restoration Integrated Cleanup Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NW	15404 CR 235A	S 1/4 - 1/2 (0.451 mi.)	10	25
Database: SWF/LF, Date of Government Version: 10/04/2024				
Facility-Site Id: 29653				
Class Status: CLOSED, IN LTC, WITH GW MONITORING (Y)				
Class Status: PRE-AUTHORIZED (B)				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***
Database: UST, Date of Government Version: 11/11/2024				
Tank Status: A-Closed In Place				
Tank Status: B-Removed from Site				
Tank Status: U-In Service				
Facility-Site Id: 8518896				
Facility Status: OPEN				

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***

Database: AST, Date of Government Version: 11/11/2024
Facility-Site Id: 8518896
Facility Status: OPEN
Facility Status: OPEN

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	16805 NW CR 235-A	NNE 0 - 1/8 (0.117 mi.)	A3	19

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC #413	***16300 MARTIN LUTHER***	***ESE 1/4 - 1/2 (0.333 mi.)***	***9***	***22***

DWM CONTAM: A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there is

1 DWM CONTAM site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Program Site Id: ERIC_10960				

ALACHUA CO. FL: List of all regulated facilities in Alachua County.

A review of the ALACHUA CO. FL list, as provided by EDR, and dated 09/10/2024 has revealed that there are 5 ALACHUA CO. FL sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	SE 0 - 1/8 (0.040 mi.)	1	8
ACEPD Number: 2298				
SANTA FE HILLS-WATER	17400 NW 168TH AVE	N 1/8 - 1/4 (0.145 mi.)	B4	20
ACEPD Number: 0964				
BEST AND DEPENDABLE	16804 NW 173RD TER	N 1/8 - 1/4 (0.155 mi.)	B5	20
ACEPD Number: 7945				
JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ESE 1/8 - 1/4 (0.205 mi.)	C6	21
ACEPD Number: 3443-10				
JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ESE 1/8 - 1/4 (0.205 mi.)	C8	22
Close Date: 06/01/2008				
ACEPD Number: 3443				

HAZ WASTE: The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

A review of the HAZ WASTE list, as provided by EDR, and dated 11/11/2024 has revealed that there is 1 HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACK'S SMALL ENGINE	16530 US HWY 441 N	ESE 1/8 - 1/4 (0.205 mi.)	C7	21

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 11/01/2024 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

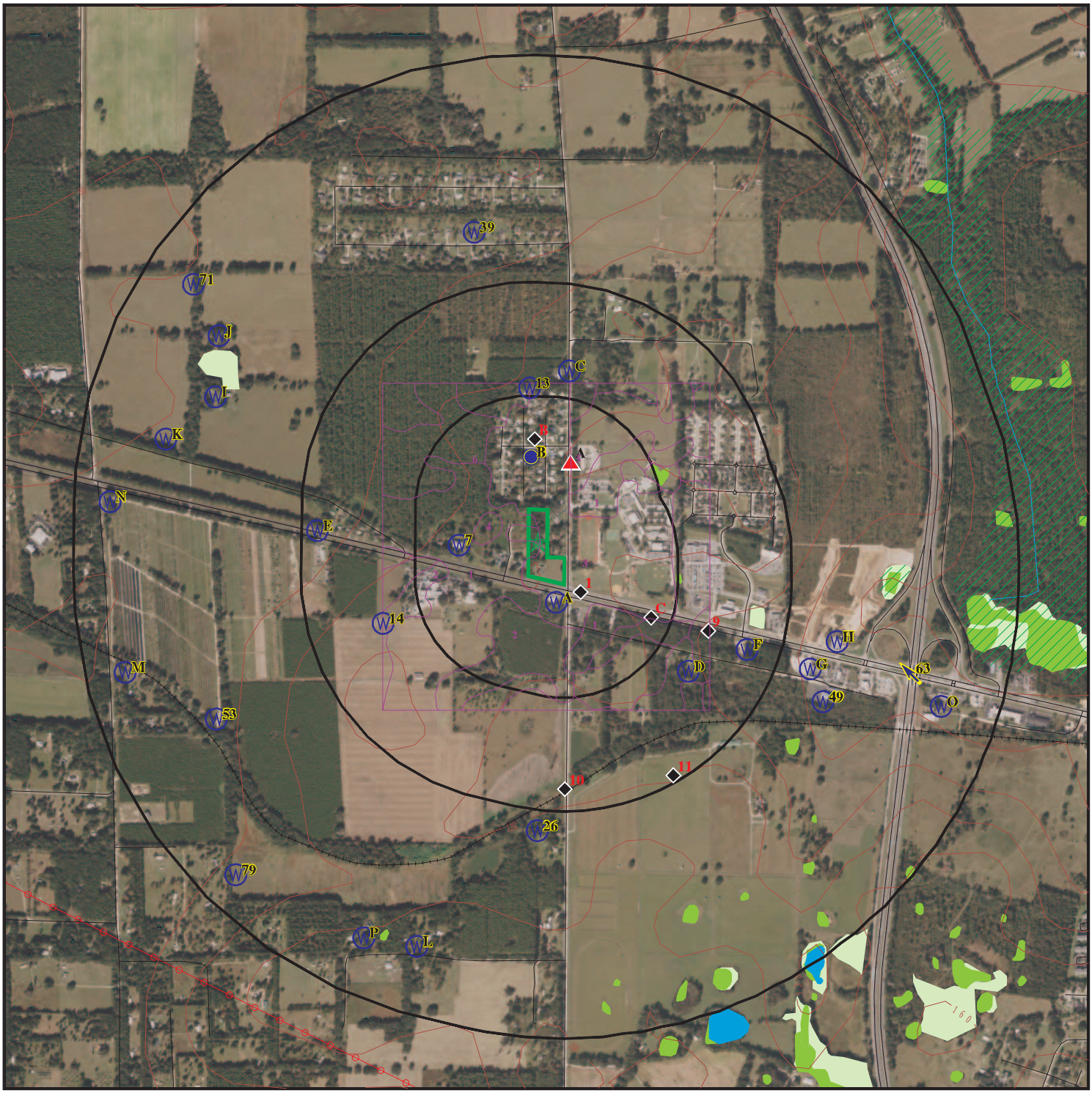
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Site Status: CLOSED				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 17 records.

Site Name	Database(s)
SCHMIDT PROPERTY	RGA LUST
SCHMIDT PROPERTY	RGA LUST
JIM DOUGLAS CHEVROLET CO INC	LUST
ALACHUA TIRE	FINDS
ALACHUA COUNTY NW LANDFILL	ALACHUA CO. FL
ALACHUA A/C, INC	ALACHUA CO. FL
ALACHUA TOWING AND RECOVERY	ALACHUA CO. FL
ALACHUA RADIATOR & AUTO SERVICE	ALACHUA CO. FL
SCHOENFELD PROPERTY	ALACHUA CO. FL
ALACHUA PARTNERS LLC - CONCRETE BA	NPDES
ALACHUA AUTO REPAIR	EDR Hist Auto
BUSH AUTO REPAIR ALACHUA	HAZ WASTE
ALACHUA NORTHWEST CLOSED CLASS I L	RGA LF
ALACHUA CNTY NW	RGA LF
NORTHWEST ALACHUA SLF	RGA LF
ALACHUA TIRE	ECHO
ALACHUA PRINTING, INC	HAZ WASTE

OVERVIEW MAP - 7914454.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Alachua Property	CLIENT: Thomson Environmental Consulting, LLC
ADDRESS: 16313 NW US Highway 441 Alachua FL 32615	CONTACT: Joel Thomson
LAT/LONG: 29.805876 / 82.527667	INQUIRY #: 7914454.2s DATE: March 04, 2025 8:18 am

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DETAIL MAP - 7914454.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
National Wetland Inventory
State Wetlands
FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		1	0	NR	NR	NR	1
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	1	NR	NR	1
ALACHUA CO. FL	0.250		1	4	NR	NR	NR	5
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	TP		NR	NR	NR	NR	NR	0
HAZ WASTE	0.250		0	1	NR	NR	NR	1
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	1	NR	NR	1
SOLCP	0.001		0	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
ERIC WASTE CLEANUP	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	4	5	4	0	0	13

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SE
< 1/8
0.040 mi.
212 ft.

EMERGENCY MEDICAL SERVICE (EMS) #5
16935 NW US HIGHWAY 441
ALACHUA, FL

ALACHUA CO. FL **S123486207**
N/A

Relative:
Lower

Actual:
130 ft.

ALACHUA CO. FL:

Name:	EMERGENCY MEDICAL SERVICE (EMS) #5
Address:	16935 NW US HIGHWAY 441
City,State,Zip:	ALACHUA, FL
ACEPD Number:	2298
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	Not reported
GPS Date:	Not reported
Latitude:	29.810510034
Longitude:	-82.556685399
Industry Name:	Not reported

A2
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

UST **U001340220**
AST **N/A**
Financial Assurance

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
142 ft.

UST:

Facility ID:	8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	29 48 20 / 82 31 30

UST:

Tank ID:	3
Tank Capacity:	8500
Tank Location:	UNDERGROUND
Tank Status:	A-Closed In Place
Status Date:	Not reported
Install Date:	Not reported
Substance:	A
Content Description:	Leaded Gas
Vessel Indicator:	TANK
DEP Contractor:	P

Owner:

Owner ID:	392
Owner Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Tank Capacity: 3000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 12/31/1990
Install Date: 1/1/1985
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4
Tank Capacity: 15000
Tank Location: UNDERGROUND
Tank Status: U-In Service
Status Date: Not reported
Install Date: 12/1/1990
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

AST:
Facility ID: 8518896
Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address: 16805 NW CR 235-A
City,State,Zip: ALACHUA, FL 32615
Facility Phone: 3529557602
Facility Status: OPEN
Facility Type: I
Type Description: County Government
Depco: P
Region: STATE
Positioning Method: AGPS
Latitude/Longitude: 29 48 20 / 82 31 30

Tank:
Tank ID: 2
Tank Capacity: 2000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: Not reported
Install Date: 7/1/1955
Substance: B
Content Description: Unleaded Gas
Vessel Indicator: TANK
DEP Contractor: P

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

FL Financial Assurance 3:

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/28/2018
Expire Date:	08/29/2019
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/29/2017
Expire Date:	08/29/2018
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Effective Date:	08/29/2008
Expire Date:	08/29/2009
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2009
Expire Date:	08/29/2010
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2011
Expire Date:	08/29/2012
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2012
Expire Date:	08/29/2013
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2013
Expire Date:	08/29/2016
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2016
Expire Date:	08/29/2017
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORP
Effective Date:	08/29/2019
Expire Date:	08/29/2022
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORPORATION
Effective Date:	08/29/2022
Expire Date:	08/29/2024
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

A3
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

Site 2 of 2 in cluster A

UST FINDER **1028226627**
N/A

Relative:
Higher

Actual:
142 ft.

UST FINDER:

Object ID:	64953
Facility ID:	FL8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	1
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	129
Private Wells 1500ft:	28
Within 100yr Floodplain:	No
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.525
Y Coord:	29.8055555600001
Latitude:	29.80555556
Longitude:	-82.525

UST FINDER:

Object ID:	312434
Facility ID:	FL8518896
Tank ID:	FL8518896-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	8500
Substances:	Leaded Gas
Tank Wall Type:	Not reported

Object ID:	231371
Facility ID:	FL8518896
Tank ID:	FL8518896-1
Tank Status:	Closed
Installation Date:	1985/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **1028226627**

Object ID:	211603
Facility ID:	FL8518896
Tank ID:	FL8518896-4
Tank Status:	Open
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	15000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

B4 **SANTA FE HILLS-WATER SYSTEM** **ALACHUA CO. FL** **S123484426**
North **17400 NW 168TH AVE** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.145 mi.
766 ft. **Site 1 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	SANTA FE HILLS-WATER SYSTEM
Address:	17400 NW 168TH AVE
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	0964
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	10/19/1995
GPS Date:	Not reported
Latitude:	29.809043712
Longitude:	-82.527905598
Industry Name:	Not reported

Actual:
133 ft.

B5 **BEST AND DEPENDABLE** **ALACHUA CO. FL** **S123489093**
North **16804 NW 173RD TER** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.155 mi.
816 ft. **Site 2 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	BEST AND DEPENDABLE
Address:	16804 NW 173RD TER
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	7945
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	01/17/1986

Actual:
135 ft.

BEST AND DEPENDABLE (Continued) **S123489093**

GPS Date: Not reported
Latitude: 29.809268832
Longitude: -82.527435203
Industry Name: Not reported

C6 **JACK'S SMALL ENGINE REPAIR & SALES** **ALACHUA CO. FL** **S109529481**
ESE **16530 NW US HIGHWAY 441** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.205 mi.
1082 ft. **Site 1 of 3 in cluster C**

Relative: ALACHUA CO. FL:
Lower
Name: JACK'S SMALL ENGINE REPAIR & SALES
Actual: Address: 16530 NW US HIGHWAY 441
118 ft. City,State,Zip: ALACHUA, FL 32615-9324
ACEPD Number: 3443-10
Class: Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date: Not reported
Tanks: Not reported
Last Inspection Dt: 09/19/2023
Date Open: 05/01/2002
GPS Date: 08/20/2020
Latitude: 29.80565
Longitude: -82.53557
Industry Name: Manufacturing & Repair - Miscellaneous

C7 **JACK'S SMALL ENGINE REPAIR** **HAZ WASTE** **S130189400**
ESE **16530 US HWY 441 N** **N/A**
1/8-1/4 **ALACHUA, FL 32616**
0.205 mi.
1082 ft. **Site 2 of 3 in cluster C**

Relative: HAZ WASTE:
Lower
Facility ID: 916
Actual: Name: JACK'S SMALL ENGINE REPAIR
118 ft. Address: 16530 US HWY 441 N
City,State,Zip: ALACHUA, FL 32616
County: ALACHUA
Telephone: (386)462-2882
Email: Not reported
Status: A - ACTIVE - WASTE GENERATOR
Generator Status: 3 - Very Small Quantity Generator
EPA ID: NA
Other ID: 3443-10
Old Facility ID: 102871

JACK'S SMALL ENGINE REPAIR (Continued) **S130189400**

SIC:	7699 - SERVICES - REPAIR SERVICES, NEC
Verified:	V - VERIFICATION BY ON-SITE VISIT
Verified Date:	09/07/2023
Hazardous Waste LBS/YEAR:	0
Wastes:	2

C8
ESE
1/8-1/4
0.205 mi.
1082 ft.

JACK'S SMALL ENGINE REPAIR **ALACHUA CO. FL** **S105695438**
16530 N US HIGHWAY 441 **N/A**
ALACHUA, FL 32615

Site 3 of 3 in cluster C

Relative:
Lower

Actual:
118 ft.

ALACHUA CO. FL:

Name:	JACK'S SMALL ENGINE REPAIR
Address:	16530 N US HIGHWAY 441
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	3443
Class:	Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date:	06/01/2008
Tanks:	Not reported
Last Inspection Dt:	06/24/2008
Date Open:	05/01/2001
GPS Date:	07/16/2014
Latitude:	29.805968958
Longitude:	-82.535406113
Industry Name:	Not reported

9
ESE
1/4-1/2
0.333 mi.
1760 ft.

RACETRAC #413 **UST FINDER** **1028226952**
16300 MARTIN LUTHER KING BLVD **UST FINDER RELEASE** **N/A**
ALACHUA, FL 32615

Relative:
Lower

Actual:
96 ft.

UST FINDER:

Object ID:	78301
Facility ID:	FL8519298
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	5
TOS USTs:	0
Population 1500ft:	43
Private Wells 1500ft:	10

RACETRAC #413 (Continued) **1028226952**

Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.52305556
Y Coord:	29.8038888900001
Latitude:	29.80388889
Longitude:	-82.52305556

UST FINDER:

Object ID:	262689
Facility ID:	FL8519298
Tank ID:	FL8519298-1
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Gasohol
Tank Wall Type:	Not reported

Object ID:	262690
Facility ID:	FL8519298
Tank ID:	FL8519298-2
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262691
Facility ID:	FL8519298
Tank ID:	FL8519298-3
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262692
Facility ID:	FL8519298
Tank ID:	FL8519298-4
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00

RACETRAC #413 (Continued) **1028226952**

Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported
Object ID:	262693
Facility ID:	FL8519298
Tank ID:	FL8519298-5
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	100352
Facility ID:	FL8519298
Lust ID:	FL14373
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 0
Address Match Type:	Not reported
Reported Date:	1993/10/14 15:59:59+00
Status:	Open
Substance:	Not reported
Population within 1500ft:	43
Domestic Wells within 1500ft:	10
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-82.52306
Y Coord:	29.80389
Latitude:	29.8038899999999
Longitude:	-82.52306

10
South
1/4-1/2
0.451 mi.
2381 ft.

ALACHUA COUNTY NW
15404 CR 235A
ALACHUA, FL 32615

SWF/LF **S112805088**
N/A

Relative:
Lower

Actual:
113 ft.

SWF/LF:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	100
Classification:	CLASS I LANDFILL
Class Status:	CLOSED, IN LTC, WITH GW MONITORING (Y)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY
Land Owner Address:	COUNTY COURTHOUSE
Land Owner City/State/Zip:	GAINESVILLE, FL 32601
Land Owner Telephone:	Not reported

Click here for Florida Oculus:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	910
Classification:	DISASTER DEBRIS MANAGEMENT SITE
Class Status:	PRE-AUTHORIZED (B)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY

ALACHUA COUNTY NW (Continued) **S112805088**

Land Owner Address: COUNTY COURTHOUSE
Land Owner City/State/Zip: GAINESVILLE, FL 32601
Land Owner Telephone: Not reported

Click here for Florida Oculus:

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11 **ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF** **DWM CONTAM** **S113719864**
SSE **ALACHUA COUNTY BCC** **RESP PARTY** **N/A**
1/4-1/2 **GAINESVILLE, FL 32615** **ERIC WASTE CLEANUP**
0.484 mi.
2558 ft.

Relative:
Lower

Actual:
117 ft.

DWM CONTAM:
Name: ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Address: ALACHUA COUNTY BCC
City,State,Zip: GAINESVILLE, FL
Program Site Id: ERIC_10960
Lat DD: 29
Lat MM: 47
Lat SS: 54.5282
Long DD: 82
Long MM: 31
Long SS: 21.7303
Office/ District: NED
Program Area: RESPONSPARTY
Priority Score: Not reported
Datum: HARN
Method: DPHO
Facility Status: Closed-ERIC
Facility Type: Not reported
Score Effective Date: Not reported
Score When Ranked: Not reported
Rank: Not reported
Operator: Not reported
Phone: Not reported
Name Changed: Not reported
Addr Changed: Not reported
Related Party ID: Not reported
Primary RP Role: Not reported
RP Begin Date: Not reported
RP Name: Not reported
RP Address1: Not reported
RP Address2: Not reported
RP City: Not reported
RP State: Not reported
RP Zip5: Not reported
RP Zip4: Not reported
Contact: Not reported
RP Phone: Not reported
RP Extension: Not reported
Site Manager: Brian Durden

RESP PARTY:
Name: ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF
Address: ALACHUA COUNTY BCC
City,State,Zip: GAINESVILLE, FL 32615
District: Northeast District

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Site Id:	64602
Project Id:	185616
Site Status:	CLOSED
Project Manager:	DURDEN_B
OGC Case Number:	N
Initial Date Received:	08/20/1993
Contaminants:	EDB, Dichloropropane, tetrachloroethene, vinyl chloride
Offsite Cont Impact:	Y
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	CENTR
Collect Username:	DAVIS_B
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	05/27/2005
Map Series Used:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	DAVIS_B
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	05/27/2005
Decode for District:	Northeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Yes, there is documentation that contamination above applicable standards or criteria exists offsite.
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	29 47 / 82 31
Source Facility Name:	Not reported
Source Facility ID:	Not reported
Program:	Not reported
Program Type:	Not reported
Program Status:	Not reported
WMD:	Not reported
ICR Indicator:	Not reported
Discharge Date:	Not reported
GIS ALBX:	Not reported
GIS ALBY:	Not reported
Site Manager:	Not reported
Site Phase Description:	Not reported
Offsite Contamination Key:	Not reported
Documents: Not reported	
Objectid:	Not reported

ERIC WASTE CLEANUP:

ERIC ID:	ERIC_10960
Name:	Alachua County Northwest Landfill, Gw Enf
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL 32615
County:	ALACHUA
Status:	CLOSED

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Source Facility Name:	ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Source Facility ID:	136512
Program:	Responsible Party Cleanup
Program Type:	RESPONSPARTY
Program Status:	COMPLETE
District:	NED - Northeast District
WMD:	SJRWMD - St. Johns River Water Management District
ICR Indicator:	N
Discharge Date:	Not reported
Method ID:	DPHO
Object of Interest:	CAP_R
Proximity to Object:	CENTR
Lat DD:	29
Lat MM:	47
Lat SS:	Not reported
Long DD:	82
Long MM:	31
Long SS:	Not reported
X Coord:	542604.96764
Y Coord:	644364.4347
GIS ALB X:	542604.97
GIS ALB Y:	644364.44
Collector Username:	DAVIS_B
Collection Date:	Not reported
Map Source:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy ID:	4
Site Manager:	Brian Durden
Site Phase Description:	Phase 2 - Full Assessment
Offsite Contamination Key:	CONTAMNOSCHOOL
DATUM ID:	HARN

Documents:
Object ID: 3981

Count: 17 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ALACHUA	S115195457	SCHMIDT PROPERTY	I-75 & US 441		RGA LUST
ALACHUA	1020558741	ALACHUA AUTO REPAIR	US 441	32615	EDR Hist Auto
ALACHUA	S115195456	SCHMIDT PROPERTY	I 75 & US 441		RGA LUST
ALACHUA	S123485480	ALACHUA COUNTY NW LANDFILL	COUNTY ROAD 235A		ALACHUA CO. FL
ALACHUA	S123488217	ALACHUA A/C, INC	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S109529131	ALACHUA TOWING AND RECOVERY	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S130173854	BUSH AUTO REPAIR ALACHUA	15315 US HWY441 NW	32615	HAZ WASTE
ALACHUA	S109996279	ALACHUA PARTNERS LLC - CONCRETE BA	NORTHSIDE US 441		NPDES
ALACHUA	S115152169	ALACHUA NORTHWEST CLOSED CLASS I L	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115152151	ALACHUA CNTY NW	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115156299	NORTHWEST ALACHUA SLF	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	1027303321	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	FINDS
ALACHUA	1027257325	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	ECHO
ALACHUA	S123488999	ALACHUA RADIATOR & AUTO SERVICE	935 S US HIGHWAY 441	32615	ALACHUA CO. FL
HIGH SPRINGS	S130193318	ALACHUA PRINTING, INC	15281 US 441 NW	32643	HAZ WASTE
HIGH SPRINGS	S123484457	SCHOENFELD PROPERTY	US HIGHWAY 441	32643	ALACHUA CO. FL
HIGH SPRINGS	S132053533	JIM DOUGLAS CHEVROLET CO INC	18300 NW US HWY 441	32643	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/18/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 10/26/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/04/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024
Date Data Arrived at EDR: 10/30/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 76

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

Date of Government Version: 11/07/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BSRA: Brownfield Site Rehabilitation Agreements Listing

The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 06/07/2024
Date Data Arrived at EDR: 06/26/2024
Date Made Active in Reports: 09/16/2024
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites Database

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

BROWNFIELDS AREAS: Brownfields Areas Database

A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 11/26/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 08/20/2024
Date Data Arrived at EDR: 10/08/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 12/09/2024
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 78

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/01/2024
Date Made Active in Reports: 12/13/2024
Number of Days to Update: 73

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/03/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 7

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 90

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 10/23/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

A list of the sites that have been reported to the Department of Environmental Protection with PFAS concentrations above the Department?s Provisional Groundwater Cleanup Target Level.

Date of Government Version: 01/17/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

DEP has conducted initial environmental assessments related to the historic and current use of chemicals found in aqueous film forming foam (AFFF) at fire training facilities throughout Florida

Date of Government Version: 05/30/2024
Date Data Arrived at EDR: 05/31/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 28

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 02/21/2025
Number of Days to Update: 38

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/08/2024
Date Data Arrived at EDR: 08/08/2024
Date Made Active in Reports: 08/19/2024
Number of Days to Update: 11

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/07/2025
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 10/16/2024
Date Data Arrived at EDR: 10/18/2024
Date Made Active in Reports: 01/08/2025
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 07/14/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/20/2023
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32

Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

HAZ WASTE: Hazardous Waste Information Listing

The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

HW GEN: Hazardous Waste Generators

Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing

Open, inactive and closed responsible party sites

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/10/2024
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

SOLCP: State-Owned Lands Cleanup Program Listing

The State-Owned Lands Cleanup Program (SOLCP) was created by the legislature in 2001 as a mechanism to identify and reduce the states possible risk and liability associated with potentially contaminated sites on state-owned property.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8952
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

SITE INV SITES: Site Investigation Section Sites Listing

Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 06/06/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 90

Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 10/24/2024
Date Data Arrived at EDR: 10/25/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 10/28/2024
Date Data Arrived at EDR: 10/29/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 01/28/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

ERIC WASTE CLEANUP: Environmental Restoration Integrated Cleanup Listing
ERIC (Environmental Restoration Integrated Cleanup) is a single database for tracking all of the contaminated site cleanup activities in the Division of Waste Management (DWM). It was developed to bring together 11 different data systems to a single location that would allow tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3
Source: Department of Environmental Protection
Telephone: 850-245-8270
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 09/10/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 09/25/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 71

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LF: Miami Dade County Landfill Solid Waste Sites listing.
Miami Dade County Landfill Solid Waste Sites listing.

Date of Government Version: 09/13/2024
Date Data Arrived at EDR: 09/13/2024
Date Made Active in Reports: 11/25/2024
Number of Days to Update: 73

Source: Miami Dade County Environmental Resources Management
Telephone: 305-372-6789
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites
Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 04/05/2023
Date Data Arrived at EDR: 05/24/2023
Date Made Active in Reports: 08/11/2023
Number of Days to Update: 79
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ALACHUA PROPERTY
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

TARGET PROPERTY COORDINATES

Latitude (North):	29.805876 - 29° 48' 21.15''
Longitude (West):	82.527667 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

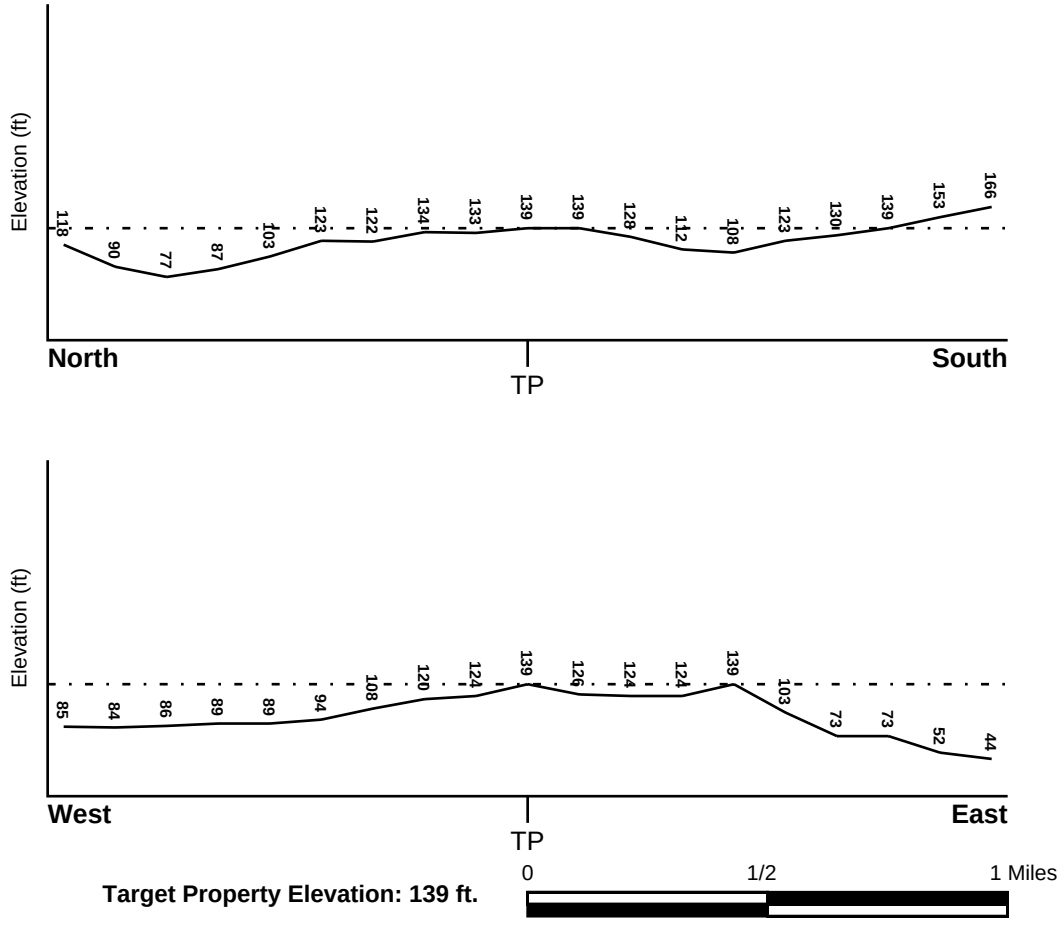
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 139 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12001C0120D	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12001C0110D	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HIGH SPRINGS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
63	1/2 - 1 Mile ESE	NW
1G	1/2 - 1 Mile ESE	NW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

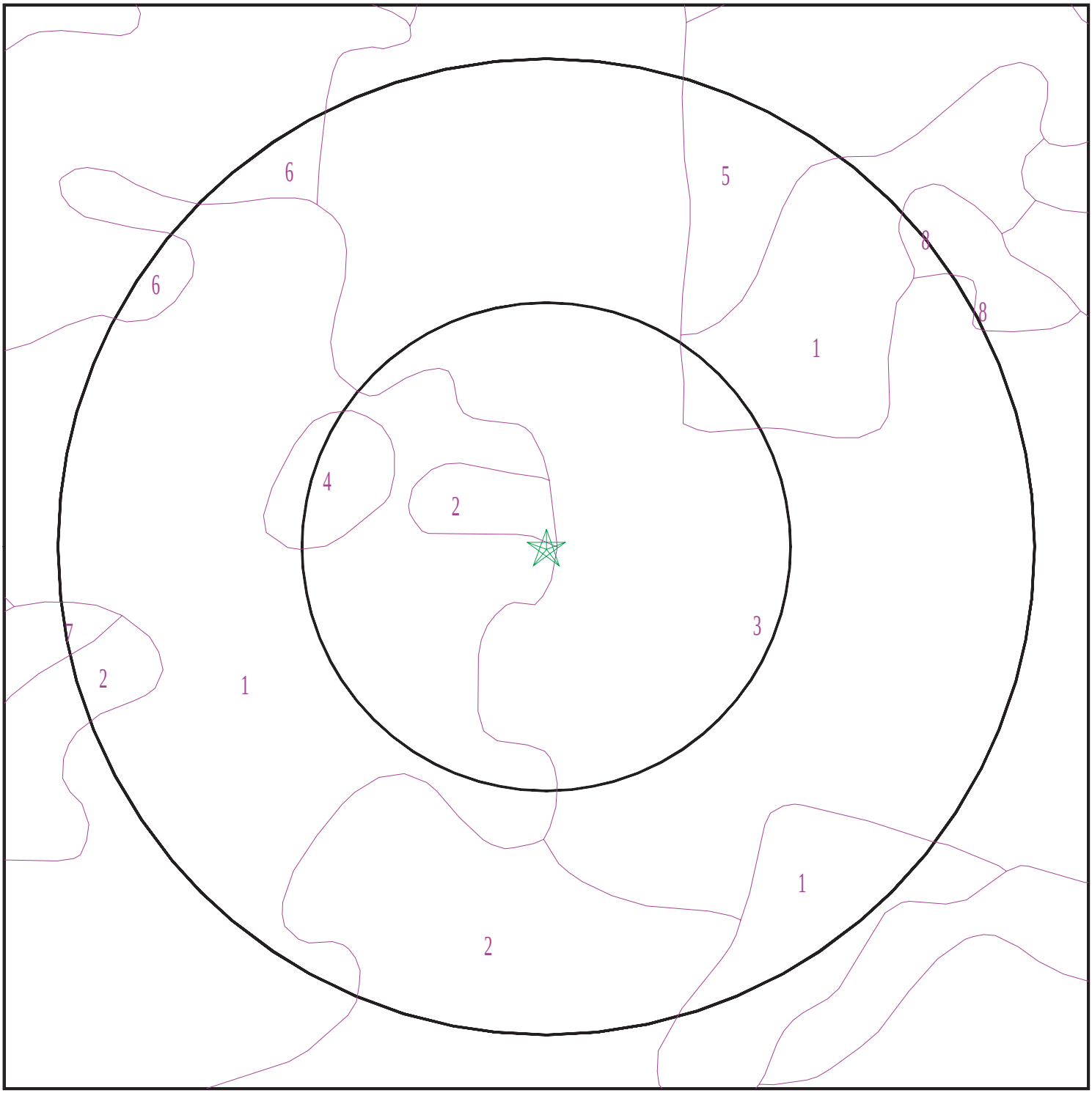
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7914454.2s



SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Fort Meade

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5
2	14 inches	85 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	5 inches	24 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	24 inches	29 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	29 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Millhopper

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 145 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	57 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	57 inches	63 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	63 inches	88 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	25 inches	31 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	31 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
5	72 inches	90 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 7

Soil Component Name: Placid

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6
2	14 inches	81 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6

Soil Map ID: 8

Soil Component Name: Norfolk

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	62 inches	79 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
2	0 inches	9 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
3	9 inches	40 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
4	40 inches	62 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B9	FL2011006	1/8 - 1/4 Mile North

Note: PWS System location is not always the same as well location.

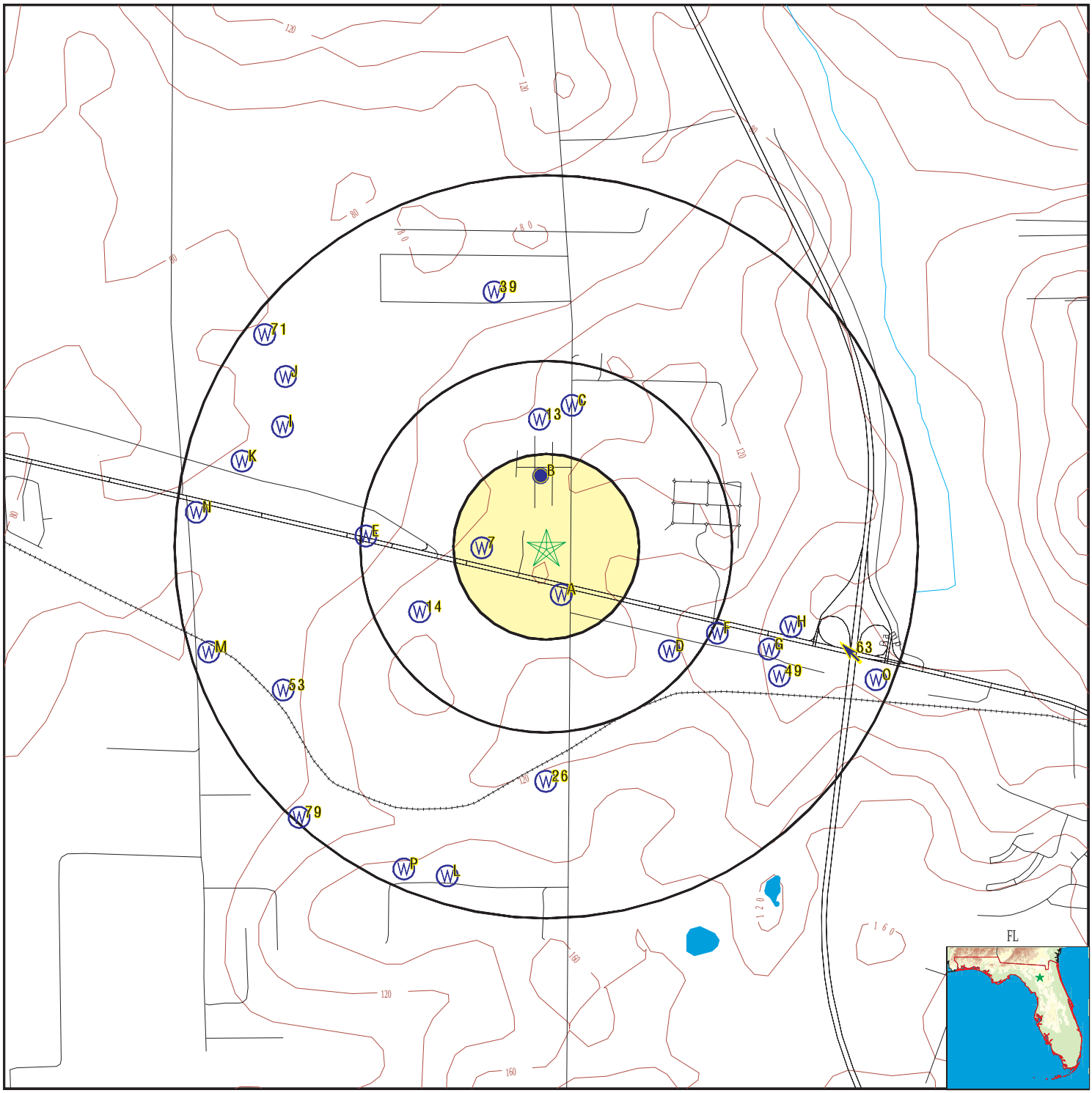
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	FLSRD7000130559	0 - 1/8 Mile SSE
A2	FLSRD7000136206	1/8 - 1/4 Mile South
A3	FLSRD7000136207	1/8 - 1/4 Mile SSE
B4	FLSRD7000130887	1/8 - 1/4 Mile North
B5	FLSRD7000130888	1/8 - 1/4 Mile North
A6	FLSRD7000127780	1/8 - 1/4 Mile SSE
7	FLSRD7000102799	1/8 - 1/4 Mile West
B8	FLSA13000106182	1/8 - 1/4 Mile North
B10	FLPUB1100001549	1/8 - 1/4 Mile North
B11	FLDGW7000003778	1/8 - 1/4 Mile North
B12	FLPUB1100001551	1/8 - 1/4 Mile North
13	FLSRD7000118550	1/4 - 1/2 Mile North
14	FLSRD7000002853	1/4 - 1/2 Mile WSW
C15	FLSA13000031397	1/4 - 1/2 Mile North
C16	FLSA13000081901	1/4 - 1/2 Mile North
D17	FLSA13000014113	1/4 - 1/2 Mile SE
D18	FLSRD7000117329	1/4 - 1/2 Mile SE
E19	FLSRD7000032118	1/4 - 1/2 Mile West
E20	FLSRD7000032117	1/4 - 1/2 Mile West
F21	FLSRD7000027705	1/2 - 1 Mile ESE
F22	FLSRD7000027702	1/2 - 1 Mile ESE
F23	FLSRD7000027703	1/2 - 1 Mile ESE
F24	FLSRD7000027704	1/2 - 1 Mile ESE
E25	FLSRD7000058029	1/2 - 1 Mile West
26	FLSA13000106174	1/2 - 1 Mile South
G27	FLSRD7000123043	1/2 - 1 Mile ESE
G28	FLSRD7000116904	1/2 - 1 Mile ESE
G29	FLSRD7000120678	1/2 - 1 Mile ESE
H30	FLSRD7000129999	1/2 - 1 Mile ESE
H31	FLSRD7000129998	1/2 - 1 Mile ESE
H32	FLSRD7000129997	1/2 - 1 Mile ESE
H33	FLSRD7000131981	1/2 - 1 Mile ESE
H34	FLSRD7000130000	1/2 - 1 Mile ESE
H35	FLSRD7000135987	1/2 - 1 Mile ESE
H36	FLSRD7000128258	1/2 - 1 Mile ESE
G37	FLSRD7000017720	1/2 - 1 Mile ESE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H38	FLSRD7000136106	1/2 - 1 Mile ESE
39	FLSRD7000061363	1/2 - 1 Mile NNW
H40	FLSRD7000134882	1/2 - 1 Mile ESE
H41	FLSRD7000134916	1/2 - 1 Mile ESE
H42	FLSRD7000134915	1/2 - 1 Mile ESE
H43	FLSRD7000134914	1/2 - 1 Mile ESE
H44	FLSRD7000134917	1/2 - 1 Mile ESE
H45	FLSRD7000136103	1/2 - 1 Mile ESE
H46	FLSRD7000136105	1/2 - 1 Mile ESE
H47	FLSRD7000136102	1/2 - 1 Mile ESE
H48	FLSRD7000134918	1/2 - 1 Mile ESE
49	FLSRD7000044984	1/2 - 1 Mile ESE
I50	FLSRD7000026071	1/2 - 1 Mile WNW
I51	FLSRD7000136737	1/2 - 1 Mile WNW
I52	FLSRD7000096640	1/2 - 1 Mile WNW
53	FLSRD7000101088	1/2 - 1 Mile WSW
J54	FLSRD7000025956	1/2 - 1 Mile NW
J55	FLSRD7000096790	1/2 - 1 Mile NW
J56	FLSRD7000136740	1/2 - 1 Mile NW
K57	FLSRD7000026159	1/2 - 1 Mile WNW
K58	FLSRD7000096624	1/2 - 1 Mile WNW
K59	FLSRD7000136739	1/2 - 1 Mile WNW
J60	FLSRD7000026000	1/2 - 1 Mile WNW
J61	FLSRD7000096639	1/2 - 1 Mile WNW
J62	FLSRD7000135683	1/2 - 1 Mile WNW
L64	FLSA13000031412	1/2 - 1 Mile SSW
L65	FLSA13000114194	1/2 - 1 Mile SSW
M66	FLSA13000084370	1/2 - 1 Mile WSW
N67	FLSRD7000101085	1/2 - 1 Mile West
N68	FLSRD7000101086	1/2 - 1 Mile West
O69	FLSA13000014114	1/2 - 1 Mile ESE
P70	FLSA13000031641	1/2 - 1 Mile SSW
71	FLSRD7000004028	1/2 - 1 Mile NW
P72	FLSA13000031396	1/2 - 1 Mile SSW
M73	FLSRD7000101087	1/2 - 1 Mile WSW
O74	FLSRD7000031177	1/2 - 1 Mile ESE
O75	FLSRD7000031178	1/2 - 1 Mile ESE
O76	FLSRD7000031176	1/2 - 1 Mile ESE
O77	FLSRD7000031175	1/2 - 1 Mile ESE
L78	FLSA13000031642	1/2 - 1 Mile SSW
79	FLSRD7000124969	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7914454.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells
Sink holes

N

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
SSE
0 - 1/8 Mile
Lower

FL WELLS **FLSRD7000130559**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	26-FEB-20	Project #:	3-001-236483-
Project Name:	Sheila and Ashok Patel	Contractor:	Douglas A Leonhardt
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	40	Well Depth (ft):	50

A2
South
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136206**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243539-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	75

A3
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136207**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243540-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	60

B4
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130887**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236968-
Project Name:	Mulvihill Corey M & Kimberly K	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B5
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130888**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236969-
Project Name:	Cruz, Angel L	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

A6
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000127780**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-FEB-19	Project #:	3-001-234087-
Project Name:	Circle K Stores Inc	Contractor:	Christopher Perry
Well Use:	Other	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	90

7
West
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000102799**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	27-MAY-08	Project #:	3-001-173172-
Project Name:	FREDDIE A. DAMPIER	Contractor:	Freddie Dampier
Well Use:	Other	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	110

B8
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSA13000106182**

WELLS - SUPER ACT:

Well Type:	Large (>150,00 gpd) Community PWS	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	6
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10064801
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B9
North
1/8 - 1/4 Mile
Lower

FRDS PWS **FL2011006**

Epa region:	04	State:	FL
Pwsid:	FL2011006	Pwsname:	SANTA FE HILLS SUBDIVISION
Cityserved:	Not Reported	Stateserved:	FL
Zipserved:	Not Reported	Fipscounty:	12001
Status:	Active	Retpopsrvd:	200
Pwssvcconn:	73	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	KENNETH FAIR	Contactorgname:	KENNETH FAIR
Contactphone:	352-374-5245	Contactaddress1:	P.O. BOX 1188
Contactaddress2:	Not Reported	Contactcity:	GAINESVILLE
Contactstate:	FL	Contactzip:	32602-1188
Pwsactivitycode:	A		

Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	corrosion control
Trtprocess:	sequestration	Factypecode:	TP

PWS ID:	FL2011006	PWS name:	SANTA FE HILLS SUBDIVISION
Address:	CR 235A NORTH OF US 441	Care of:	Not Reported
City:	ALACHUA	State:	FL
Zip:	32615	Owner:	SANTA FE HILLS SUBDIVISION
Source code:	Ground water	Population:	200

PWS ID:	FL2011006	PWS type:	System Owner/Responsible Party
PWS name:	MRS ROSA LEE GONZALES	PWS address:	PHIL GONZALES
PWS address:	RT 1 BOX 140	PWS city:	ALACHUA
PWS state:	FL	PWS zip:	32615
PWS name:	SANTA FE HILLS SUBDIVISION		
PWS type code:	C	Retail population served:	200
Contact:	KENNETH FAIR	Contact address:	P.O. BOX 1188
Contact address:	GAINESVILLE	Contact city:	FL
Contact state:	32	Contact zip:	352-374-52
Contact telephone:	Not Reported		

County:	ALACHUA	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	HYPOCHLORINATION, POST
Population:	200		

PWS ID:	FL2011006	Activity status:	Active
Date system activated:	Not Reported	Date system deactivated:	Not Reported
Retail population:	00000180	System name:	SANTA FE HILLS SUBDIVISION
System address:	Not Reported	System address:	RT 1 BOX 140
System city:	ALACHUA	System state:	FL
System zip:	32615		

Population served:	101 - 500 Persons	Treatment:	Treated

Latitude:	294840	Longitude:	0823150

Latitude:	294840	Longitude:	0823150
State:	FL	Latitude degrees:	29
Latitude minutes:	48	Latitude seconds:	31.0000
Longitude degrees:	82	Longitude minutes:	31
Longitude seconds:	41.0000		

Violation id:	0102268	Orig code:	S
State:	FL	Violation Year:	2000
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	12/01/2000
Cmp edt:	12/31/2000		

Violation id:	0110814	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	02/01/2001
Cmp edt:	02/28/2001		

Violation id:	0110978	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	01/01/2001
Cmp edt:	01/31/2001		

Violation id:	0111268	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	03/01/2001
Cmp edt:	03/31/2001		

Violation id:	0112446	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	04/01/2001
Cmp edt:	04/30/2001		

Violation id:	0112600	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	05/01/2001
Cmp edt:	05/31/2001		

Violation id:	0113153	Orig code:	S

State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 06/30/2001
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 06/01/2001

Violation id: 0115398
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 07/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 07/01/2001

Violation id: 0115711
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 08/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 08/01/2001

Violation id: 0116319
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 09/30/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 09/01/2001

Violation id: 0200224
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 10/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 10/01/2001

Violation id: 0204139
State: FL
Contamination code: 1040
Violation code: 03
Rule code: 331
Violation measur: 0
State mcl: 0
Cmp edt: 12/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Nitrate
Violation name: Monitoring, Regular
Rule name: Nitrates
Unit of measure: Not Reported
Cmp bdt: 01/01/2001

Violation id: 20070001894
State: FL
Contamination code: 5000
Violation code: 52
Rule code: 350
Violation measur: Not Reported
State mcl: Not Reported
Cmp edt: Not Reported
Orig code: S
Violation Year: 2006
Contamination Name: Lead and Copper Rule
Violation name: Follow-up Or Routine LCR Tap M/R
Rule name: LCR
Unit of measure: Not Reported
Cmp bdt: 01/01/2006

Violation id:	20070006316	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2007
Cmp edt:	04/30/2007		

Violation id:	20070007699	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2007
Cmp edt:	07/31/2007		

Violation id:	20080000458	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	11/01/2007
Cmp edt:	11/30/2007		

Violation id:	20090004569	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	26	Violation name:	Monitoring, Repeat Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2009
Cmp edt:	06/30/2009		

Violation id:	20090005821	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20090005942	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20100003598	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	02/01/2010
Cmp edt:	02/28/2010		

Violation id:	20100005213	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2010
Cmp edt:	07/31/2010		

Violation id:	20110004570	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2011
Cmp edt:	07/31/2011		

Violation id:	20110004716	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	08/01/2011
Cmp edt:	08/31/2011		

Violation id:	20110005703	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	09/01/2011
Cmp edt:	Not Reported		

Violation ID:	0102268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112600	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0113153	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115398	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	10/03/2001
Enforcement Detail:	St Site Visit (enforcement)		
Enforcement Category:	Informal		
Violation ID:	0116319	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200224	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/12/2007
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/20/2007
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	20070006316	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070007699	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20080000458	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	20090004569	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005821	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005942	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100003598	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100005213	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	08/30/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/14/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/04/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/13/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110005703	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/06/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	Not Reported	Orig Code:	S
Enforcemnt FY:	2004	Enforcement Action:	08/13/2004
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Not Reported
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0102268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	12/1/2000 0:00:00	Compliance end date:	12/31/2000 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C

Violation ID:	0110814	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	2/1/2001 0:00:00	Compliance end date:	2/28/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110814	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	2/1/2001 0:00:00	Compliance end date:	2/28/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110978	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	1/1/2001 0:00:00	Compliance end date:	1/31/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110978	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	1/1/2001 0:00:00	Compliance end date:	1/31/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0111268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	3/1/2001 0:00:00	Compliance end date:	3/31/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0111268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	3/1/2001 0:00:00	Compliance end date:	3/31/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0112446	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	4/1/2001 0:00:00	Compliance end date:	4/30/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0112446	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	4/1/2001 0:00:00	Compliance end date:	4/30/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0112600 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 5/1/2001 0:00:00 | Compliance end date: 5/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0113153 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 6/1/2001 0:00:00 | Compliance end date: 6/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115398 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 7/1/2001 0:00:00 | Compliance end date: 7/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 10/3/2001 0:00:00 | Enforcement action: State Site Visit (enforcement)
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0116319 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 9/1/2001 0:00:00 | Compliance end date: 9/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0200224 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 10/1/2001 0:00:00 | Compliance end date: 10/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0204139 | Contaminant: Nitrate
Violation type: 3 | Compliance start date: 1/1/2001 0:00:00
Compliance end date: 12/31/2001 0:00:00 | Enforcement date: No Enf Action as of
Enforcement action: 7/8/2009 0:00:00 | Violation measurement: 0

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070001894	Contaminant:	Lead & Copper Rule
Violation type:	Follow-up and Routine Tap Sampling		
Compliance start date:	1/1/2006 0:00:00	Compliance end date:	12/31/2025 0:00:00
Enforcement date:	2/20/2007 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070006316	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	4/1/2007 0:00:00	Compliance end date:	4/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070007699	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	7/1/2007 0:00:00	Compliance end date:	7/31/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20080000458	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	11/1/2007 0:00:00	Compliance end date:	11/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

B10
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001549**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	1
Well Name:	WELL # 1	Well Status:	ACTIVE
Year Drilled:	1958	Well Depth (ft):	270
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

B11
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW7000003778**

Database:	DEP GWIS - Generalized Water Information System Well Data (FDEP)		
Station ID:	39960	Station Name:	AAK7044
Station Alias:	Not Reported	Waterbody:	FLORIDAN AQUIFER SYSTEM, UPPER
Water Source:	UNCONFINED AQUIFER	Well Type:	Not Reported
Well Status:	Not Reported	Drill Date:	Not Reported
Total Depth (ft):	Not Reported	Casing Depth (ft):	Not Reported
Depth Screen Begins (ft):	Not Reported	Depth Screen Ends (ft):	Not Reported

Casing Diameter (in):	6	Casing Material:	IRON

B12
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001551**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	3
Well Name:	WELL # 3	Well Status:	ACTIVE
Year Drilled:	1974	Well Depth (ft):	279
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000118550**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	20-OCT-15	Project #:	3-001-226201-
Project Name:	GILLIGAN, SHANE M	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	129	Well Depth (ft):	140

14
WSW
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000002853**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-77	Project #:	3-001-3732-1
Project Name:	CLYATT K M	Contractor:	K Clyatt
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	12
Casing Depth (ft):	143	Well Depth (ft):	245

C15
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000031397**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE

Resident Type:	Not Reported	PWS Design:	Not Reported

C16
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000081901**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009501
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D17
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000014113**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D18
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000117329**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-MAR-16	Project #:	3-001-227040-
Project Name:	GOOLSBY, J S & LYDIA	Contractor:	Stanley Griffis
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	120

E19
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032118**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35309-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	76	Well Depth (ft):	100

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E20
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032117**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35308-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	80	Well Depth (ft):	100

F21
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027705**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29398-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

F22
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027702**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29395-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

F23
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027703**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29396-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F24
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027704**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29397-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

E25
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000058029**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	15-JUN-95	Project #:	3-001-55183-1
Project Name:	MCMILLAN ROBERT L	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	91	Well Depth (ft):	140

26
South
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000106174**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10055001
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

G27
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000123043**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	27-MAR-17	Project #:	3-001-229703-
Project Name:	CIRCLE K STORES INC	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	35	Well Depth (ft):	50

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G28
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000116904**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-JUL-16	Project #:	3-001-227901-
Project Name:	THE PANTRY INC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	71	Well Depth (ft):	76

G29
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000120678**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-16	Project #:	3-001-227535-
Project Name:	MURPHY'S LOT LLC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	33	Well Depth (ft):	48

H30
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129999**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H31
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129998**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H32
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129997**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H33
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000131981**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H34
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000130000**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H35
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135987**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

Map ID Direction Distance Elevation	Database	EDR ID Number

H36
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000128258**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-NOV-19	Project #:	3-001-235803-
Project Name:	Alachua A One Llc	Contractor:	Kenneth Clyatt
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

G37
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000017720**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-MAR-85	Project #:	3-001-21084-1
Project Name:	BRANTLEY BEEMAN	Contractor:	Mr Beeman C Brantley
Well Use:	Monitoring	Casing Diameter (in):	3
Casing Depth (ft):	13	Well Depth (ft):	13

H38
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136106**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

39
NNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000061363**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-JAN-97	Project #:	3-001-60580-1
Project Name:	HARE J B	Contractor:	John B Hare
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	63	Well Depth (ft):	101

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H40
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134882**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H41
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134916**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H42
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134915**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H43
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134914**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H44
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134917**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H45
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136103**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H46
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136105**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H47
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136102**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H48
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134918**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

49
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000044984**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	26-JUN-92	Project #:	3-001-44243-1
Project Name:	CLAYTOR GEORGE	Contractor:	George Michael Claytor
Well Use:	Other	Casing Diameter (in):	8
Casing Depth (ft):	40	Well Depth (ft):	62

I50
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026071**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

I51
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136737**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I52
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096640**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

53
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101088**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173534-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

J54
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000025956**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J55
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096790**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J56
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136740**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K57
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026159**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K58
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096624**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K59
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136739**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J60
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026000**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J61
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096639**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J62
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135683**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

63
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

L64
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031412**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	RETAGGED
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10011601

WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

L65
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000114194**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	BLACK STEEL	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	Not Reported	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

M66
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000084370**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	10009601
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

N67
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101085**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-AUG-08	Project #:	3-001-173531-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

N68
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101086**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173532-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O69
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000014114**

WELLS - SUPER ACT:

Well Type:	Limited Use PWS	Well Status:	INACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

P70
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031641**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029201
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

71
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000004028**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	24-OCT-77	Project #:	3-001-4780-1
Project Name:	CARTER LONNIE	Contractor:	Lonnie Carter
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	0	Well Depth (ft):	95

P72
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031396**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009401
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M73
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101087**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173533-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

O74
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031177**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31163-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

O75
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031178**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31164-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

O76
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031176**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31162-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O77
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031175**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31161-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

L78
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031642**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029301
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

79
SW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000124969**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-JUN-18	Project #:	3-001-232592-
Project Name:	ALACHUA COUNTY	Contractor:	Stephanie Stallsmith
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	186	Well Depth (ft):	196

1G
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
32615	41	61.0	Certified Residential Database
32615	27	66.7	Mandatory Non-Residential Database

Federal EPA Radon Zone for ALACHUA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ALACHUA COUNTY, FL

Number of sites tested: 46

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.780 pCi/L	85%	11%	4%
Basement	1.010 pCi/L	80%	20%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Public Water System (PWS) Wells (Non-Federal)
Department of Environmental Protection
Telephone: 850-245-8629
Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Regulatory and Historical Research Records

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	03044-001-002
Prop ID	12581
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
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 & OR 2639/0227 & OR 4984/1311 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.28
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

BROWNING & BROWNING TRUSTEES & MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$64,000	$64,000	$64,000	$12,800	$12,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$64,000**	**$64,000**	**$64,000**	**$12,800**	**$12,800**
Assessed Value	$17,037	$15,488	$14,080	$12,800	$12,800
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$17,037	$15,488	$14,080	$12,800	$12,800
Maximum Save Our Homes Portability	$46,963	$48,512	$49,920	$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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

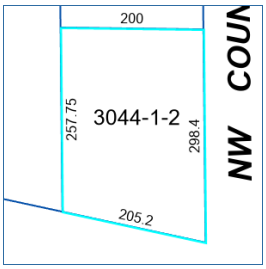
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	AP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/2022	$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Contact Us

Developed by SCHNEIDER GEOSPATIAL

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 03044-002-000
Prop ID 12582
Location Address 16313 NW US HWY 441
ALACHUA, FL 32615
Neighborhood/Area 233200.99
Subdivision
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 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
(Note: *The Description above is not to be used on legal documents.)
Property Use Code CHURCHES (07100)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 3.08
Homesteaded False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$122,525	$98,552	$100,150	$101,747	$103,346
Land Value	$160,998	$160,998	$160,998	$160,998	$160,998
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$283,523**	**$259,550**	**$261,148**	**$262,745**	**$264,344**
Assessed Value	$283,523	$259,550	$261,148	$262,745	$264,344
Exempt Value	$283,523	$259,550	$261,148	$262,745	$264,344
Taxable Value	$0	$0	$0	$0	$0
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
7100	CHURCH	3.08	134164.8	0	0	A(CNTY)

Building Information

Type CHURCH
Total Area 2,511
Heated Area 2,413
Exterior Walls CONCRETE BLOCK
Interior Walls DRYWALL
Roofing ASPHALT
Roof Type WOOD TRUSS
Frame MASONRY
Floor Cover CARPET; SHEET VINYL

Heat ELECTRIC
HC&V FORCED AIR
HVAC CENTRAL
Bathrooms
Bedrooms
Total Rooms 8-Rooms
Stories 1.0
Actual Year Built 1978
Effective Year Built 1995

Type SOH MISC
Total Area 672
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 2000

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,413	1978	1995	3	9100	CHURCH
CAN	CANOPY (NO SIDES)	98	1978	1995	3	9100	CHURCH

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	272	2000	2000		C6	COMM
3800	DRIVE/WALK	400	1900	2000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/5/2009	$100	WD	3912	2394	Unqualified (U)	Improved	* HILLTOP CHURCH OF CHRIST TRU	SANTA FE HILLS CHURCH OF CHRIS	Link (Clerk)
11/24/2004	$100	WD	3844	977	Unqualified (U)	Improved	* SANTA FE HILLS CHURCH OF CHR	* HILLTOP CHURCH OF CHRIST TRU	Link (Clerk)

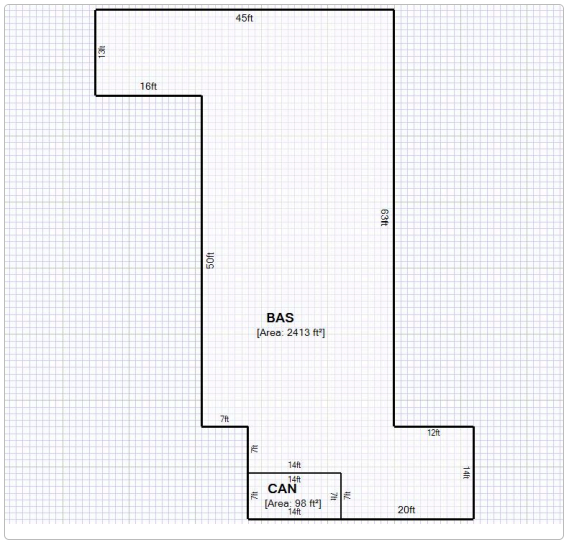
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P06-17-5525	MECHANICAL	Yes	No	6/13/2017	$4,200
05-10260	ROOFING	Yes	No	12/9/2005	$0
000078798	RL RES	Yes	No	3/1/1994	$500
000078625	ROOFING	Yes	No	2/9/1994	$2,800

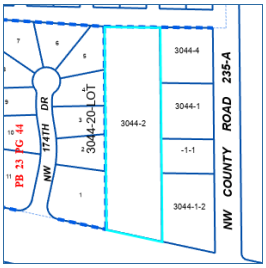
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Print Sketches

Map



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Contact Us

Developed by SCHNEIDER GEOSPATIAL

Department of Environmental Protection

2600 Blair Stone Road ♦ Tallahassee, Florida 32399-2400

DEP Form: 62-761.900(2)
Form Title: Storage Tank Facility Registration Form
Effective Date: July 2019
Incorporated in Rule 62-761.400, F.A.C.

Storage Tank Facility Registration Form

Review Registration Instructions Before Completing this Form

Submit this completed form for the facility when registration of storage tanks or compression vessels is required by Section 376.303, Florida Statutes

Please check all that apply: ☐ New Registration ☐ New Owner ☐ New Tanks
☐ Existing Facility Info Update/Correction ☐ Existing Owner Info Update/Correction ☐ Existing Tank Info Update/Correction

A. FACILITY INFORMATION **County:** Alachua **DEP Facility ID:** NEW

Facility Name: Wawa# 5438

Facility Address: 16314 NW US Highway 441 City: Alachua Zip: 32615

Facility Contact: Joshua M Worth Business Phone: (610) 558-8521

Facility Type(s): Retail Station Financial Responsibility Mechanism (choose): ☐ Insurance ☐ Other

24 Hour Emergency Contact: Wawa Central Station **Emergency Phone:**

B. ACCOUNT OWNER INFORMATION: Identify the Party responsible for payment of Registration Fees at the facility location named above

Legal Entity: WAWA FLORIDA LLC Ownership Effective Date: 03/07/2024

Contact Person: JOSH WORTH STCM Account Number (if known): 68130

Address: 7022 TPC DR #200 ATTN: FUEL EQUIP & COMPLIANCE

City: Orlando State: FL Zip: 32822

Telephone: (610) 361-3839 Email Address: JOSHUA.M.WORTH@WAWA.COM

C. REAL PROPERTY OWNER INFORMATION: Identify the Party that is vested with ownership, dominion or legal or rightful title to the real property

Legal Entity: Please see the attached sheet Ownership Effective Date:

Contact Person:

Address:

City: State: Zip:

Telephone: Email Address:

D. TANK/VESSEL INFORMATION: Complete one row for each storage tank or compression vessel system located at this facility (see Registration Instructions for **codes)**

	Tank ID	T or V	A or U	Capacity	Installation Date	Content Code	Status	Effective Date	Construction	Piping	Monitoring
1											
2											
3											
4											
5											
6											
7											
8											

Facility Registration Certification: To the best of my knowledge and belief, all information submitted on this form is true, accurate and complete.

The person signing this form is the: (check all that apply)

☑ Account Owner (Responsible for Registration Fees) ☐ Real Property Owner

Mike Cukauskas
Signature (right click to sign)

03/07/2024
Date

Mike Cukauskas
Printed Name

Title

Submit this form to tankregistration@floridadep.gov

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Property Owner

Company Name:	Alachua 441/325, LLC
Name:	Trey Vick
Address:	496 S Hunt Club Blvd
City/State/Zip Code:	Apopka FL 32703 4948
Phone Number:	(407) 848-1663
Extension:	
Cell Number:	
Fax Number:	
E-mail Address:	Trey@v3capgroup.com

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

New Tank/Vessel Information

Tank ID	1
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	2
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	20000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	3
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024

Content	B - Unleaded Gas
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Florida Department of Environmental Protection

Bob Martinez Center • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management - Storage Tank Facility Registration Form
Registration Instructions and Codes List

Storage tank registration is available online through the DEP Business Portal in lieu of the paper form:

- *DEP Business Portal can be found:* Online Services Business Portal (ESSA)
- *Instructions on how to navigate the DEP Business Portal can be found on the DEP Registration web page:* Storage Tank Facility Registration

Storage Tank Facility Registration Form

In the first outlined section block, identify the types of information being submitted on the registration form.
[Forms 62-761.900(2) for Underground Storage Tanks (USTs), and 62-762.901(2) for Aboveground Storage Tanks (ASTs). For facilities with both types of tanks, one form may be used].
Check **New Registration** when the **location** is being registered for the first time and no Facility Identification number exists. If submitting a revised Registration form, check all other boxes that apply to designate the type(s) of revisions being submitted.

A. Facility Information

County List the county where the storage tank facility is located.

Facility ID Include the DEP Facility Identification number whenever possible. Write in "Pending" when submitting a new registration for the first time. Remember: the Facility ID number identifies the location, and it does not change even when a facility is transferred to a new owner upon sale of the facility.

Facility Name Provide the current name of the business establishment operating at the facility location. When registering an abandoned facility, where tanks exist but there is no operational business, identify the location with the property owner's name, as in "Smith Property", if no other facility name is being used.

Facility Address Include the street number and name. In a rural area with no street number associated with it, provide the parcel ID number along with directions (e.g., 'x' miles N of intersection...). Provide the name and telephone number of a contact person or manager *on location,* where possible.

Facility Type This information is an explanation or term that most closely describes the operational use of the facility. Select the code(s) that provides the best or most appropriate description of the facility.

1. If the facility is owned by a government entity, select the appropriate type from the following:
   F. Federal Government **H.** Local or City Government **N.** Native Tribal Lands
   G. State Government **I.** County Government

2. If the facility meets the definition of "bulk product facility" - a waterfront location with at least one aboveground tank with a capacity greater than 30,000 gallons which is used for the storage of pollutants ("Pollutants" includes oil of any kind and in any form, gasoline, pesticides, ammonia, chlorine, and derivatives thereof, excluding liquefied petroleum gas"); select the type from:
   T. Coastal bulk product facility - facility, as defined above and located on the Florida coast, may have storage tank systems that store hazardous substances in addition to pollutants. ("Coastline means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606.").
   S. Inland waterfront bulk product facility – a facility, as defined above and located on "inland waterways" (lakes, rivers), may have storage tank systems that store hazardous substances in addition to pollutants.

3. When the facility is a "waterfront location", but not a *bulk product facility* as defined above, select the most appropriate type from:
   V. Marine fueling facility - a commercial, recreational, or retail coastal facility that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

Facility Type continued

W. Waterfront fueling facility - a commercial, recreational, or retail facility located on a non-coastal waterway that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

4. When the facility is not described as previously stated, select the most appropriate type from:

A. Retail Station - primarily supplies vehicular fuel to automotive customers; may store other regulated substances.

C. Fuel User, Non-retail - primarily stores motor fuel and/or other pollutants or hazardous substances for consumption by facility/owner/operator.

D. Inland Bulk Petroleum Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems used primarily for storage of pollutants intended for distribution. May also store hazardous substances on-site for facility consumption and/or distribution purposes.

E. Industrial Plant - inland facility with no waterfront access; may include power plants and facilities designed for manufacturing and/or chemical processing; may have multiple active UST and/or AST storage systems used for storage of pollutants and/or hazardous substances intended for facility consumption.

J. Collection Station - maintenance or other related facility that acquires and temporarily stores used and/or waste oil prior to recycling and/or disposal.

K. Inland Bulk Chemical Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems and/or compression vessels used for storage of hazardous substances intended for distribution. May also store pollutants on site for facility consumption and/or distribution purposes.

L. Chemical User - facility primarily uses regulated hazardous substance tanks on site; may also store pollutants.

M. Agricultural - facility actively used in production of crops, plants, or livestock.

P. UST Residential (>1100 gallons) - residence with USTs regulated by Federal Environmental Protection Agency.

Z. Other - Identify the type of establishment that you are registering.

Financial Responsibility – The demonstration of financial responsibility shall be made by the owner or operator in accordance with 40 CFR 280, Subpart H. Check box for Insurance or Other (includes all other financial responsibility methods).

24 Hour Emergency Contact - Provide the name and telephone number of the Emergency Contact for this facility.

B. Account Owner Information

1. Provide the name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are responsible for the operation of the storage tanks and for the payment of DEP annual Storage Tank Registration fees. The Account Owner is responsible for payment of the annual storage tank registration fees and will receive the annual storage tank registration placard(s) upon payment. Please provide your account owner's (STCM) email address for your Accounts Payable (AP) or the contact to whom all invoices are to be emailed.

2. When submitting revisions to owner’s contact name or address information, please include their STCM Account Number.

3. When ownership changes, submit a registration form complete with the effective date of ownership and new account owner's signature.

C. Real Property Owner Information

1. Provide the legal entity name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are vested with ownership, dominion or legal or rightful title to the real property.

2. Submit a registration form when the property ownership changes, complete with the date.

D. Tank/Compression Vessel Information - Complete one row in Section D for each storage tank and/or compression vessel system located at the facility. Use the following system description codes where appropriate.

1. **Tank ID** – number the systems sequentially, or provide a unique ID number; do not use symbols (#, %, -, etc.).
2. **Tank or Vessel Indicator** – choose T or V to describe the system type.
3. **Tank Placement** – choose A or U to designate aboveground or underground placement of the system.
4. **Tank Capacity** – enter the storage tank capacity in gallons.
5. **Installation Date** – record the date of installation in 'MM/YY' format; provide a best estimate if unknown.
6. **Tank Content** – record the current content (or last content, if system is closed or out-of-service) from the list below:

A	**Leaded Gasoline**	**M**	**Fuel Oil: On-site Heating Only; USTs or ASTs < 30K gals^**	**W**	**Petroleum-based Additive Product**
B	**Unleaded Gasoline (No Ethanol)**	**N**	**Fuel Oil: Distribution; or On-site Heating - ASTs > 30K gals¥**	**X**	**Miscellaneous Petroleum-based Product**
D	**Diesel Fuel**	**O**	**New and Lube Oil**	**Y**	**Unknown Substance**
E	**Aviation Gasoline**	**Q**	**Pesticide**	**Z**	**Other Substance (please identify)**
F	**Jet Fuel**	**R**	**Ammonia Compound**	**7**	**Biodiesel (B20)**
G	**Diesel Fuel-Emergency Generator**	**S**	**Chlorine Compound**	**8**	**E10 – Blend of 10% Ethanol/90% Gasoline**
J	**Used Oil**	**T**	**Hazardous Substance (CERCLA)**	**9**	**E85 – Blend of 85% Ethanol/15% Gasoline**
K	**Kerosene**	**U**	**Mineral Acid***		
L	**Waste Oil**	**V**	**Grades 5 & 6 Bunker "C" Residual Oils**		

* Mineral Acid = Hydrobromic acid, Hydrochloric acid, Hydrofluoric acid, Phosphoric acid and Sulfuric acid.
^ M = fuel is used solely to heat the facility premises and must be stored in a tank with capacity < 30,000 gallons; exempt from regulation.
¥ N = fuel is distributed as heating fuel, or fuel is used solely to heat the facility premises, but the storage tank capacity exceeds 30,000 gallons.

** Compartmented tanks – register as a single tank; itemize the size and contents of each compartment. See construction miscellaneous attributes.
** Manifold tanks – register as individual storage tanks; with individual size and content – even though they are "connected".

7. **Status** – record the current status of the system, and the status effective date (or best estimate) in 'MM/YY' format. Update the tank status timely, as necessary for tanks moving between "in service" and "out-of-service" status.

   A. Properly closed in-place UST filled with sand, concrete or other inert material; AST rendered unusable.

   B. Removed from the site.

   D. Deleted – Data Error – Added to STCM in error; may be a duplicate tank (and/or facility), or tank was registered prior to installation and decided not to have tank installed.

   E. Construction modified – AST constructed as a "mobile tank" or enclosed in a building; no longer retains a "regulated" status.

   M. Moved to New Site – Designation that identifies a tank as removed from a particular facility and reinstalled at a second facility.

   T. Out-of-service tank – Tank system that is designated as out-of-service by the owner or operator.

   U. In-service – Tank system that is NOT designated as out-of-service by the owner or operator.

   V. Temporary out-of-service – Field erected storage tank system that is designated as temporary out-of-service by the owner or operator.

   X. Non-regulated use/process – Exempt from regulation due to how the tank or substance is used; i.e., tank stores diesel used in FLOWTHROUGH process.

   Z. Non-regulated product – Stored in tank; provide status effective date when status relates to a 'change in product' from a regulated substance to a non-regulated substance for a particular storage tank.

8. **Construction, Piping, and Monitoring Attributes** – Select from the lists on the following page the codes that best describe the attributes of each storage tank system.

CONSTRUCTION

Primary Construction:	**C** Steel	**X** Concrete
	D Unknown	**Y** Polyethylene
	E Fiberglass	**Z** Other DEP approved protection method
	F Fiberglass-clad steel	
Overfill/Spill:	**A** Ball check valve	**O** Tight fill
	M Spill containment bucket	**P** Level gauges, high-level alarms
	N Flow shut-off	**Q** Other DEP approved protection method
Corrosion Protection	**G** Cathodic protection – sacrificial anode	**H** Cathodic protection – impressed current
Secondary Containment	**I** Double-walled construction: single material (outer tank material same as inner tank material)	
	R Double-walled construction: dual material (outer tank – concrete, approved synthetic material, or tank "jacket")	
	J Synthetic liner in tank excavation	
	K Concrete, synthetic material, and/or off-site clays beneath AST and in containment area	
	S Other DEP approved/registered containment system	
Construction:	**B** Internal Lining	**U** Field Erected
Miscellaneous Attributes	**L** Compartmented	**W** Built on supports

PIPING

Primary Construction	**B** Steel or Galvanized Metal	**X** No piping associated with tank
	C Fiberglass	**Y** Unknown
	N Approved Synthetic Material	**Z** Other DEP approved piping material
Corrosion Protection	**D** External Protective Coating	
	E Cathodically Protected with Sacrificial Anode or Impressed Current	
Secondary Containment	**F** Double-walled construction: single material (outer pipe material same as inner pipe material)	
	M Double-walled construction: dual material (outer pipe approved synthetic material or pipe "jacket")	
	G Synthetic liner or box/trench liner in piping excavation or pipe containment area	
	P Internal Piping: contained within an internal sump riser directly connected to tank and located beneath dispenser	
Piping:	**A** Aboveground – no contact with soil	**K** Dispenser Sumps
Miscellaneous Attributes	**I** Suction Piping System	**L** Bulk Product System
	J Pressurized Piping System	**H** Airport/Seaport Hydrant System
	W Piping over water	

MONITORING

External	**E** Monitoring of UST synthetic liner	**W** Fiber-optics Technologies
	Q Visual Inspection of AST Systems	**Z** Other DEP approved monitoring methods
	8 Manually Sampled Wells	
Internal	**F** Interstitial Space – Double-walled Tank	
	R Interstitial Monitoring of AST Tank Bottom	
Piping Monitoring	**G** Electronic Line Leak Detector with Flow Shutoff	**K** Interstitial Monitoring – Double-walled Piping
	H Mechanical Line Leak Detector	**U** Bulk Product Piping Pressure Test
	J Monitoring of Piping Liner	**6** External Monitoring
Miscellaneous	**I** Not Required – See Rule for Exemptions	**3** Electronic Monitoring of Piping Sumps
	Y Unknown	**4** Visual Inspections of Dispenser Sumps
	1 Continuous Electronic Sensing Equipment	**5** Electronic Monitoring of Dispenser Sumps
	2 Visual Inspections of Piping Sumps	

E. Certified Contractor and Certification

Record the name and the ***Department of Business and Professional Regulation License Number*** for the ***Certified Contractor*** whenever an underground storage tank has been installed or removed. Do not rely on the contractor to file this form. Storage Tank Registration Forms are required to be submitted by the storage tank system owner.

Please Remember - The Registration Form cannot be processed without the name and signature of the storage tank system owner and the date of the form submittal. Please print the name legibly in case a representative of the storage tank program should need to contact you.

Submit form to tankregistration@floridadep.gov

If you have questions, please call a storage tank registration representative at (850) 245-8839 or email tankregistration@floridadep.gov for assistance. Thank you for your cooperation.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Storage Tank Registration Electronic Submission

Storage Tank Registration Accepted

03/07/2024

Account Owner Information

STCM Account Number:	68130
Account Owner Name:	WAWA FLORIDA LLC
Account Owner Address:	7022 TPC DR #200 Orlando, FL 32822-
Account Owner Phone:	(610) 361-3839
Account Owner E-mail:	JOSHUA.M.WORTH@WAWA.COM

Facility Information

Facility ID:	9819988
Facility Name:	Wawa# 5438
Facility Address:	16314 NW US HIGHWAY 441 ALACHUA, FL 32615-5266

Thank you for submitting your Petroleum Storage Tank Registration. Your Storage Tank Registration has been accepted.

If you wish to review your current Invoice for all of your properly registered Storage Tank Facility (ies), please select the following link: FDEP Petroleum Storage Tank Invoice Review.

Your Petroleum Storage Tank Registration form is attached to this e-mail. You may either pay your invoice by returning to the online Storage Tank registration or by sending a check to:

DEP - Storage Tank Registration - PO Box 3070 - Tallahassee, FL 32315-3070

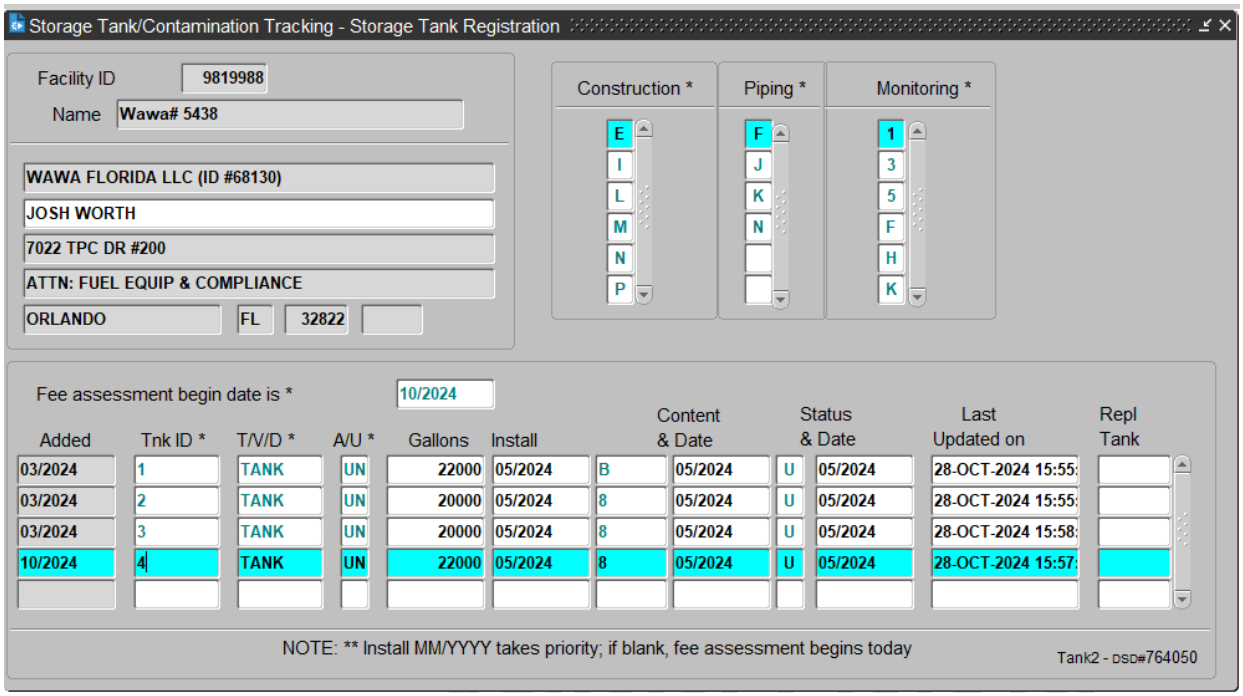
If you have questions regarding your Storage Tank Registration, you may contact the Storage Tank registration staff at (850) 245-8839 or by e-mail at TankRegistration@dep.state.fl.us.

From: tankregistration
To: joshua.m.worth@wawa.com
Cc: tankregistration; "Mike Cukauskas"; Kellenbenz, Kyle; Falk, Peter; Samantha Weil-Kaspar; Scarantino, Pasquale; Tierney, Shane; Paul, Jennifer K.
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Date: Monday, October 28, 2024 4:04:56 PM
Attachments: Wawa# 5438 Tank Registration Amendment for change in tank configuration signed.pdf
image002.png

Joshua,

Per your request to update tank information and add new tank please note the changes has been updated. Also, listed below steps to pay for new tank added and obtain copy of the Placard.

Thank you



- http://www.fldepportal.com

- Click on "Pay"
- Click on "Registration"
- Click on "Storage Tank Registration"
- Enter: e-mail address and password for the e-mail you want your placard sent to. (You need to have already registered this e-mail account with DEP).
- If you have not already registered, please click on Register to proceed.
- Click Yes for Do you have STCM#?
- Enter STCM # 68130
- You can click on Pay online to pay invoice and the placard will be emailed.
- or
- Request Placard (if you simply need to print your placard).
- Enter the STCM#
- Click: Search and Continue
- Select: Placard(s) you want printed and placard(s) will be emailed.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Friday, October 25, 2024 6:19 PM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: RE: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Cynthia,

As per our conversation, attached is the amended STRF with the effective date changed to 5/23/24. Thank you for all your help and I apologize for the confusion.

Thanks,

Josh

From: tankregistration <tankregistration@dep.state.fl.us>
Sent: Friday, October 25, 2024 2:31 PM
To: Worth, Joshua <joshua.m.worth@wawa.com>
Cc: tankregistration <tankregistration@dep.state.fl.us>; 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Importance: High

Josh,

Please verify only adding new tank #4 at this time, because you listed different Install dates and Content Codes in Section D of the form not on file for the other tanks already setup.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981
https://floridadep.gov/

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Wednesday, October 23, 2024 9:58 AM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Florida DEP Tank Registration Unit,

Attached is the STRF Amendment for a change in the tank configuration at Facility ID# 9819988 (Wawa# 5438 in Alachua). There will be 4 tanks, but I registered 3. I apologize about my mistake.

Thanks,

Josh Worth
Wawa Environmental Dept.
610-558-8521

McGill, Andrea

DATA ENTERED #8518896

From:	davisp@sbac.edu
Sent:	Friday, May 11, 2007 10:59 AM
To:	McGill, Andrea
Subject:	Change of Address

MAY 31 '07
BY AM

Ms. McGill:

The Alachua County Public Schools has a fuel site at one of our high schools in Alachua, Florida and the address has been changed. I just called FDEP and I was informed to email you with the correct address and when our 2007-2008 placard are mailed to us it will have the correct address on it. Here is the following information: Facility ID: 8518896, Placard No: 250287. The new address is: Alachua County School Board - Santa Fe High, 16805 NW County Road 235-A, Alachua, FL 32615, Alachua County.

A confirming PO has been sent to our finance department for our 2007-2008 storage tank registation.

Thank you for your help.

Sincerely,

Paula Davis
Alachua County Public Schools
Transportation Dept.
(352) 955-7602 X 237

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGULATION PROGRAM

completed 8/2/04 MP

2004-2005

FACILITY ID: **8518896**
ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
US 441
ALACHUA FL 32615 ALACHUA COUNTY

****2004-2005 Storage Tank Registration Placard Enclosed ****

ALACHUA CNTY SCHOOL BD
ATTN:TRANSPORTATION/JOE LOVELL
620 E UNIVERSITY AVE
GAINESVILLE FL 32601- 5448

PLACARD NO: **220756**
PLACARD ISSUED: **06/25/2004**
REGISTRATION PAID: **$ 25**

STCM ACCOUNT: 392

TANK SYSTEMS REGISTERED: 1

STORAGE TANK FACILITY ACCOUNT OWNER: PLEASE RETAIN THE TOP STUB FOR YOUR RECORDS

STORAGE TANK REGISTRATION

This placard certifies that the owner & facility named has complied with the registration requirements for petroleum &/or hazardous substance storage tanks regulated by the FL Department of Environmental Protection. The placard must be placed out of the weather and in plain view of storage tank compliance inspectors entering the facility.

SECONDARY CONTAINMENT INSTALLATION DEADLINES
12-31-2004: UST small diameter piping over surface water & UST remote fill pipes must have secondary containment.
01-01-2005: Dike-field areas of large ASTs must meet new standards.& AST small diameter piping over surface water must have secondary containment.
12-31-2009: Single-wall USTs & UST small diameter piping in contact with the soil must have secondary containment.
01-01-2010: Single-wall field erected ASTs & AST single-wall bulk product piping in contact with the soil must have secondary containment unless deferred by an API 570 Integrity Assessment.

The Department has never issued an extension to an upgrade deadline since the storage tank rules were adopted in 1984. If you have questions about these or other deadlines – or need general technical assistance – consult Rule 62-761, F.A.C., or contact a storage tank inspector from the DEP district office, or from the local storage tank program office for your county.

DEPARTMENT OF ENVIRONMENTAL PROTECTION IS ON THE INTERNET
The Web address for DEP is http:\\www.dep.state.fl.us.
You can access the site for Storage Tank Regulation directly by using: http:\\www.dep.state.fl.us/waste/categories/tanks.
Look under the HIGHLIGHTS section to find links to storage tank rules, forms, database reports and other program information.

EMAIL registration-related questions and comments to: TankRegistration@dep.state.fl.us – or telephone (850) 245-8839.
Registration staff members will assist you with your questions and will respond to you by phone or reply to your email address.

The Storage Tank Registration placard below must be posted at the facility.
It must be placed out of the weather and in plain view of inspectors entering the facility.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGISTRATION PLACARD

2004-2005

FACILITY ID: 8518896

PLACARD NO: 220756
PLACARD ISSUED: 06/25/2004
PLACARD EXPIRES: 06/30/2005

FACILITY: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
~~US 441~~ 16213 NW 45 Hwy 441
ALACHUA FL 32615 - 9742
ALACHUA COUNTY

FACILITY TYPE: County Government

TANK SYSTEMS REGISTERED: 1

Michael W. Sole

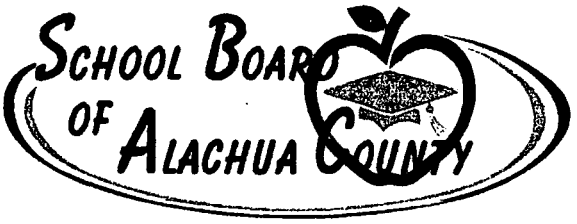
Michael W Sole Director

BOARD MEMBERS

Jeannine M. Cawthon
Virginia S. Childs
F. Wesley Eubank
Barbara J. Sharpe
Tina Turner Pinkoson

SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.



Success . . . one student at a time.

620 E. University Avenue
Gainesville, Florida 32601
www.sbac.edu
(352) 955-7300
Fax (352) 955-6700
Suncom 625-7300
Suncom Fax 625-6700

July 19, 2004

Ms. Lynda McKinnie
Department of Environmental Protection
Storage Tank Regulation Program
P.O. Box 3070
Tallahassee, Florida 32315

Dear Ms. KcKinnie:

I am writing in regard to an email I sent you last week. As I have not had any response from it, I am not sure that you ever received it.

The School Board of Alachua County Transportation Department recently registered our storage tanks #STCH-392 for 2004-2005 fiscal year. When we received the Storage Tank Registration Placards for all of our sites the addresses were all incorrect. All site addresses have changed. I am enclosing copies of the 2004-2005 placards with corrected addresses

Would you please print new placards with the corrected addresses and mail to the following address: School Board of Alachua County Transportation Department, 1800 SE Hawthorne Road, Gainesville, Florida 32641, ATTN: Paula Davis.

Thank you for your help in this matter.

Sincerely,

Paula J. Davis

Paula J. Davis
Data Entry

Enc. (4)

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

DATA ENTERED

RECEIVED
AUG 14 1990
LAURIE GINGER

PLEASE PRINT OR TYPE

(1) DER facility number (if known) 018548896 (2) County Code 01
(3) Original registration _____ data revision _____
(4) Facility type (see code list (4) on back)

STORAGE TANK REGULATION

Tank(s) Location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 W.S. Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___ ° ___ ' ___ " Longitude ___ ° ___ ' ___ "
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	02/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — Richard Chandler — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

cops

DER FORM 17-61.090(3) 11/29/87 (1/2)

DATA ENTRY

VIOLATION

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

PLEASE PRINT OR TYPE

RECEIVED
D.E.R.
90 JUL 30 PM 1 24

BY

(1) DER facility number (if known) 018518896 (2) County Code 01
(3) Original registration _____ data revision 90 JUL 30
(4) Facility type (see code list (4) on back) _____

STORAGE TANK REGULATION

Tank(s) location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 US-Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___° ___' ___" Longitude ___° ___' ___"
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	07/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — Richard Chandler — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

oops

DER FORM 17-61.090(3) 11/29/87 (1/2)

NOTE: PUT "X" IF ANSWER IS UNKNOWN. This form may be reproduced. For each tank whether in use or out of use, use one row across. Use more than one letter per column, if applicable. When a mixture of several hazardous substances is stored in one tank, enter the name of the substance of greatest quantity. Provide a sketch of tank location in reference to a stationary structure. The tank number on the sketch must agree with the number on the form. Attach extra pages if necessary and write your facility number, if known, or name and address, exactly as it appears on the form.

INFORMATION CODE LIST

List (4) Facility Type

A. service station
B. residence
C. business (no fuel sold)
D. bulk petroleum storage
E. industrial plant
F. federal government (give CSA#)
G. state government
H. local government
I. collection station
K. bulk chemical storage
L. chemical user facility
M. agricultural facility
N. facility on Indian land.
S. small user facility
T. terminal facility/marina

List (9) Tank Number

List (10) Tank Size Gallons

List (11) Tank contents are:

A. leaded gasoline
B. unleaded gasoline
C. unleaded gasohol
D. vehicular diesel
F. aviation gas
G. jet fuel
H. concrete
I. sand
K. kerosene
L. used (waste) oil
M. diesel (boilers & generators)
N. leaded gasohol
O. new oil
P. pesticide (write in name) _____
R. ammonia compound (write in name) _____
S. chlorine compound(write in name) _____
V. hazardous substance (write in name or Chemical Abstract Service (CAS) number _____
W. water
Z. other (write in name) _____

List (12) Tank Installation Date/Month/Year

No skid or portable tanks

List (13) Underground or Aboveground (write U or A)

List (14) U

Underground tank
A. has overfill protection
B. is interior lined
C. is painted/asphalted steel
D. is of unknown type
E. is fiberglass type
F. is fiberglass-clad steel
G. is sacrificial anode type
H. is impressed current type
I. is double walled
K. is in secondary containment
L. compartmented

List (14) A

Aboveground tank
M. is double-walled
P. is surrounded by impervious dike
Q. is surrounded by earth dike
R. rests on an impervious base
S. rests on an earth/gravel base
T. has interior lined bottom
U. is cathodically protected
V. is built of/coated with corrosion resistant material
W. is supported above the soil

List (15)

Integral piping system has:
A. no parts in contact with the soil
Parts contacting the soil which are:
B. galvanized or unprotected metal
C. built of corrosion resistant metal
D. corrosion resistant coated
E. cathodically protected
F. double-walled
G. within a secondary containment
H. interior lined

List (16)

Monitoring system is:
A. automatically sampled well(s)
B. manually sampled well(s)
C. groundwater monitoring plan
D. SPCC plan
E. well/detector in secondary containment
F. in-ground detector
G. within walls of double-wall tank
H. continuous in piping
I. not required

List (17)

Tank disposal method
A. abandoned in place, filled w/sand or concrete
B. removed from site
C. retrofitted
F. abandoned in place, but not filled w/sand or concrete

List (18) Gallons Left

List (19) Date Abandoned Month/Year

DER approved alternate procedure(s), if applicable:
_____
_____
_____

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

KEEP A COPY OF THIS FORM AND SKETCH FOR YOUR FILES

Florida Department of Environmental Regulation
Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

DER Form # 17-761.900(2)
Form Title: Storage Tank Registration Form
Effective Date: December 10, 1990
DER Application No. (Filled in by DER)

RECEIVED
D.E.R.
92 DEC -4 AM 10: 4
STORAGE TANK REGULATION

Storage Tank Registration Form

Please Print or Type - Review Instructions Before Completing Form

1. DER Facility ID Number: 018518896 2. Facility Type: _____
3. New Registration ☐ New Owner Data ☐ Facility Revision ☒ Tank(s) Revision ☐
4. County and Code of tank(s) location: _____ / _____

DATA ENTERED
JAN 11 1993
LAURIE GINGER

5. Facility Name: _____
   Tank(s) Address: _____
   City/State/Zip: _____
   Contact Person: _____ Telephone: (___) _____
6. Financial Responsibility Type: _____

7a. Tank(s) Owner: Alachua County School Bd
   Owner Mailing Address: _____
   City/State/Zip: _____
   Contact Person: John Harland Telephone: (904) 336-3424

7b. New Owner Signature/Change Date: _____ / ___/___/___

8. Location (optional) Latitude: ___°___'___" Longitude: ___°___'___" Section____ Township____ Range____

Complete One Line For Each Tank At This Facility (Use Codes - See Instructions)

Complete 9 - 16 for tanks in use; 9 - 19 for tanks out of use

TANK #	SIZE	CONTENTS	INSTALL. DATE	U/A	TANK CONSTR.	PIPING	LEAK DETECT.	TANK STATUS	GALLONS	STATUS DATE
9	10	11	12	13	14	15	16	17	18	19
X4							FHK			

20. _____ DPR# _____
Certified Contractor* Department of Professional Regulation License Number*

*For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

ACOEP — Print name & title of owner or authorized person
Richard Chandler — Signature
9-15-92 — Date

Northwest District 160 Governmental Center Pensacola, Florida 32501-5794 904-436-8300
Northeast District 7825 Baymeadows Way, Suite B-200 Jacksonville, Florida 32207 904-796-4200
Central District 3319 Maguire Blvd. Suite 232 Orlando, Florida 32803-3767 407-894-7555
Southwest District 4520 Oak Fair Blvd. Tampa, Florida 33610-7347 813-623-5561
South District 2269 Bay St. Fort Myers, Florida 33901-2896 813-332-6975
Southeast District 1900 S. Congress Ave. Suite A West Palm Beach, Florida 33406 407-433-2650

STORAGE TANK REGISTRATION CODES LIST

(#2) FACILITY TYPE CODES

A. Retail/fuel seller
B. Residence
C. Non-retail/fuel user not seller
D. Inland bulk petroleum storage
E. Industrial plant
F. Federal government
G. State government
H. Local, city government
I. County government
J. Collection station
K. Bulk chemical storage
L. Chemical user facility
M. Agricultural facility
N. Indian land
T. Bulk product facility
V. Marine fueling facility
Z. Other: _____

(4) County code
(5) Facility information

(#6) FINANCIAL RESPONSIBILITY CODES

A. State Program - Third Party Liability/State contractor (FPLIPA/AIG)
B. State Program - Third Party Liability/Self insurance with other carrier; other federal financial responsibility mechanism.
C. Other coverage meeting federal financial responsibility requirements.
D. None

(7) Owner information
(8) Tank site information
(9) Tank number
(10) Tank size

(#11) CONTENT CODES

A. Leaded gasoline
B. Unleaded gasoline
C. Gasohol
D. Vehicular diesel
E. Aviation gasoline
F. Jet Fuel
G. Diesel; emergency generator
H. Diesel; generator or pump
K. Kerosene
L. Waste oil
M. Fuel oil; on site heating
N. Fuel oil; distribution
O. New/lube oil
Q. Pesticide
R. Ammonia compound
S. Chlorine compound
T. Hazardous substance
U. Mineral acid
V. Bunker 'C' residual oil
W. Petroleum additive (pollutant)
Y. Unknown
Z. Other: _____

(12) Tank installation date
(13) Tank placement (U or A)

(#14) TANK CONSTRUCTION CODES

A. Overfill protection - ball check valve
B. Interior lined or lined bottom steel
C. Bare, painted, or asphalted steel
D. Unknown
E. Fiberglass
F. Fiberglass-clad steel, composite
G. Cathodically protected & coated steel, sacrificial anode
H. Cathodically protected & coated steel, impressed current
I. Double-walled
J. Secondary containment, synthetic liner
K. Secondary containment, concrete
L. Compartmented
M. Spill containment
N. Overfill protection - flow shut off
O. Overfill protection - tight fill
P. Impervious berm
Q. Earth berm
R. Impervious base
S. Earth base
T. Small use tank
U. Field erected tank
W. Tank built on supports
X. Concrete
Y. Other: _____
Z. Department approved alternate

(#15) PIPING CONSTRUCTION CODES

A. Aboveground, not in contact with soil
B. Galvanized or unprotected metal
C. Fiberglass
E. Cathodically protected steel
F. Double-walled
G. Secondary containment
H. Airport hydrant piping
I. Suction piping system
J. Pressurized piping system
K. Dispenser liners
L. Bulk product transfer lines
Y. Unknown
Z. Department approved alternate

(#16) LEAK DETECTION METHODS

A. Vapor monitoring
B. Groundwater monitoring
E. Interstitial monitoring, tank liners
F. Interstitial monitoring, double-walled tank
G. Piping/in-line leak detectors with automatic shut-off
H. Piping/in-line flow restrictors
I. Not required, see rule for exemptions
J. Interstitial monitoring, piping liners
K. Interstitial monitoring, double-walled piping
L. Automatic tank gauging system
M. Manual tank gauging system
Y. Unknown
Z. Department approved alternate

(#17) TANK STATUS/DISPOSAL CODES

*A. Properly closed in place: underground tank filled with sand or concrete; aboveground tank properly closed
*B. Removed from the site . . *A or B: Closure Assessment required
F. Unmaintained storage tank - tank not in use and not properly disposed; or tank discovered abandoned
T. Temporary out-of-service
U. In-service

(18) Gallons left
(19) Status date
(20) Specialty Contractor

DATA ENTERED

FEB 7 1991

BY

RECEIVED
D.E.R.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION: 55
STORAGE TANK REGISTRATION FORM

STORAGE TANK
REGULATION

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: C

(3) New Registration _____ Facility Revision _____

New Owner Data _____ Tank(s) Revision ✓

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB Santa Fe High School

Tank(s) Address: _____

City/State/Zip: _____

Contact person: _____ Telephone: ( )

(6) Financial Responsibility Type: _____

(7a) Tank(s) Owner: _____

Owner mailing address: _____

City/State/Zip: _____

Contact person: _____ Telephone: ( )

(7b) New Owner Signature/Change Date: _____ / / /

(8) Location (optional) Longitude: ___ ___ ' ___ " Latitude: ___ ___ ' ___ "

Section _____ Township _____ Range _____

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)

Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1	2000	D	01/85	U	CMO	BI	A	B		
1	15000	D	9/90	U	AEI	CF	FK			

(20) _____ DPR # _____

Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

ALACHUA COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES
1 S.W. 2nd PLACE
GAINESVILLE, FLA. 32601
336-2442

_____ _____ _____

Print name and title of owner or Signature Date

OChandler 2/7/91

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

DATA ENTERED
FEB 21 1991
BY:

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X
(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 · 30 " Latitude: 29 48 · 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc. DPR #: PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

DATA ENTERED
JAN 28 1991
BY

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

RECEIVED
D.E.R.

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 30 " Latitude: 29 48 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc, DPR # PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

Removal

DATA ENTERED

NOV 23 1988

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

BY BB

Form 17-1.218(2)

NAME:
MAIL ADDRESS: SCHOOL BOARD OF ALACHUA COUNTY
CITY/STATE: 620 E. UNIVERSITY AVE.
GAINESVILLE, FLA. 32601

FACILITY LOCATION
ADDRESS: SANTA FE HIGH SCHOOL
CITY/STATE: ALACHUA, FLA. 32615

(Make corrections to name and addresses here)

1. Facility/Addressee name: _____

Facility address _____

Mailing address _____

Use this form to comply with the following requirements of the Stationary Tank Rule Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

Agency Use Only

RECEIVED

NOV 23 1988

Bureau of
Waste Management
Stationary Tanks

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number) 018518896 3. Date 26 AUGUST 1988
4. Federal Employment Identification (number used to file IRS forms) _____
5. County Code (see enclosed letter) 01 ALACHUA
6. Operator of facility SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): _____ Telephone number (904) 336-3505
7. Company/Person owning tanks and piping SCHOOL BOARD OF ALACHUA COUNTY
   Address: 620 EAST UNIVERSITY AVENUE GAINESVILLE, FLA. 32601
   Contact person PAUL D. FULLER Telephone number: (904) 336-3752
   Effective date (only for change of owner): _____
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground 0 Aboveground
9. Facility location. Latitude ° ' " Longitude: ° ' " Section 009 Township 008 Range 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
    A. Draw a line from tank to dispenser to show which are connected by piping.
    B. Label each tank as Tank 1, Tank 2, etc.
    C. Write the date and your facility number, if known, or name and address exactly as it appears above.
    D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE

PAUL D. FULLER (MECHANICAL MAINT. MANAGER) Paul Fuller

Name of owner, operator or authorized representative — Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

NSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages i necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	3,000	D	1/85	A	N R	A	N	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14

Tank contents are:

A. leaded gasoline.
B. unleaded gasoline.
C. Alcohol enriched gasoline.
D. diesel fuel.
E. aviation fuel.
Z. other.

List 17U
UNDERground Tanks

Underground tank:

A. has overfill protection.
B. is interior lined.
C. is painted/asphalted steel.
D. is of unknown type.
E. is fiberglass type.
F. is fiberglass-clad steel.
G. is sacrificial anode type.
H. is impressed current type.
I. is double walled.
J. is concrete.
K. is in secondary containment.
N. is or has none of the above.

List 17A
ABOVEground Tanks

Aboveground tank:

O. has overfill protection.
P. is surrounded by impervious dike.
Q. is surrounded by earth dike.
R. rests on an inpervious base.
S. rests on a earth/gravel base.
T. has interior lined bottom.
U. is cathodically protected.
V. is built of/coated with corrosion resistant materals.
W. is supported above the soil.
Z. is or has none of the above.

List 18

Integral Piping System has:

A. no parts in contact with the soil.

Parts contacting the soil which are:

B. unprotected metal.
C. built of corrosion resistant materials.
D. corroson resistant coated.
E. cathodically protected.
F. double-walled.
G. within a secondary containment.
H. interior lined.
M. none of the above.

List 19

Monitoring system is:

A. automatically sampled well(s).
B. manually sampled well(s).
C. groundwater monitoring plan.
D. SPCC plan.
E. well/detector in secondary containment.
F. in-ground detector.
G. within walls of double-walled tank.
H. continuous in piping.
I. not required.
N. none of the above.

List 20

Tank disposal method.

A. Filling.
B. Removal.
C. Retrofitting.
F. Other.

entered as violation

CORRECTION COPY

FACILITY NUMBER 018518896

Facility Name ~~School Board of~~ Alachua County School Board

Facility Location Santa Fe High School Alachua, FL

Operator of Facility School Board of Alachua County

Effective Date (only for change of Operator) _____ Telephone # (904) 395-0555

Company/Person Owning Tanks and Piping School Board of Alachua County

Address 620 E. Univ. Ave. Gainesville, FL 32601

Contact Person Calvin Weeks

Effective Date (only for change of Owner) _____ Telephone # (904) 395-0555

Facility Location: Latitude: ___°___'___" Longitude: ___°___'___"

County: Alachua Section: 009 Township: 008 Range: 18E

(12)	(13)	(14)	(15)	(16) (see list of codes on back)	(17)	(18)	(19)	(20)
1	3,000	D	1/85	A	N R	A	N	Y I
1	2,000	B	7/55	U	C	M Y	N	Y
					DATA ENTERED			
					DEC 31 1986			
					BY			

ADDITIONAL FACILITY NUMBERS AND ADDRESSES (do not list your first number):

COMMENTS: _____

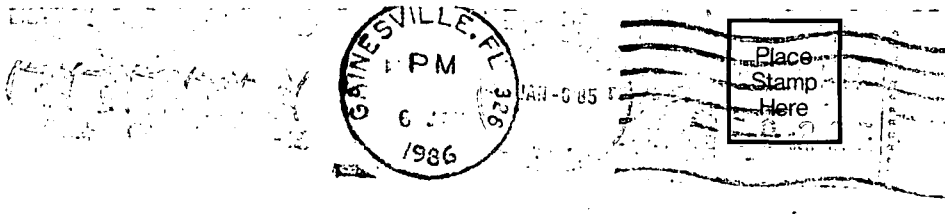
Information is:

Correct ☒ Changed ☐

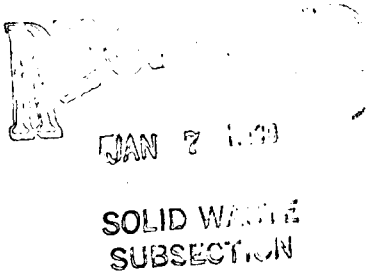
Type or Print Name of Owner, Operator or Authorized Person

Date Signature

DETACH HERE



DEPARTMENT OF ENVIRONMENTAL REGULATION
Solid and Hazardous Waste Section
Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32301



DATA ENTERED

OCT 26 1987

BY AR

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

Form 17-1.218(2)

FACILITY NAME AND MAILING ADDRESS:
SCHOOL BOARD OF ALACHUA COUNTY
620 E. UNIVERSITY AVE.
GAINESVILLE, FLA.

FACILITY LOCATION: SANTA FE HIGH SCHOOL
ALACHUA, FLA.

(Make corrections to name and addresses here)
1. Facility/Addressee name:
Facility address:
Mailing address:

Use this form to comply with the following requirements of the Stationary Tank Rule, Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non-pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number): 0185188896 3. Date: 6-01-87
4. Federal Employment Identification (number used to file IRS forms) N/A
5. County Code (see enclosed letter): 01
6. Operator of facility: SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): N/A Telephone number: (904) 395-0555
7. Company/Person owning tanks and piping: SEE ITEM 6
   Address: 620 E. UNIVERSITY AVE.
   Contact person: PAUL FULLER Telephone number: (904) 395-0752
   Effective date (only for change of owner): N/A
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground ____ Aboveground
9. Facility location: Latitude: ° ' " Longitude: ° ' " Section: 09 Township: 08 Range: 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
   A. Draw a line from tank to dispenser to show which are connected by piping.
   B. Label each tank as Tank 1, Tank 2, etc.
   C. Write the date and your facility number, if known, or name and address exactly as it appears above.
   D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE.

PAUL D FULLER
Name of owner, operator or authorized representative

Paul D. Fuller
Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

DER FORM 17-1.218(2) 9/1/84 (1/2)

INSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility. A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example: Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages if necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	8,500	M	X	U	C	B	I	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14	List 17U UNDERground Tanks	List 17A ABOVEground Tanks	List 18	List 19	List 20
Tank contents are: A. leaded gasoline. B. unleaded gasoline. C. Alcohol enriched gasoline. D. diesel fuel. E. aviation fuel. Z. other.	Underground tank: A. has overfill protection. B. is interior lined. C. is painted/asphalted steel. D. is of unknown type. E. is fiberglass type. F. is fiberglass-clad steel. G. is sacrificial anode type. H. is impressed current type. I. is double walled. J. is concrete. K. is in secondary containment. N. is or has none of the above.	Aboveground tank: O. has overfill protection. P. is surrounded by impervious dike. Q. is surrounded by earth dike. R. rests on an inpervious base. S. rests on a earth/gravel base. T. has interior lined bottom. U. is cathodically protected. V. is built of/coated with corrosion resistant materals. W. is supported above the soil. Z. is or has none of the above.	Integral Piping System has: A. no parts in contact with the soil. Parts contacting the soil which are: B. unprotected metal. C. built of corrosion resistant materials. D. corroson resistant coated. E. cathodically protected. F. double-walled. G. within a secondary containment. H. interior lined. M. none of the above.	Monitoring system is: A. automatically sampled well(s). B. manually sampled well(s). C. groundwater monitoring plan. D. SPCC plan. E. wall/detector in secondary containment. F. in-ground detector. G. within walls of double-walled tank. H. continuous in piping. I. not required. N. none of the above.	Tank disposal method. A. Filling. B. Removal. C. Retrofitting. F. Other.

S. R. 235-A

N 1° 44' W 2065.43'

BLDG. 20

BLDG. 18

BLDG. 21

TRACK

FOOTBALL FIELD

BLDG. 16

BLDG. 17

BLDG. 19

102° 49'

89° 50'

S. R. 441

N 77° 06' W 1332.87'

SOFTBALL FIELD

DRAINAGE RETENTION POND

BASKETBALL COURTS

ANIMAL SHOWGROUNDS

T-18
90-001

PARKING

BLDG. 12

BLDG. 11

BLDG. 1

BLDG. 15

BLDG. 14

BLDG. 13

N 88° 21' E 1300.20'

MATCH LINE

MATCH LINE

BASEBALL FIELD

BLDG. 2

BLDG. 3

BLDG. 5

BLDG. 6

BLDG. 8

BLDG. 9

BLDG. 10

BLDG. 4

BLDG. 7

TANK

IRRIGATION RETENTION POND

PARKING

77° 17'

90° 10'

SECURITY TRAILER

SEWAGE TREATMENT PLANT

S 1° 47' E 2551.96'

SITE PLAN

NORTH

80 0 80 160

Scale feet

FACILITY DIVISION

ALACHUA COUNTY SCHOOLS PHONE (904) 373-5102
1817 E. UNIVERSITY AVENUE GAINESVILLE, FLORIDA 32601

PROJECT TITLE: SCHOOL SITE PLANS

SHEET TITLE: SITE PLAN SANTA FE HIGH SCHOOL

REVISIONS:
11 APRIL '85
28 NOV '83
12 SEPT '84

DATE:

DESIGNED:

DRAWN: R. BRONE

CHECKED: T. TOUSAW

PROJECT NO. 0171

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

Penalty notice mailed 10/19/87

0 018626874 001 870527 00025

PAINTER MASONRY, INC.
2425 NE 19TH DR
GAINESVILLE FL 32601

FACILITY INFO:
FLAV-O-RICH, INC.
2425 NE 19TH ST
GAINESVILLE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018626874

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature _____ No. of Tanks _____ Date _____

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

440 Adjustment V-22987

DATA ENTERED

SEP 8 1988

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

BY as
Department of Environmental ~~Regulation~~
Motor Fuel Tank Registration
2600 Blairstone Road
Tallahassee, Fl 32399-2405

P.O. No. 041964

DATE: August 24, 1988

SHIP TO:
Transportation
1800 Block SE Hawthorne Road
Gainesville, FL 32601

MARK FOR:
J. Shelton

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	One (1) Renewal Tank @ $25.00 Facility ID# 018518896		$25.00
	As per attached notice		
	Late Penalty		20.00
			$45.00

ATTACHMENT AND CHECK WITH ORDER Ok ma

NOTE: Attached notice is for two (2) tanks, however, one tank was removed in September 1987.

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 878.002 (11/87)

STATE OF FLORIDA

DEPARTMENT OF ENVIRONMENTAL REGULATION

RECEIVED
FINANCE DEPT.
AUG 15 10 14 AM '88

DALE TWACHTMANN
SECRETARY

BOB MARTINEZ
GOVERNOR

PENALTY NOTICE
No. 018518896-0004B

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

Date: 08/06/88

FACILITY ID: 018518896

PREVIOUS CHARGES INCURRED:	$	50.00
PREVIOUS PAYMENTS RECEIVED:	$	0.00

Renewal fees are assessed at a rate of $25.00 per active vehicular fuel storage tank. Renewal tank charges must have been fully paid by July 31 or penalty fees are applied. Penalty fees are assessed at a rate of $20.00 per renewal tank which is unpaid or partially paid.

RECEIVED
AUG 16 1988
MAINTENANCE

RENEWAL TANK(S) BILLED:	2
RENEWAL TANK(S) PAID:	0
RENEWAL TANK(S) UNPAID OR PARTIALLY PAID:	2

TOTAL PENALTIES ASSESSED:

08/06/88	2	Penalty tank(s) @ $20.00	$	40.00

Amount due must be submitted immediately.
Make check payable to: Department of Environmental Regulation
For Journal Transfer Use: 56 20 2 212001 56000000 00 000100

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06735 B

RENEWAL

D 018518896 002 870527 00050

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
SANTA FE HIGH SCHOOL
ALACHUA

DETACH HERE

TANKS SUBJECT TO FEE: 2. REGISTRATION FEE IS $50.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518896

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 2 Date June 9, 1987

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06735 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for two(2) gas tanks. ($25 for each tank)		$ 50.00
	CHECK AND CARD WITH ORDER. O/K		
	** Tanks are located at Santa Fe High School ** # 018518896		

Late fees Billed 9-16-87 dd

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

PO# 06733 B

D 018518898 003 870527 00075

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BD
1817 E UNIVERSITY AVE
GAINESVILLE

TANKS SUBJECT TO FEE: 3. REGISTRATION FEE IS $75.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518898

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 3 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. For more information or any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06733 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for three (3) gas tanks located at the Transportation Department.		$ 75.00
	CARD AND CHECK WITH ORDER. O/K		
	# 018518898		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06734 B

RENEWAL

0 018518897 001 870527 00025

DETACH HERE

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
NEWBERRY HIGH SCHOOL
NEWBERRY

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518897

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06734 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fee for one (1) gas tank located at Newberry High School		$ 25.00
	CARD AND CHECK WITH ORDER. 0/4 # 018518897		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06732 B

RENEWAL

0 018518895 001 870527 00025

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
HAWTHORNE HIGH SCHOOL
HAWTHORNE

DETACH HERE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518895

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06732B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal fee for one (1) gas tank located at		
	Hawthorne High School.		$ 25.00
	CARD AND CHECK WITH ORDER. OK mw		
	# 018518895		

obj code 4091

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

DEC 14 2009
DEPARTMENT

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Stillwater Technologies, Inc.

311 North
Rosalind Avenue
Orlando,
Florida
32801

tele:
(407) 206-7222

fax:
(407) 206-7223

web:
stillwatertech.com

Santa Fe High School
16805 Northwest 173rd Street
Alachua, Alachua County, Florida
Facility ID #8518896

Prepared for:

School Board of Alachua County
3700 N. E. 53rd Avenue
Gainesville, Florida 32609

Initials_____
Date_____

Stillwater Project No. 421-003C

December 7, 2009

Signature Page

The undersigned personnel of Stillwater Technologies, Inc. are responsible for the technical content of this document entitled "Dispenser and Piping Closure Report, Santa Fe High School." This document was prepared for the exclusive use of the School Board of Alachua County (SBAC), their affiliates, and attorneys and at the request of the SBAC is being submitted to the Alachua County Environmental Protection Department (ACEPD). This document has been prepared in accordance with standard industry practice and quality control procedures and in general accordance with the criteria outlined in Chapter 62-761 of the Florida Administrative Code (F.A.C.).

Dave Dickens
Senior Environmental Engineer

Barry D. Robertson, P.G.
Principal

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C ANALYTICAL DATA REPORT

Section 1.0
Introduction

This report presents the results of a diesel dispenser and associated product piping closure assessment performed by Stillwater Technologies, Inc. (Stillwater) at the Santa Fe High School in Alachua County, Florida (Site). A Site Location Map is provided in **Figure 1**. The closure assessment was conducted for the closure of one diesel dispenser and approximately 50 feet of product piping. The Florida Department of Environmental Protection (FDEP) Facility ID number for the site is 8518896.

Section 2.0
Dispenser and Piping Closure

The closure activities were conducted in conjunction with the upgrade to the Site's existing diesel underground storage tank (UST) system. The upgrade included installing a new dispenser, new double-wall product piping, new tank STP sump, vent line, fill riser, and annular space riser. The petroleum system work was conducted by KC Petroleum (KC) between the dates of November 16 –December 4, 2009. Prior to Stillwater conducting site screening activities, KC excavated to the tank top and uncovered the product piping. KC's Pollutant Storage System Contractors License Number is PCC1256881.

Section 3.0
Soil Assessment

Stillwater conducted soil screening activities at the Site on November 17, 2009. Soil samples were screened from beneath the dispenser, from below the product piping run, and from several side wall points in the excavation. Photographs of the excavation are included in **Appendix A**. Samples were collected at depths of 1 foot below the dispenser, from depths of 1 foot below the product piping, and from a depth of approximately 1 foot into the side wall of the excavation. All sample locations are illustrated on **Figure 2**. The samples were placed into 16-ounce mason jars, half filled, and covered with aluminum foil. The samples were then allowed to temperature equilibrate for approximately five minutes. The headspace of each sample was then analyzed using an Organic Vapor Analyzer (OVA) equipped with a photoionization detector (PID). The OVA model used was a Mini RAE 2000 PID. A calibration certificate for the OVA is included in **Appendix B.**

The OVA screening only had one detection of 13.5 parts per million in soil sample SS-2, which was from the excavation sidewall. A summary of the OVA soil sample readings is included in **Table 1**. For OVA substantiation and release confirmation two soil samples (including SS-2) were also collected and analyzed by Flowers Chemical Laboratories, Inc. for petroleum constituents included in the Kerosene Analytical Group. No analyzed compounds were detected above the specified detection limits. A copy of the analytical data report is included in **Appendix C.**

Section 4.0
Conclusions and Recommendations

Having completed the dispenser and piping closure Stillwater concludes the following:

- One dispenser and approximately 50 feet of product piping were properly removed;
- OVA screening of soils detected only one low level reading (13.5 ppm); and
- Soil laboratory analytical data did not detect any constituents above their detection limits.

Based on the evidence collected during this closure, Stillwater does not recommend any additional assessment activities.

TABLE 1: SOIL SCREENING SUMMARY

Facility Name: Alachua County - Santa Fe High School

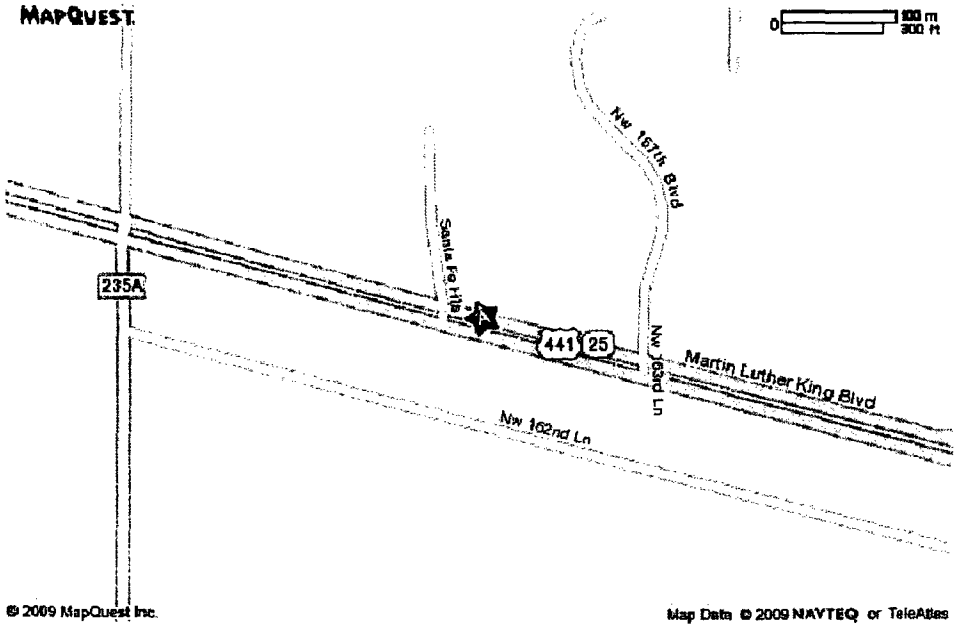
Facility ID# 8518896

BORING NO.	DATE COLLECTED	SAMPLE INTERVAL	OVA READING (ppm)
SS-1	11/17/09	sidewall	0
SS-2*	11/17/09	sidewall	13.5
SS-3	11/17/09	sidewall	0
SS-4	11/17/09	1' below pipe	0
SS-5	11/17/09	1' below pipe	0
SS-6*	11/17/09	1' below dispenser	0

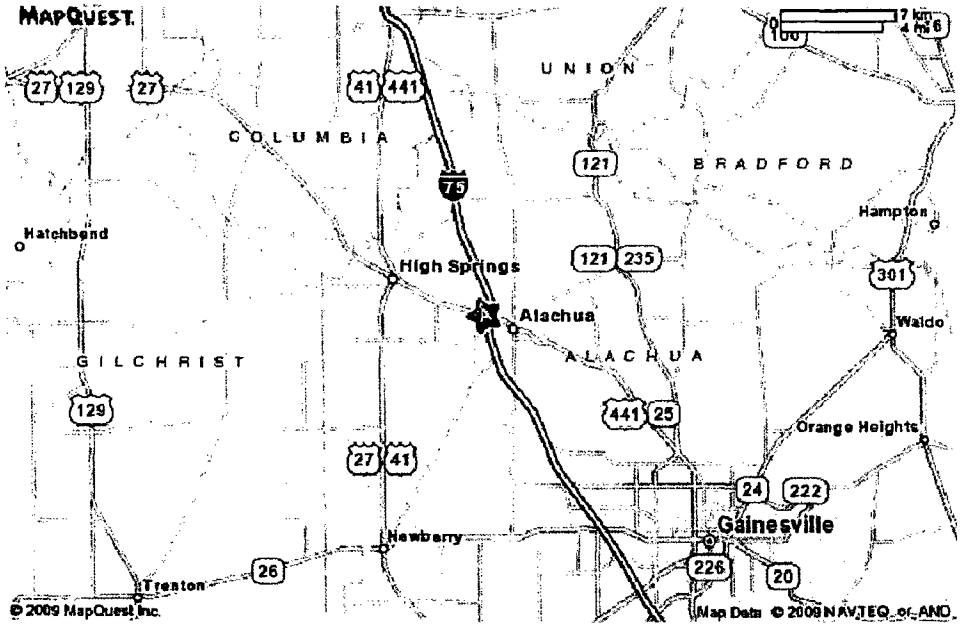
* Sample also submitted to lab for full Kersosene Analytical Group analysis

IMAGE QUALITY

AS YOU REVIEW THE NEXT PAGE(S), PLEASE NOTE THAT THE ORIGINAL DOCUMENT WAS OF POOR QUALITY.



Location Map



Vicinity Map

N

SOURCE: MAPQUEST

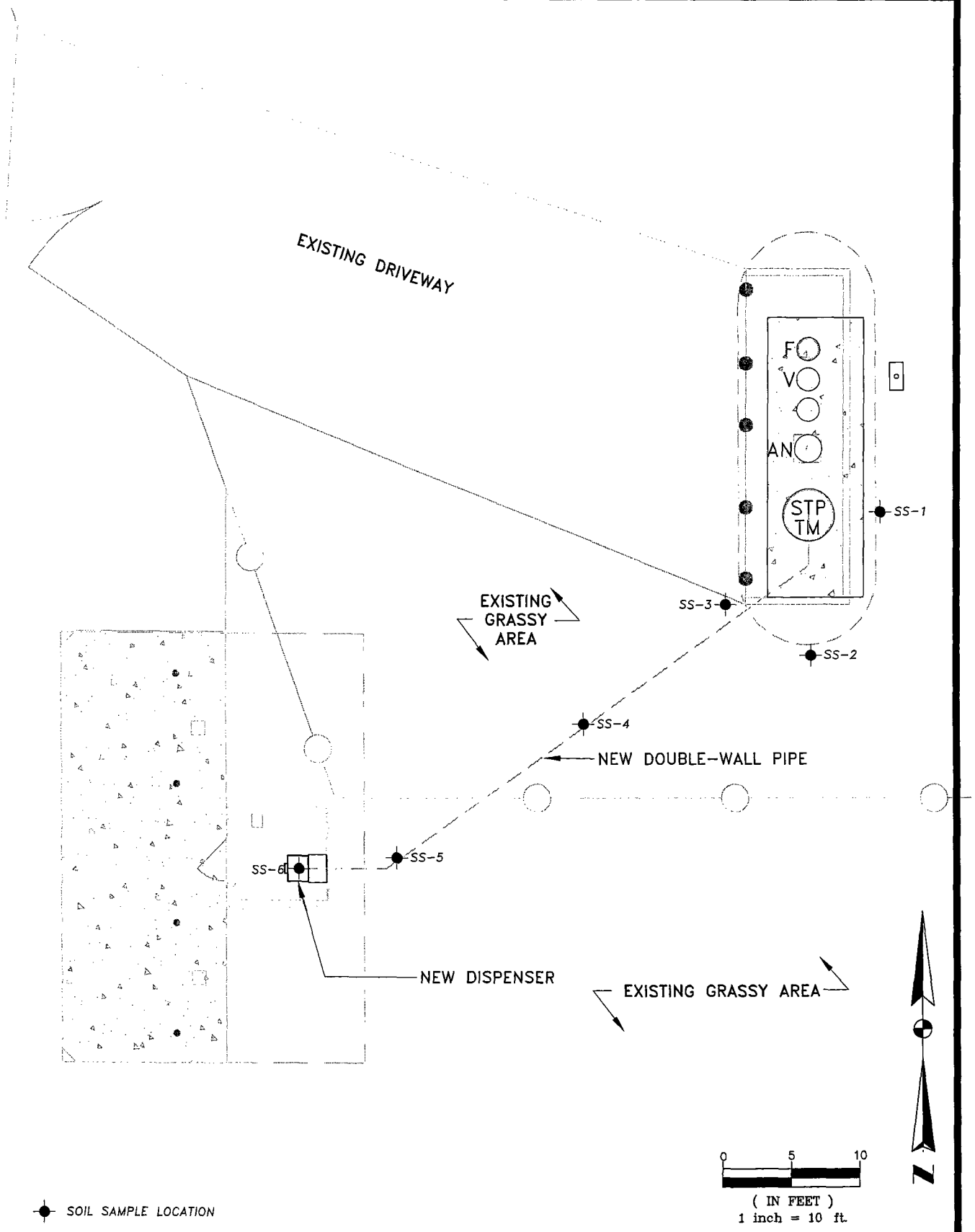
DRAWN:	SML
APPROVED:	BDR
DATE:	12/07/09
SCALE:	N.T.S.

Location and Vicinity Maps

SANTA FE HIGH SCHOOL
16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
1



DRAWN:	SML
APPROVED:	BDR
DATE:	11/18/09
SCALE:	1" = 10'

Soil Sample Location Map

SANTA FE HIGH SCHOOL

16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
2

Appendix A
Site Photographs

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009













Appendix B
OVA Calibration

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

Cyclone Instruments
73 W. Colonial Drive
Orlando, FL 32801
(407) 246-7276

CALIBRATION CERTIFICATE

RAE Systems
Mini RAE 2000 PID

SERVICE DATE:_____ TECHNICIAN: Patti Doyle

SERIAL: # 01147 # 014954

CALIBRATION CHECK

Calibration Gas Standards Used: Certified Gas
Accuracy +/- 5% Certified
Lot #LTF 206 cm exp 6/2010

	Instrument Response
Isobutylene 100ppm	98.2

The calibration results were obtained by following the manufactures standard Calibration Procedures.

All measurement standards are calibrated at scheduled intervals as prescribed by the NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST) or are measured against certified standards which are traceable to the National Institute of Standards and Technology, formerly the National Bureau of Standards (NBS).

Appendix C
Analytical Data Report

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 — Phone: 407-339-5984 / Fax: 407-260-6110 — E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 — Phone: 772-343-8006 / Fax: 772-343-8089 — E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 — Phone: 850-973-6878 / Fax: 850-973-6878 — E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 — Phone: 305-743-8598 / Fax: 305-743-8598 — E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Report Summary

Date Received: Nov 17, 2009

FCL Project Manager: June S. Flowers

Laboratory #	Sample Description	Analysis	Chemist	Location	SampleMatrix
110475SO1	SS-2	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	
110475SO2	SS-6	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	

Certificate of Results

Sample integrity was certified prior to analysis. Test results meet all requirements of the NELAC Standards except as noted in the Quality Control Report. Uncertainties for these data are available on request. This report may not be reproduced in part; results relate only to items tested.

ACCREDITED IN ACCORDANCE WITH nelac

Jefferson S. Flowers, Ph.D.
President/Technical Director

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Analysis Report

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.4	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.2	g	1.00			10138654	XPRO	
% Moisture	13.5	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-6
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-3
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-4
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-06
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-2
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-5
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-3
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-3
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-3
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-41
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-0
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-2
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-18
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-88
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-6
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-4
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-4
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-2
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-59
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-60
Surr:1-Chloro-2-fluorobenzene (75-125%)	83.77%		1.00	0.500	1.00	10138673	EPA8021	348-51
Surr:cis-1-Bromo-1-propene (79-119%)	89.33%		1.00	0.500	1.00	10138673	EPA8021	590-17
1-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	090-12

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.
P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab
P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
2-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-57-
Acenaphthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	83-32-
Acenaphthylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	208-96
Anthracene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	120-12
Benzo(a)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	56-55-
Benzo(a)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	50-32-
Benzo(b)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	191-24
Benzo(k)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	207-08
Chrysene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	53-70-
Fluoranthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	206-44
Fluorene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	193-39
Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-20-
Phenanthrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	85-01-
Pyrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	55.36%		5.00	0.0500	0.0500	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	63.69%		5.00	0.0500	0.0500	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	54.09%		5.00	0.0500	0.0500	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	97.33%		1.00	0.00100	0.00200	10138768	FL-PRO	

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.0	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.0	g	1.00			10138654	XPRO	
% Moisture	9.32	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

FLOWERS CHEMICAL LABORATORIES INC.
P.O. Box 150597, Altamonte Springs FL 32715-0597 Phone: 407-339-5984 / Fax: 407-260-6110 E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 Phone: 772-343-8006 / Fax: 772-343-8089 E86562 (South Lab)
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3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-0
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-4
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-1
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-8
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-5
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-6
Surr:1-Chloro-2-fluorobenzene (75-125%)	81.25%		1.00	0.500	1.00	10138673	EPA8021	348-5
Surr:cis-1-Bromo-1-propene (79-119%)	89.18%		1.00	0.500	1.00	10138673	EPA8021	590-1
1-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	090-1
2-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-57-
Acenaphthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	83-32-
Acenaphthylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	208-9
Anthracene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	120-1
Benzo(a)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	56-55-
Benzo(a)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	50-32-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Benzo(b)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	191-24
Benzo(k)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	207-08
Chrysene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	53-70-
Fluoranthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	206-44
Fluorene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	193-39
Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-20-
Phenanthrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	85-01-
Pyrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	52.38%		1.00	0.0100	0.0100	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	61.23%		1.00	0.0100	0.0100	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	76.39%		1.00	0.0100	0.0100	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	91.81%		1.00	0.00100	0.00200	10138768	FL-PRO	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North La
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Report

Quality Control Batch: 10138673 **Analyst:** CTH

Blank	**Result**	**Units**
Benzene	2.00U	ug/Kg
Carbon Tetrachloride	4.00U	ug/Kg
Chloroethane	2.00U	ug/Kg
Chloroform	2.00U	ug/Kg
Chloromethane	4.00U	ug/Kg
cis-1,2-dichloroethene	4.00U	ug/Kg
Ethylbenzene	2.00U	ug/Kg
Methylene chloride	12.5U	ug/Kg
Methyl-tert-butylether	4.00U	ug/Kg
Tetrachloroethene	2.00U	ug/Kg
Toluene	2.00U	ug/Kg
Total_BTEX	2.00U	ug/Kg
trans-1,2-dichloroethene	2.00U	ug/Kg
Trichloroethene	2.00U	ug/Kg
Trichlorofluoromethane	2.00U	ug/Kg
Vinyl chloride	2.00U	ug/Kg
Xylenes	2.00U	ug/Kg
1,1,1-Trichloroethane	2.00U	ug/Kg
1,1-Dichloroethane	2.00U	ug/Kg
1,1-Dichloroethene	2.00U	ug/Kg
1,2-dichloroethane	2.00U	ug/Kg
Surr:cis-1-Bromo-1-propene	47.2	ug/Kg
Surr:1-Chloro-2-fluorobenzene	47.3	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Laboratory Control Sample	Result	Units	Spike	%REC	%REC Lim
Benzene	41.3	ug/Kg	40.0	103.14	74.25-124.51
Carbon Tetrachloride	39.4	ug/Kg	40.0	98.39	56.49-143.45
Chloroethane	34.8	ug/Kg	40.0	87.07	56.02-147.77
Chloroform	37.3	ug/Kg	40.0	93.35	64.67-127.31
Chloromethane	47.1	ug/Kg	40.0	117.76	63.03-138.11
cis-1,2-dichloroethene	37.5	ug/Kg	40.0	93.77	65.23-129.39
Ethylbenzene	39.5	ug/Kg	40.0	98.85	71.34-128.77
Methylene chloride	40.0	ug/Kg	40.0	100.10	64.17-134.92
Methyl-tert-butylether	35.1	ug/Kg	40.0	87.73	66.23-125.51
Tetrachloroethene	38.7	ug/Kg	40.0	96.81	66.34-141.99
Toluene	39.9	ug/Kg	40.0	99.67	74.48-126.79
Total_BTEX	242	ug/Kg	240	100.65	71.02-128.32
trans-1,2-dichloroethene	38.0	ug/Kg	40.0	94.94	64.81-134.47
Trichloroethene	40.4	ug/Kg	40.0	100.93	67.47-134.51
Trichlorofluoromethane	35.5	ug/Kg	40.0	88.82	59.80-139.10
Vinyl chloride	39.6	ug/Kg	40.0	99.08	58.01-149.56
Xylenes	121	ug/Kg	120	100.75	74.30-125.83
1,1,1-Trichloroethane	38.4	ug/Kg	40.0	95.96	63.33-139.49
1,1-Dichloroethane	39.2	ug/Kg	40.0	97.99	67.99-130.64
1,1-Dichloroethene	38.7	ug/Kg	40.0	96.80	57.85-149.06
1,2-dichloroethane	37.3	ug/Kg	40.0	93.13	58.65-136.37
Surr:cis-1-Bromo-1-propene	52.6	ug/Kg	50.0	105.22	79.23-119.06
Surr:1-Chloro-2-fluorobenzene	53.7	ug/Kg	50.0	107.35	75.48-125.18

Quality Control Batch: 10138717 **Analyst:** CLS

Blank	Result	Units
Acenaphthene	66.0U	ug/Kg
Acenaphthylene	66.0U	ug/Kg
Anthracene	66.0U	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
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PO #: n/a
Client Project #: Santa Fe
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Quality Control Batch: 10138717 **Analyst:** CLS

Blank	**Result**	**Units**
Benzo(a)anthracene	33.0U	ug/Kg
Benzo(a)pyrene	33.0U	ug/Kg
Benzo(b)fluoranthene	33.0U	ug/Kg
Benzo(g,h,i)perylene	66.0U	ug/Kg
Benzo(k)fluoranthene	33.0U	ug/Kg
Chrysene	66.0U	ug/Kg
Dibenz(a,h)anthracene	33.0U	ug/Kg
Fluoranthene	66.0U	ug/Kg
Fluorene	66.0U	ug/Kg
Indeno(1,2,3-cd)pyrene	33.0U	ug/Kg
Naphthalene	66.0U	ug/Kg
Phenanthrene	66.0U	ug/Kg
Pyrene	66.0U	ug/Kg
1-methyl-Naphthalene	66.0U	ug/Kg
2-methyl-Naphthalene	66.0U	ug/Kg
Surr:Nitrobenzene-d5	1320	ug/Kg
Surr:Terphenyl-d14	1370	ug/Kg
Surr:2-Fluorobiphenyl	1100	ug/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Acenaphthene	1260	ug/Kg	1670	75.70	17.34-112.85
Acenaphthylene	1020	ug/Kg	1670	60.99	23.13-99.11
Anthracene	1420	ug/Kg	1670	85.47	37.62-111.28
Benzo(a)anthracene	1460	ug/Kg	1670	87.78	49.40-115.09
Benzo(a)pyrene	1050	ug/Kg	1670	63.24	44.22-109.93
Benzo(b)fluoranthene	1410	ug/Kg	1670	84.49	33.64-122.97
Benzo(g,h,i)perylene	977	ug/Kg	1670	58.62	50.30-116.98
Benzo(k)fluoranthene	1150	ug/Kg	1670	68.81	34.32-128.53
Chrysene	1340	ug/Kg	1670	80.17	49.93-120.20

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Dibenz(a,h)anthracene	1170	ug/Kg	1670	70.14	43.53-122.55
Fluoranthene	1540	ug/Kg	1670	92.24	34.52-123.35
Fluorene	1310	ug/Kg	1670	78.83	17.29-115.12
Indeno(1,2,3-cd)pyrene	1150	ug/Kg	1670	68.70	43.23-129.37
Naphthalene	1080	ug/Kg	1670	64.82	22.76-100.00
Phenanthrene	1640	ug/Kg	1670	98.50	35.68-111.31
Pyrene	1600	ug/Kg	1670	95.86	37.21-127.40
1-methyl-Naphthalene	810	ug/Kg	1670	48.57	27.35-113.22
2-methyl-Naphthalene	890	ug/Kg	1670	53.36	19.08-101.21
Surr:Nitrobenzene-d5	921	ug/Kg	1670	55.25	18.52-106.57
Surr:Terphenyl-d14	1290	ug/Kg	1670	77.56	43.67-131.78
Surr:2-Fluorobiphenyl	967	ug/Kg	1670	58.02	21.82-101.51

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1200	ug/Kg	1670	71.94	18.57-106.76	330U
Acenaphthylene	1040	ug/Kg	1670	62.45	16.65-104.60	66.0U
Anthracene	1220	ug/Kg	1670	73.40	26.25-118.35	330U
Benzo(a)anthracene	1740	ug/Kg	1670	104.18	32.98-125.59	165U
Benzo(a)pyrene	1030	ug/Kg	1670	61.72	28.21-120.19	33.0U
Benzo(b)fluoranthene	1620	ug/Kg	1670	97.02	22.70-127.59	165U
Benzo(g,h,i)perylene	976	ug/Kg	1670	58.55	34.42-124.74	330U
Benzo(k)fluoranthene	974	ug/Kg	1670	58.40	14.22-144.48	165U
Chrysene	973	ug/Kg	1670	58.35	33.40-131.50	330U
Dibenz(a,h)anthracene	1250	ug/Kg	1670	75.04	30.41-129.47	165U
Fluoranthene	1560	ug/Kg	1670	93.29	25.00-123.87	330U
Fluorene	1250	ug/Kg	1670	75.19	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1200	ug/Kg	1670	72.14	28.45-140.77	165U
Naphthalene	1120	ug/Kg	1670	67.17	15.98-98.43	330U
Phenanthrene	1700	ug/Kg	1670	102.04	21.69-121.39	330U

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Pyrene	1530	ug/Kg	1670	91.58	25.59-130.91	330U
1-methyl-Naphthalene	780	ug/Kg	1670	46.77	23.63-87.85	330U
2-methyl-Naphthalene	928	ug/Kg	1670	55.69	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1300	ug/Kg	1670	78.10	14.91-99.96	
Surr:Terphenyl-d14	1010	ug/Kg	1670	60.63	27.53-123.34	
Surr:2-Fluorobiphenyl	1050	ug/Kg	1670	62.86	6.11-117.98	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1140	ug/Kg	1670	68.14	18.57-106.76	330U
Acenaphthylene	944	ug/Kg	1670	56.62	16.65-104.60	66.0U
Anthracene	1080	ug/Kg	1670	64.73	26.25-118.35	330U
Benzo(a)anthracene	1590	ug/Kg	1670	95.34	32.98-125.59	165U
Benzo(a)pyrene	889	ug/Kg	1670	53.33	28.21-120.19	33.0U
Benzo(b)fluoranthene	1460	ug/Kg	1670	87.85	22.70-127.59	165U
Benzo(g,h,i)perylene	846	ug/Kg	1670	50.73	34.42-124.74	330U
Benzo(k)fluoranthene	875	ug/Kg	1670	52.51	14.22-144.48	165U
Chrysene	859	ug/Kg	1670	51.55	33.40-131.50	330U
Dibenz(a,h)anthracene	1090	ug/Kg	1670	65.43	30.41-129.47	165U
Fluoranthene	1380	ug/Kg	1670	83.00	25.00-123.87	330U
Fluorene	1160	ug/Kg	1670	69.87	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1080	ug/Kg	1670	64.95	28.45-140.77	165U
Naphthalene	1000	ug/Kg	1670	60.25	15.98-98.43	330U
Phenanthrene	1560	ug/Kg	1670	93.45	21.69-121.39	330U
Pyrene	1370	ug/Kg	1670	82.17	25.59-130.91	330U
1-methyl-Naphthalene	674	ug/Kg	1670	40.41	23.63-87.85	330U
2-methyl-Naphthalene	855	ug/Kg	1670	51.30	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1160	ug/Kg	1670	69.29	14.91-99.96	
Surr:Terphenyl-d14	866	ug/Kg	1670	51.97	27.53-123.34	
Surr:2-Fluorobiphenyl	991	ug/Kg	1670	59.45	6.11-117.98	

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Quality Control Batch: 10138768 **Analyst:** CTH

Blank	**Result**	**Units**
Petroleum Range Organics (C8-C40)	4.00U	*mg/Kg*
Surr:1-Chlorooctadecane	96.6	mg/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Petroleum Range Organics (C8-C40)	24.2	mg/Kg	25.0	96.66	17.20-150.91
Surr:1-Chlorooctadecane	101	mg/Kg	100	101.23	30.04-128.47

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.3	mg/Kg	25.0	93.07	7.08-154.36	4.00U
Surr:1-Chlorooctadecane	99.1	mg/Kg	100	99.14	22.03-111.41	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.1	*mg/Kg*	*25.0*	92.29	7.08-154.36	*4.00U*
Surr:1-Chlorooctadecane	98.7	mg/Kg	100	98.66	22.03-111.41	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Narrative Report

Sample Handling
Sample handling and holding time criteria were met for all samples. Samples collected by submitter. No unusual events occurred during analysis. Results are reported on a wet weight basis for aqueous matrices and on a dry weight basis for sludge and soil matrices unless otherwise noted. Sample results reported as dissolved were field filtered.

Quality Control
Enclosed analyses met method or FCL criteria, unless otherwise denoted on the sample results. Applied data qualifiers are defined below.

Attachments
Chain of Custody

Qualifier	Meaning
U	Compound was analyzed for but not detected.
J	One or more QC samples associated with this data value exceeded QC limits.
J1	Surrogate recovery limits have been exceeded.
J2	No known quality control criteria exist for the component.
J3	Reported value failed to meet established quality control criteria for either precision or accuracy.
J4	Sample matrix interfered with the ability to make an accurate determination on the spiked sample.
Q	Sample held beyond the accepted holding time.
L	Off-scale high; reported concentration exceeds the highest standard.
V	Analyte was detected in both the sample and the associated method blank.
ZTNTC	Too numerous to count. Numeric value represents filtration volume.
A	Absent
P	Present
T	Value reported is less than the statistical method detection limit. Reported for informational purposes only.
M	Value reported is greater than the statistical method detection limit, but less than the reported MDL.
G	The greatest of the dilutions performed did not yield sufficient oxygen depletion for valid data.
S	The least of the dilutions performed did not yield sufficient oxygen residual for valid data.
O	Result is greater than (over) the specified value.
I	Reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
B	Results based upon colony plate count outside ideal range.
Y	The laboratory analysis was from an improperly preserved sample. The data may not be accurate.

Check Box That Applies To Your Location

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Altamonte Springs, FL 32701
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Fax: 407-260-6110

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571 N.W. Mercantile Pl., Ste. 111
Port St. Lucie, FL 34986
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Madison, FL 32340
Bus: 850-973-6878
Fax: 850-973-6878

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Marathon, FL 33050
Bus: 305-743-8598
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Client: Stillwater Technologies, Inc		Project Name: Santa Fe	P.O
Address: 311 North Rosalind Avenue Orlando, FL 32801		Client Contact: June Kennedy	FAX
		FCL Project Manager: Barry Robertson	E-M
Phone: 407 206 7222		Requested Due Date — 10 Day Standard: X OR 11 23 09	Rus
Sampled By (PRINT): David W Pickens	11/17/09	Pick-Up Fee: $	Vehicle Surcharge: $
Sampler Signature:	Date Sampled		

GW - ground water DW - drinking water WW - wastewater
SW - surface water S - soil/solid SL - sludge HW - waste

ITEM NO.	SAMPLE ID	DATE	TIME	MATRIX	(LAB USE ONLY) LAB NO.	PRESERVATIVES: NONE	H_2SO_4	HNO_3	HCl	$Na_2S_2O_3$	ANALYSES REQUEST: KAG	KAG
1	SS-2	11/17/09	1203	S	110475 501						X	
2	SS-6	11/17/09	1209	S	110475 502						X	
3												
4												
5												
6												
7												
8												
9												
10												

Relinquished By / Affiliation	Date	Time	Accepted By / Affiliation	Date	Time	Relinquished By / Affiliation	Date	Time	A
	11/17/09	?							

FINANCE CHARGES APPLIED TO PAST DUE INVOICES

• **WHITE** - Lab Copy - To Be Scanned • **YELLOW** - Client Copy

Alachua County
Environmental Protection Department

Chris Bird, *Director*

December 15, 2009

William Atwater
School Board of Alachua County
3700 NE 53rd Ave.
Gainesville, FL 32609

Alachua County – Regulated Storage Tanks
Santa Fe High School
16805 NW 173rd Street
Alachua, FL
DEP Facility # 018518896
Chapter 62-761/762, FAC, Closure Assessment Report – Review

Dear Mr. Atwater:

The Alachua County Environmental Protection Department (ACEPD) is contracted with the Florida Department of Environmental Protection (Department) to conduct the Storage Tank System Compliance Verification Program for facilities located in Alachua County. ACEPD has reviewed the December 7, 2009 Dispenser and Piping Closure Report that was submitted by Stillwater Technologies, Inc. and received on December 14, 2009 for the above referenced facility. The Dispenser and Piping Closure Report appears to comply with the Department's April 1998 "Storage Tank Closure Assessment Requirements".

The results as provided in the Dispenser and Piping Closure Report do not indicate the presence of petroleum contamination in the area addressed in excess of Department Cleanup Target Levels. Please note that this letter does not certify that this site is not contaminated, and the Department reserves the right to require appropriate actions for this site in accordance with Chapter 62-770, Florida Administrative Code (FAC), if any contamination is discovered in the future in excess of Department Cleanup Target Levels.

If you have any questions please contact Tim Ramsey at (352) 264-6843 or email at thr@alachuacounty.us.

Sincerely,

Timothy H. Ramsey
Petroleum Contracts Supervisor

ec: Barry Robertson, Stillwater Technologies, Inc., 311 N. Rosalind Ave., Orlando, FL 32801

Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Routine Compliance Site Inspection Report

Facility Information:

Facility ID: 8518896 County: ALACHUA Inspection Date:01/18/2024
Facility Type: I - County Government
Facility Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH # of inspected ASTs: 0
16805 NW CR 235-A USTs: 1
ALACHUA, FL 32615 Mineral Acid Tanks: 0
Latitude: 29° 48' 31.471"
Longitude: 82° 31' 31.7966"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

TKALEP - ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (352) 264-6843

Storage Tank Program Office and Phone Number

Timothy H Ramsey

Inspector Name

Timothy H Ramsey

Inspector Signature
Principal Inspector

ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

Aaron Hardin

Representative Name

Emailed

Representative Signature

Alachua County School Bd

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit: https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: LIBERTY SURPLUS INSURANCE CORPORATION

Effective Date: 08/29/2022 Expiration Date: 08/29/2024

Findings:

Class A Owner Training Certificates are present.
Class B Maintenance Training Certificates are present.

Class C Operator Training Certificates are present.

Completed System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
Annual Operability - Line Leak Detector	12/13/2022	Passed	01/18/2024	12/13/2023	MLLD Tested
Annual Operability - Overfill Protection	12/13/2022	Passed	01/18/2024	12/13/2023	Ball valve tested
Annual Operability - Release Detection	12/13/2022	Passed	01/18/2024	12/13/2023	Veeder-Root sensors tested
Integrity Test - Double-walled Spill Bucket	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum vacuum test
Integrity Test - STP Sump	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Three Years	Copy of All Test Data Results	01/20/2022	01/18/2024	Annual Operability & Integrity testing records
Three Years	Certificate of Financial Responsiblity	01/20/2022	01/18/2024	Insurance documents complete
Three Years	Monthly Maint. Visual Examinations and Results	01/20/2022	01/18/2024	Records complete

Inspection Comments

01/18/2024
Routine Compliance Inspection.

> Aaron Hardin assisted with the inspection.
> Inspection of 1 Double Wall underground Diesel fuel tank for Bus fleet
> Release detection methods for the facility's UST systems are: electronic monitoring for the interstice of the double-wall USTs and STP sumps, and visual inspections of the new double-wall spill bucket and dispenser sump.
> Current tank registration placard was reviewed.
> Financial responsibility records are complete.
> Monthly electronic and visual release detection records are complete.
> Test records indicate annual operability tests for the Veeder-Root system, line leak detector, ball valve were performed in December 2022 and are now due. Testing has been scheduled.
> Double wall spill bucket has been hydro tested.
> STP piping sump was hydro tested and all passed.
> Spill bucket and dispenser sump were dry.

> A copy of the inspection report and In Compliance Letter were emailed to Aaron Hardin (hardinam@gm.sbac.edu)

Inspection Photos

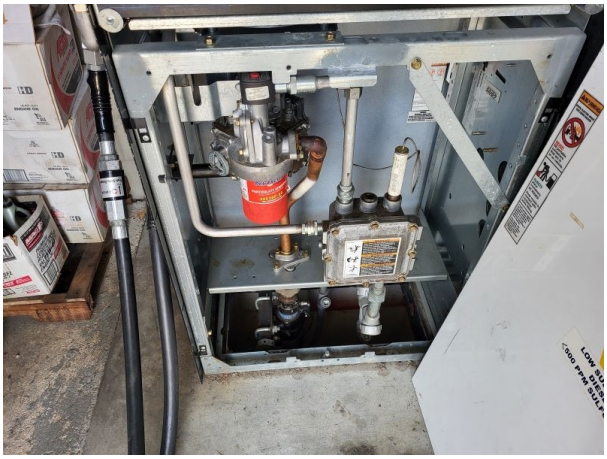
Added Date 01/18/2024

2024-01-18; Tank Inspection



Added Date 01/18/2024

2024-01-18; Dispenser



Added Date 01/18/2024

2024-01-18; Veeder-Root



Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.3
March 04, 2025

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/04/25

Site Name:

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615
EDR Inquiry # 7914454.3

Client Name:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, FL 32803
Contact: Joel Thomson

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Thomson Environmental Consulting, LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # B33D-4D49-85D1

PO # 25-1972

Project Alachua Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: B33D-4D49-85D1

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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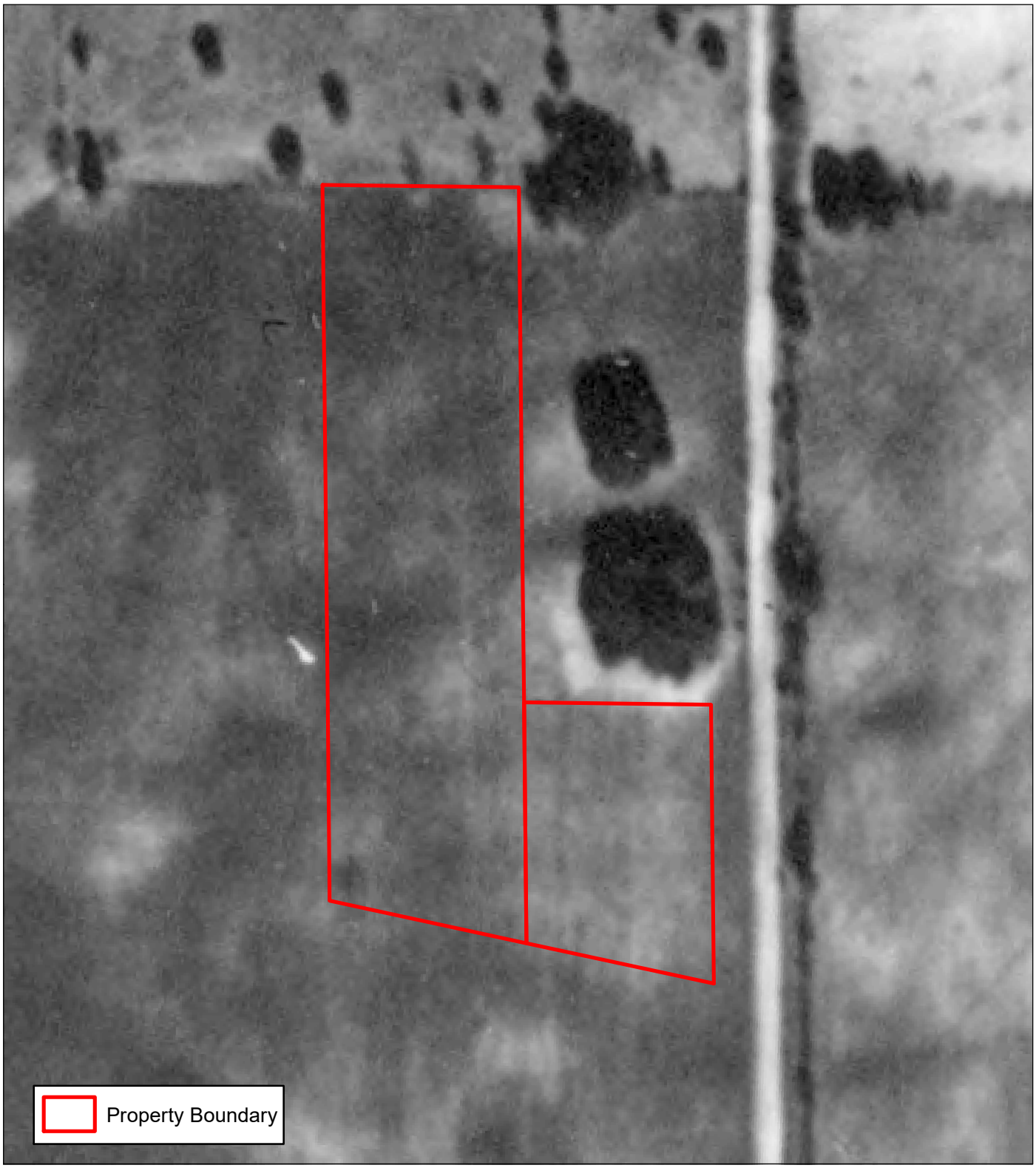

Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1937 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM



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Property Boundary
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Feet

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Appendix D

1961 Aerial Photograph

Alachua Property
Alachua, Florida 32615
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March 2025



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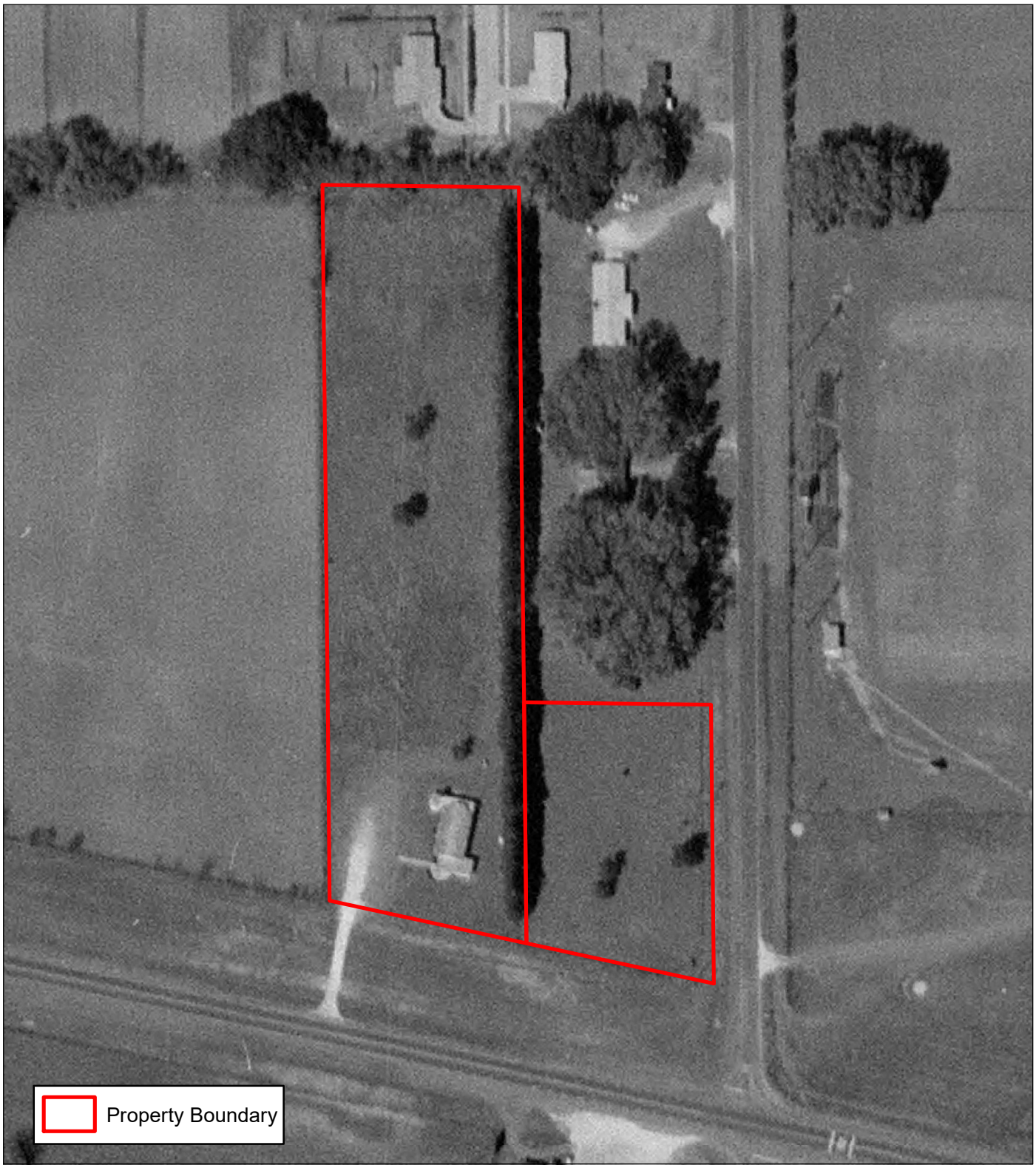
Appendix D

1964 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



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Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1971 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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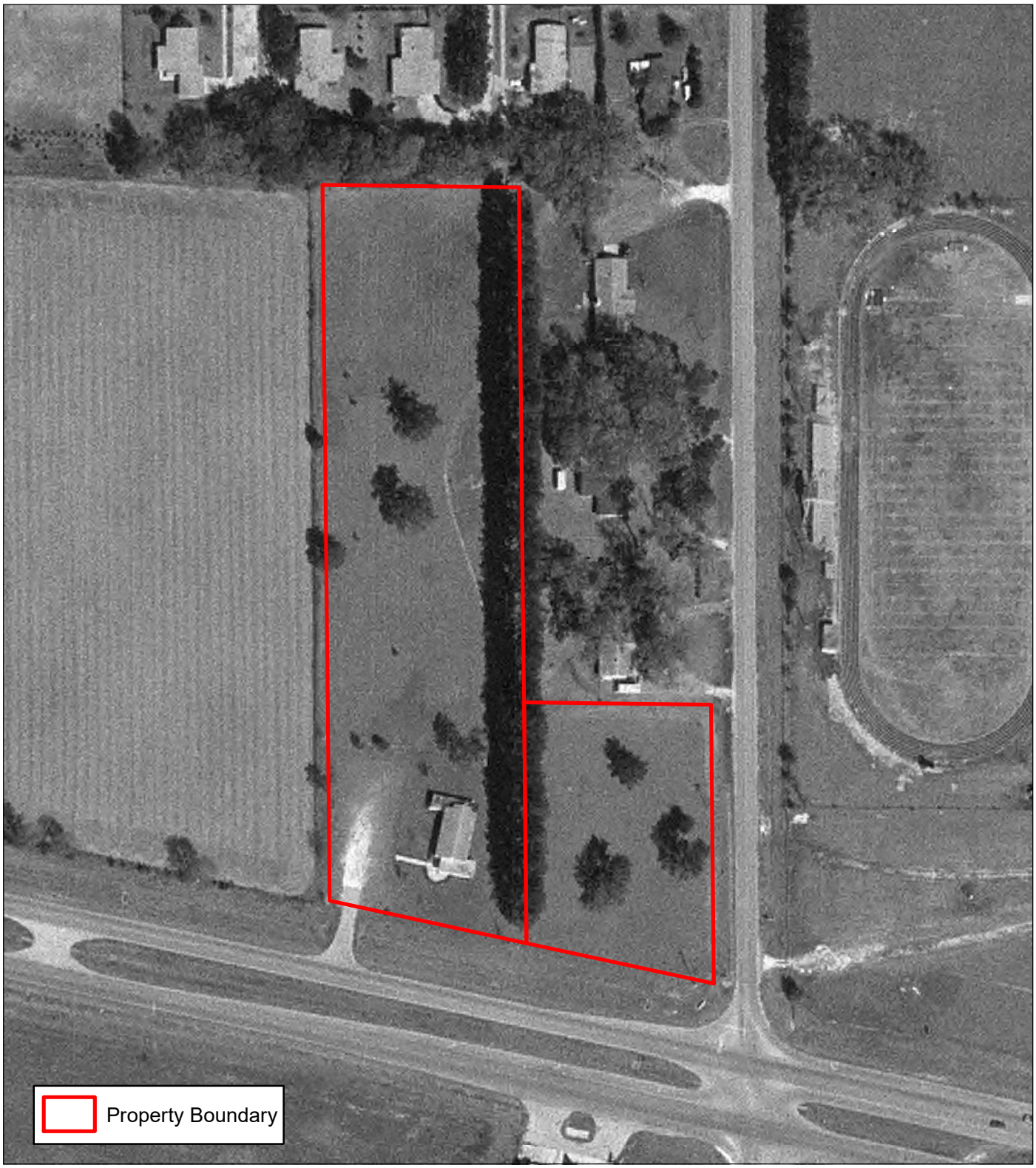

Aerial Photographs
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Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



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Appendix D

1982 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



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Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1994 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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March 2025



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Property Boundary
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Feet

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Appendix D

2004 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

2008 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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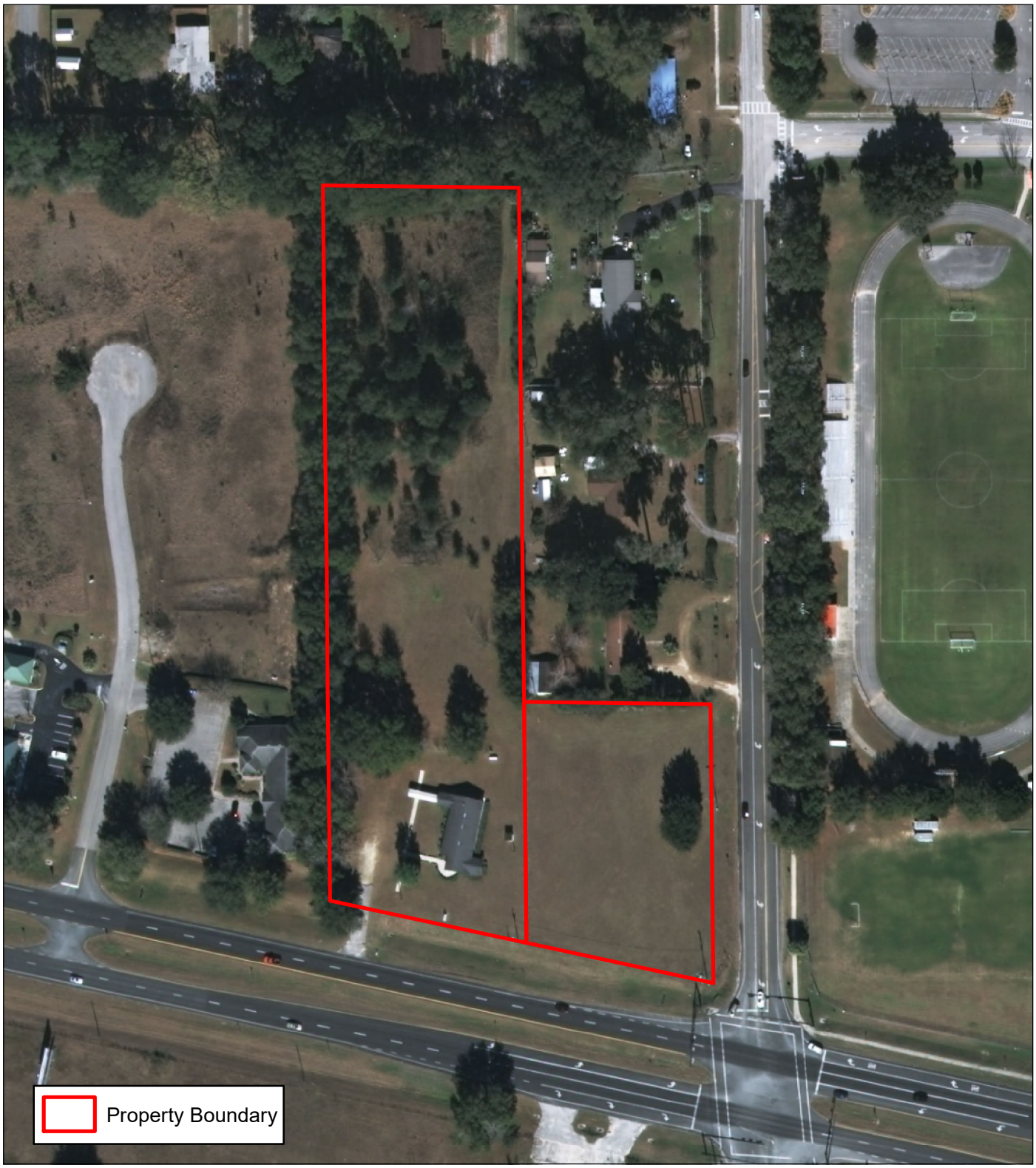

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Property Boundary
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0 75 150
Feet

General Location



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Appendix D

2014 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

2023 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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Thomson Project No. 25-1972
March 2025

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.5
March 04, 2025

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☐	Cole Information
1995	☑	☐	Cole Information
1992	☑	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

16313 NW US Highway 441
Alachua, FL 32615

Year	*CD Image*	*Source*
NW US 441 HWY		
2020	pg A2	EDR Digital Archive
NW US HIGHWAY 441		
2020	pg A4	EDR Digital Archive
2017	pg A6	Cole Information
2014	pg A10	Cole Information
2010	pg A15	Cole Information
2005	pg A20	Cole Information
2000	pg A23	Cole Information
1995	pg A25	Cole Information
US HIGHWAY 441		
2017	pg A8	Cole Information
2014	pg A12	Cole Information
2010	pg A17	Cole Information
2005	pg A21	Cole Information
2000	pg A24	Cole Information
1992	pg A26	Cole Information

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
NW 174TH DR			
2020	pg. A1	EDR Digital Archive	
2017	pg. A5	Cole Information	
2014	pg. A9	Cole Information	
2010	pg. A14	Cole Information	
2005	pg. A19	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

NW 174TH DR 2020

16404 ATM
RENASANT BANK
16407 ALACHUA TITLE SVC
FLOWERS SURVEYING-MAPPING
HASKINS DEMOLITION LLC
HORIZON REALTY INTL INC
HORIZON REALTY OF ALACHUA INC
SUWANNEE RIVER AREA HEALTH ED
TANNER CONSTRUCTION GROUP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US 441 HWY 2020

15000	ATM
	STOP N GO
15020	BM SERVICES OFFICE LLC
15040	ALACHUA COUNTY FIRE DEPT
15089	AMERIGAS PROPANE EXCHANGE
	ATM
	CIRCLE K
	GRILL DEPOT
15121	FUNKHOUSER'S TIRES BATTERIES
15155	ATM
	BLUE RHINO
	KING SPENCER
	LAB CORP
	WALGREENS
	WESTERN UNION AGENT LOCATION
15174	CVS/PHARMACY
	UPS ACCESS POINT LOCATION
15210	PRIME COMMUNICATIONS-AT&T AUTH
15250	DOLLAR GENERAL
	INTERFACE SECURITY SYSTEMS
15251	ROGER'S TIRE & AUTO REPAIR INC
15281	ALACHUA PRINTING
	FANTASY BROWS & BEYOND LLC
	QUEEN BEE WAXING LLC
15315	LUCKY PEARL LLC
15367	GATOR MUFFLER & COMPLETE CAR
15405	ATM
	EXPRESS LANE
15483	AUTOZONE
15530	ALACHUA COUNTY HEALTH DEPT
	HEALTH DEPARTMENT
	I NAILS & SPA
	ROSE GARDEN CHINESE RESTAURANT
	SUBWAY
15535	BLUE RHINO
	FAMILY DOLLAR STORE
15551	ADVANCE AMERICA
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE FLORIDA
	LITTLE PINE PEDIATRICS
	WOK & ROLL
15560	ATM
	COINSTAR
	HITCHCOCK'S MARKETS
	MOBILITY PLUS OF NORTH FLORIDA
	REDBOX
	RYAN LARMANN-STATE FARM INS
	TCC-VERIZON AUTH RETAILER
15579	ADVANCE AUTO PARTS
	UPS ACCESS POINT LOCATION

NW US 441 HWY 2020 (Cont'd)

15634	CITY OF ALACHUA
	DOMINO'S
	MI APA LATIN CAFE
	T B GOODS
15652	BARBER'S QUARTERS
	CELLULAR ORLANDO LLC
	COX RACHEL E
	FROSTY JACK'S INC
	JONAS JENNIFER
	LIFE SOUTH COMM BLOOD CTR INC
	LOPEZ KATHERINE M
	MOE'S SOUTHWEST GRILL
	ONE STOP MEDICAL
	WOMACK CODY GUNNER
15850	CREATIVE CUSTOM CARTS LLC
	MOTORY GROUP LLC
15900	WING STREET
15920	RADHATHAI INC
	TRAVELODGE BY WYNDHAM ALACHUA
15935	ALACHUA BBQ LLC
	SONNY'S BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN-I-75 AT EXIT 399
15979	WAFFLE HOUSE
15980	A & B TIRE AUTO REPAIR
16018	MC DONALD'S
16070	ATM
	CIRCLE K
	WENDY'S
16088	ZAXBY'S CHICKEN FINGERS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US HIGHWAY 441 2020

15551	ASHLEY MONTOYA
	CORTNEY WRIGHT
	EMILY RIVAS
	JODI LAMB
	JOSHUA STROMBERG
	KELLEY GREENE
	PHYLISS CREED
	SAVANNAH MICK
	TRYSH HAMILTON
15710	CHRISTOPHER KOROSIC
15920	ALPHA OMEGA
	MELISSA GEROUX
16018	JOHN SMITH
16091	LOUISE STASIULIS
16100	ARTI PATEL
	CHARU PATEL
	MANOJ PATEL
	PARESH PATEL
	PRAVIN PATEL
	SUMANT PATEL
16260	JOHN ROUX
16318	MORGAN LUTTRELL-WAITCUS
	RHONDA DETRICK
	TAURUS DETRICK
16402	ESTHER DEVLIN
	LAURIE JONES
16411	JANELLE GRAY
	MIKE MURPHY
16431	CHRISTOPHER SALAZAR
	FLOSSIE SALAZAR
	MIKE SALAZAR
16503	DANA QUEEN
	JOHN RAJER
	LOIS QUEEN
	TRACY LANCASTER
16509	JORGE MORA
16515	AMBER WAITE
	CARLOS TORRES
16521	DONNA ALLEN
	KATHRYN WEBER
	PAULA ORFANIDES
16527	DEBRA BACKLINIE
	DEBRA ROBINSON
	MARTHA LIDDELL
	PATRICIA ZOLL
	ROBINSON BACKLINIE
16615	SEAN WALKO
	TRACIE BYRD

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2017

16404 RENASANT BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
QUALTY VISION INTERNATIONAL
SURVEYING & MAPPING INC FLOWERS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2017

14423	BROWNS COUNTRY BUFFET
	EDWARD JONES
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
14480	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	CHRIST CENTRAL OF ALACHUA
	H&R BLOCK
	HIGHER STANDARDS
	VAPE DIMENSIONS
14570	CITY BOYS OF ALACHUA
14852	ALACHUA PEST SERVICES
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	FRISKEY, JOHN J
	METROPCS
14980	ALACHUA DOOR CO
15000	CHEVRON
	CLYDES TIRE & BRAKE INC
	J & C CUSTOM
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
15210	RED SKYE WIRELESS RSWFL8810
15250	DOLLAR GENERAL STORE
	INTERFACE SECURITY SYST
15251	ROGERS TIRE & REPAIR INC
	WALTERS, TROY
15281	ALPHABYTES COMPUTER LLC
15315	PURE PRESSURE AUDIO LLC
15350	TACO BELL
15367	GATOR MUFFLER & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	VERIZON WIRELESS
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LARRY DR LATOUR OPTOMETRIST
	LATOUR EYECARE
	WOK & ROLL
15560	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	QUALITY CLEANERS
	REDBOX
	VERIZON WIRELESS
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA

15634 MI APA LATIN CAFE
TB GOODS
15652 FROSTY, JACK
GATEWAY BANK
LIFESOUTH COMMUNITY BLOOD CENTERS
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 CREATIVE CUSTOM CARTS
STALBAUM AUTO SALES
15920 ECONO LODGE
15935 ALACHUA BBQ LLC
15947 PIZZA HUT
15960 QUALITY INN
15980 A & B TIRE AUTO REPAIR
16018 ILS WAYPORT
REDBOX
16070 KANGAROO
WENDYS
16088 ZAXBYS
ZAXBYS CHICKEN FINGERS & BUFFALO WI
16091 DUNKIN DONUTS
16100 AMERICAS BEST VALUE INN
DAYS INN
16130 KANGAROO EXPRESS
LIL CHAMP
16135 HUNGRY HOWIES PIZZA & SUBS
16260 JOHNS AUTO BODY
16313 CHURCH OF CHRIST SANTA FE HILLS
16330 SANTA FE FORD INC
SANTA FE INSURANCE AGENCY INC
16402 ESTHER DEVLIN DVM
HILLTOP ANIMAL HOSPITAL
LAURIE JONES DVM
16411 DICKERT, GEORGE T
16431 SALAZAR, FLOSSIE B
16503 QUEEN, LOIS L
16515 TORRES, CARLOS C
16521 ALLEN, JOHN T
16527 ZOLL, PATRICIA L
16530 JACKS SMALL ENGINE REPAIR
UHAUL
16615 LANE, DANNY

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2017

12515	PATHOLOGY SERVICES
12559	BEST BET AUTO SALES
12801	PHOENIX COMMERCIAL PARK
12895	ENCELL TECHNOLOGY LLC
16331	SCHOOL BOARD OF ALACHUA COUNTY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2014

16404 ALARION BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
SOL VALLEY FARMS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2014

14423	ALACHUA IMMEDIATE CARE CENTER
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
	TECH SUPPORT
14480	GULF COAST SUPPLY & MANUFACTURI
	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	H&R BLOCK
	RADIOSHACK
14570	CITY BOYS TIRE & BRAKE OF ALACHUA
14577	CAIN, FITZHUGH
14852	ALACHUA PEST SERVICE LLC
	UHAUL
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	BODYTECH, TATTOOING
	METROPCS
	THEN N AGAIN
14980	ALACHUA DOOR CO
15000	CHEVRON STATION ALACHUA
15020	LANDSCAPES UNLIMITED
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
	WARD, THERESEA
15210	WIRELESS WIZARD
15250	INTERFACE SECURITY SYST
15251	WALTERS, TROY
15281	ALACHUA PRINTING
	ALPHABYTES COMPUTER LLC
	HOOD, FRED
15315	BUSH AUTO REPAIR ALACHUA
	PURE PRESSURE AUDIO LLC
15350	STALBAUM, THOMAS
	TACO BELL
15367	GATOR MUFFLERS & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	ADVANTAGE WIRELESS COMMUNICATIO
	LADY BUG FLOWERS & PLANTS
15483	SANTA FE SPLASH
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LATOUR EYECARE
	LATOUR LARRY DR DGN OPTOMETRIST
	METRO PCS AUTHORIZED DEALER
	REQUEST PHYSICAL THERAPY OF ALACHUA
	SMOKIES INC

15551	WOK & ROLL
15560	DEJA VU TREASURES
	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	HITCHCOCKSS
	JACKSON HEWITT
	QUALITY CLEANERS OF ALACHUA
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA
	MI APA LATIN CAFE
	TB GOODS
15652	ESTATES LLC YOUNG
	FROSTY JACKS INC
	GATEWAY BANK
	LIFESOUTH COMMUNITY BLOOD CENTERS
	MSG ALACHUA LLC
	TAN USA
15702	GAINEY, MICHAEL
15710	KOROSIL, CHRISTOPHER A
15850	CREATIVE CUSTOM CARTS
	STALBAUM AUTO SALES
15920	ECONO LODGE
15935	ALACHUA BBQ LLC
	SONNYS BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN I75 AT EXIT 399
15980	A & B TIRE AUTO REPAIR
	SUNRISE FOOD MART
16018	ILS WAYPORT
	MCDONALDS
16050	GREYHOUND BUS LINES
	HIGH SPRING GIFT SHOPCOM
16070	KANGAROO EXPRESS
	WENDYS
16088	ZAXBYS
16091	DUNKIN DONUTS
16100	AMERICAS BEST VALUE INNALACHUA
16130	ALACHUA PAWN & JEWELRY
	ALACHUA PAWN & JEWELRY INC
16135	MASONS TAVERN
16260	JOHNS AUTO BODY
	ROUX, BRENDA
16313	CHURCH OF CHRIST SANTE FE HILLS
16530	JACKS SMALL ENGINE REPAIR LLC

12300 FARM CREDIT
12380 J D SANDERS INC
J D SANDERS INC OFC
JD SANDERS INC
SANDERS J D OFC
12426 13TH ST HOME SALES
13TH STREET HOME SALES LLC
12440 LOVE N CARE PRESCHOOL LLC
12501 HOUSE CRAFT HOMES
12510 SMYDER MOTOR SALES & EQUIPMENTGRAVEL
12515 PATHOLOGY SERVICES
12520 HENDRICKSON, MICHAEL
12528 FREELAND, JOHN C
12556 POLARIS
12559 LMN AUTO INC
OCCUPANT UNKNOWN,
12580 ENVIRONMENTAL SERVICES & PERMITTING
12705 LAYERED CELL TECHNOLOGY
12801 CITY OF GAINESVILLE
MOLTECH POWER SYSTEMS INC
PHOENIX COMMERCIAL PARK
12871 BREN TRONICS ENERGY SYSTEMS IN
12895 ENCELL TECHNOLOGY LLC
12967 DOWLING TREE SERVICES
12989 TAYLOR, BARBARA
13301 SABINE INC
13631 CRUCE, DONALD W
13640 PROCTOR ENGINEERING
13663 OCCUPANT UNKNOWN,
13669 OCCUPANT UNKNOWN,
13690 SOUTHERN CUSTOM
SOUTHERN CUSTOM INC
13700 SANCTUARY ALACHUA
13701 ADC SELF STORAGE
ALACHUA TRACTOR & EQUIPMENT COINC
NAPA AUTO PARTS
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, RONDA F
13920 CALVARY BAPTIST CHURCH
13935 HILLMAN SUPPLY COMPANY INC
14014 SAGER, ROBERT
14028 OCCUPANT UNKNOWN,
14423 EDWARD JONES FINANCIAL ADVISOR ED
14988 JOHNSTON, SHARON
16330 SANTA FE FORD INC
16331 OCCUPANT UNKNOWN,
SANTA FE HIGH SCHOOL
SCHOOL BOARD OF ALACHUA COUNTY

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2014 (Cont'd)

16402 DEVLIN ESTHER DGN DVM
HILLTOP ANIMAL HOSPITAL
JONES LAURIE DGN DVM
16411 GRAY, JANELLE A
16431 SALAZAR, FLOSSI B
16503 RAJER, JOHN W
16521 ORFANIDEZ, PAULA A
16527 CAIN, JACK A
16615 BYRD, BUDDY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2010

16407 ALACHUA TITLE SVC
HALLMARK MORTGAGE SVC
HORIZON REALTY
SUWANNEE RIVER AREA HEALTH ED

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2010

14411 KANGAROO EXPRESS
14423 MURRAY, JAY J
14520 SUNSTATE FEDERAL CREDIT UNION
14557 ALLSTATE INSURANCE CO
H&R BLOCK
SNELGROVE, DIANA H
14570 CITY BOYS TIRE & BRAKE
14577 CAIN, FITZHUGH
14821 LITTLE ANGELS CHILD CARE
14861 CHILDRENS MEDICAL CENTER
HASER MICHAEL MD
14880 CONVENIENCE LUBE INC
14923 BODYTECH TATTOOING & PIERCING
BODYTECH, TATTOOING
DESIGNER WORKROOM
NAUGHTY PETS LLC
WALKER FUNERAL HOME
14980 UHAUL CO
15020 DASI
ELLIS WORLD ALLIANCE CORP
15040 ALACHUA COUNTY FIRE DEPT
15089 GRILL DEPOT
KANGAROO EXPRESS
15093 ELEANORS HAIR SALON
15121 FUNKHOUSERS TIRES BATTERIES
15155 WALGREENS
15210 WIRELESS WIZARD
15251 ROGERS TIRE & REPAIR INC
15281 OCCUPANT UNKNOWN,
15315 CELLRITE
PURE PRESSURE AUDIO LLC
15367 GATOR MUFFLER & COMPLETE CAR
15405 EXPRESS LANE FOOD STORES
15419 MARONDA HOMES INC
OCCUPANT UNKNOWN,
15483 SWAMP WASH ALACHUA
15530 ALACHUA COUNTY HEALTH CLINIC
HEALTH DEPT
MAUI TERIYAKI
SUBWAY
15551 ADVANCE AMERICA
CYBER GALAXY LLC
FAMILY DOLLAR STORE
LATOUR EYECARE
MOVIE GALLERY
SHERWINWILLIAMS
TANNING TRANSITIONS INC
WOK & ROLL
15560 CURVES
HOMETOWN PHARMACY

15579 ADVANCE AUTO PARTS
15634 DOMINOS PIZZA
15652 GATEWAY BANKCENTRAL FLORIDA
LIFE SOUTH COMM BLOOD CTR INC
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 STALBAUM AUTO SALES
15920 ECONO LODGE
15947 PIZZA HUT
15960 QUALITY INN
15979 WAFFLE HOUSE
15980 A & B TIRE AUTO REPAIR
15981 SCULTURA
16018 IISWAYPORT INC
MC DONALDS
16050 CHOWDHURY HINE CHICKEN
16070 GRILL DEPOT
HSI TELECOMMUNICATIONS INC
KANGAROO EXPRESS
WENDYS
16091 BOBS CITGO
PIZZA VITO
TACO BELL
16100 DAYS INNALACHUA
16135 HUNGRY HOWIES PIZZA
KAZBORS GRILLE
16161 HERITAGE OAKS
16213 SANTA FE HIGH SCHOOL
16313 CHURCH OF CHRISTSANTA FE HLLS
16318 DETRICK, TAURUS M
16515 OCCUPANT UNKNOWN,
16521 OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2010

2801 ALACHUA COUNTY CHOPPERS
12300 FARM CREDIT OF NORTH FLORIDA
12380 J D SANDERS INC
12440 MISS JONIS PRESCHOOL
12501 HOUSE CRAFT HOMES
12515 PATHOLOGY SERVICES INC
12520 KELLEHER, SEAN
12528 FREELAND, JOHN C
12556 POLARIS OF GAINESVILLE
12580 ENVIRONMENTAL SERVICES
12591 MC DAVID ROOFING INC
12705 LAYERED CELL TECHNOLOGY
12829 SPERRING, TOM R
12895 PHOENIX COMMERCIAL PARK
12967 DOWLING TREE SVC
12989 OCCUPANT UNKNOWN,
13301 SABINE INC
13417 ROPER, MICHAEL A
13510 J A WEBSTER INC
13631 CRUCE, DEBRA W
13640 PROCTOR ENGINEERING
13642 STATE PLASTERING CO INC
13669 OCCUPANT UNKNOWN,
13701 ADC SELF STORAGE
13803 STEELE, WENDI
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, RONDA F
13925 CHAMBERS, HILDA
13935 HILLMAN SUPPLY CO INC
14013 OCCUPANT UNKNOWN,
14014 OCCUPANT UNKNOWN,
14018 OCCUPANT UNKNOWN,
14028 OCCUPANT UNKNOWN,
14060 MCMILLAN, W J
14101 AGENCY FOR HEALTHCARE ADM
AGRICULTURE & CONSUMER SVC
DEPARTMENT OF HEALTH
FLORIDA DEPARTMENTLAW ENFRCMT
HEALTH CARE AGENCY
INVESTIGATIVE SERVICES DEPT
14107 DEPARTMENT OF REVENUE
GENERAL BUILDING MAINTENANCE
JUVENILE JUSTICE DEPT
JUVENILE PROBATION UNIT
PERSONNEL DEPT
REVENUE DEPT
14435 PRESERVING RURAL PROPERTY VLS
TECH SUPPORT

16330 FORD RENTAL SYSTEM
SANTA FE FORD & POWER SPORTS
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 OCCUPANT UNKNOWN,
16515 WAITE, JAMES
16521 OCCUPANT UNKNOWN,
16527 CAIN, JACK A
16530 JACKS SMALL ENGINE REPAIR
16615 JEFFORDS, BELLE

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2005

16404 AMERICAN DREAM CUSTOM HOMES LLC
16407 ALACHUA TITLE SERVICES
HORIZON REALTY OF ALACHUA INC
STOCKTON, TURNER
WOLFE, STOCKTON T

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2005

14520	SUNSTATE FEDERAL CREDIT UNION
14557	ALPHA MORTGAGE
	H & R BLOCK
	SNELGROVE ENTERPRISES
14570	CITY BOYS TIRE & BRAKE OF ALACHUA
14861	CHILDRENS MEDICAL CENTER
15147	INSPIRATIONAL BOOK OUTLET
	TERRELLS BARBEQUE
15150	ECKERD DRUG STORE
15530	VIDEO CITY OF ALACHUA INC
15535	EMERSON COFFEE INC
15551	KNEADING HANDS MASSAGE THERAPY
	LATOUR EYE CARE
	LIL CAFFIES SEAFOOD
	POWELL JASON T D C
	RICHESON MARCUS K DC
	TANNING TRANSITIONS INC
	WOK N ROLL
	XING, WANG
15560	A BERRY CHIROPRACTOR
	HITCHCOCK & SONS INC
	HOMETOWN PHARMACY
	JACKSON HEWITT TAX SERVICE
	NORTH CNTL FL PROPERTY MGMT INC
15579	DISCOUNT AUTO PARTS
15615	AFFORDABLE HOUSING OF ALACHUA
	PREMIER PROCESSING
15710	STUBBLEFIELD, SHANE
15850	A1 TOWING SERVICE & AUTO REPAIR
	STALBAUM AUTO SALES INC
15920	SOMANIA CORP
15947	PIZZA HUT
15960	QUALITY INN
	TEMPLE HILL INC
15979	WAFFLE HO
15980	HARRYS TIRES & REPAIRS
15981	WESTERN TEPEE THE
16018	MCDONALDS OF A
16070	D & C FOODS INC
	EMILY WHITES RESORT TRAVEL
	WHITES EXXON LLC
16091	BOBS CITGO INC
	PROGRESSIVE RESTAURANTS INC
16100	MANOJ PATEL ENTERPRISES INC
16130	DENNIS & DEVLIN COMPUTERS MEDICS
16135	KAZBORS BAR & GRILLE
16213	SCHOOL BOARD ALACHUA COUNTY FL

US HIGHWAY 441 2005

12300 AGFIRST INC
FARM CREDIT OF NORTH FLA ACA
12310 J D SANDERS RVS
12375 PROBUILT FACTORY OUTLET
12380 JD SANDERS INC
12510 SMYDER MOTOR SALES & EQUIPMENT
12528 FREELAND, JOHN C
12537 J & L AUTO SALES
JAMES DAVIS
OCCUPANT UNKNOWN,
U HAUL CO
12591 MCDAVID ROOFING INC
12801 MOLTECH POWER SYSTEMS INC
12829 SPERRING, TOM R
12919 HOPEKE, THOMAS B
12989 SMITH, KEILA
13025 WASTE PRO OF FLORIDA
13075 LINDSAY, LINDA L
13205 WASTE PRO
13301 SABINE INC
13631 CRUCE, D W
13642 BOSTON, JOFFRE T
13651 SOUTHERN CUSTOM INC
13669 CRUCE, HARDY E
13700 ALACHUA MASSAGE CENTER
ALACHUA MASSAGE CTR
13701 ADC SELF STORAGE
13803 STEELE, WENDI
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13834 PAGELS, MICHAEL
13835 HILLMAN SUPPLY CO INC
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, F
13925 CHAMBERS, JAMES C
13932 ADAMS, JEFFERY C
14018 PRUITT, E L
14021 ALACHUA AUTOS
14029 MANTLO, PAMELA D
14060 MCMILLAN, W J
14101 DEPARTMENT OF HEALTH
14107 FLORIDA STATE DEPARTMENT OF REVENUE
THE DEPARTMENT OF JUVENILE JUSTICE
14411 PANTRY INC
14423 ALACHUA IMMEDIATE CARE CENTER
FEARING, MITCH
14435 DASI
FARM BUREAU INSURANCE CO
PRESERVING RURAL PROPERTY VALUES INC
14480 NAPA AUTO & TRUCK PARTS

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2005 (Cont'd)

16300 COMFORT HOMES OF ALACHUA
HILLSIDE HOMES L L C
HILLSIDE HOMES LLC
16318 PAKULA, JOANNA L
16330 SANTA FE SUZUKI
16331 SANTA FE HIGH SCHOOL
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 FLEMING, PATRICIA H
16515 WAITE, JAMES
16527 CAIN, JACK A

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2000

12105 DOBY, LINDA
GUTHRIE, STACEY
HAMILTON, LARRY
THOMAS, TARA L

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2000

12316	JONIS MISS PRESCHOOL
13417	OCCUPANT UNKNOWN,
13715	DINKINS, JIMMY R
13733	CRUCE, LARRY
14021	ALACHUA AUTOS USED CARS
14028	COOPER, GUY H
16330	SANTA FE FORD
16331	ALACHUA COUNTY OF SCHOOLS PUBLIC
	SANTA FE HIGH SCHOOL ALL DEPARTMENTS
	SANTA FE HIGH SCHOOL ATHLETIC PROGRAM
	SANTA FE HIGH SCHOOL CAFETERIA
	SMITH, J
16503	VINCILL, BEULAH
16509	FLEMING, P

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 1995

12105 SHAFFER, KEVIN
13417 WERSHOW, E
16503 VINCILL, BEULAH

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 1992

101	HUNTLEY JIFFY FOOD
113	AARDVARK VIDEO
209	LADY BUG FLOWERS
235	STAGE II HAIR CTR
305	SBP
470	ALACHUA ANML HOSP
1210	LIL CHAMP FOOD STOR
1307	J J LUCKEY & CO
4020	CROSSROADS INS AGCY
4022	HORIZON REALTY
16331	NO FLA TELEPHONE CO

Owner or Site Manager Interview

Interview Date:	March 20, 2025
Name:	Robert M. Matheny
Title:	President
Company/Organization:	Santa Fe Hills Church of Christ

Status:

- ☐ Client/Owner
- ☐ Site Manager
- ☐ Occupant
- ☐ Government Official
- ☑ Other

President of Santa Fe Hills Church of Christ

During what time period were you the site manager of the property?

What was type of business did you have at the property?

Church Building

Do you know the past uses of the property?

- ☑ Yes
- ☐ No

If yes describe:

Always used as a place to worship

Do you know of specific chemicals that are present or once were present at the property?

- ☐ Yes
- ☑ No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you know of any environmental cleanups that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

☐Yes
☑No

If yes describe:

_____

_____

_____

_____

_____

joel@thomsonenv.com

From: Gia & Scott arvin <askthearvins@yahoo.com>
Sent: Sunday, March 23, 2025 3:40 PM
To: Joel Thomson
Cc: Orlando Jaffee Cabot
Subject: Re: Church Property - Alachua

From the church contact:

Spoke to a member that has been there off and on since the beginning. She said as far as knows they never had fuel oil heat, only gas, and never buried a propane tank. There is a septic tank. I was quite sure there wasn't any sewer charge that was paid. She is also going to confirm those answers with her brother, Paul, who has always been a member there. If he has any different answers I will let you know ASAP.

Gia Arvin
Matchmaker Realty
352-870-4428
gia@giaandscott.com

On Mar 20, 2025, at 12:34 PM, Joel Thomson <joel@thomsonenv.com> wrote:

Thanks Cabot. A couple of additional questions below...

Gia, to your knowledge did the church facility ever have a heating oil tank for the onsite furnace?

I believe it was connected to natural gas on the day of my field visit. Is that correct? Or is there a buried propane tank?

Does the church operate on a septic tank and field? Or is it hooked up to municipal sanitary sewer?

Thanks!

From: Jaffee, Cabot @ Orlando <Cabot.Jaffee@cbre.com>
Sent: Thursday, March 20, 2025 8:14 AM
To: gia arvin <askthearvins@yahoo.com>
Cc: Joel Thomson <joel@thomsonenv.com>
Subject: Church Property - Alachua

Hey Gia,

Can you or the owners please fill out the questionnaire attached? This is for the phase 1. I will also get an updated estimate for closing on the property. I am also copying Joel Thomson to this email as he had some questions regarding the Church Property.

Talk to you soon.

Thanks,

Cabot

Cabot L. Jaffee III
Senior Vice President
CBRE | Advisory & Transaction Services - Florida
200 S. Orange Ave., Suite 2100 | Orlando, FL 32801
T +1 407 404 5051 | F +1 407 404 5101 | C +1 407 493 6075
cabot.jaffee@cbre.com | CBRE.com

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APPENDIX E

User Questionnaire

PHASE I ENVIRONMENTAL SITE ASSESSMENT
ASTM STANDARD E1527-21 USER QUESTIONNAIRE
Alachua Property, Alachua County, Florida

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(Please provide answers in the space provided after each question. Additional space is provided on the last page if required.)

Property Name and Address: West Side Commons

16313 NW US HWY 441; Unassigned. Parcel ID Numbers: 03044-002-000; 03044-001-002

Name of User: Alachua Outparcel Relationship to Property: Purchaser

Signature of User: Zachary Pinel Date: 3/4/2025

(1) Have you engaged a title company or title professional to undertake a review of reasonably ascertainable recorded land title records (often referred to as a chain of title)? ✓ YES ___ NO

(2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal , tribal, state or local law? ___ YES ✓ NO

(3) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ___ YES ✓ NO

(4) As the User of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ___ YES ✓ NO

(5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you responded "No", have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ✓ YES ___ NO

(6) Are you aware of any commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? ✓YES ___NO

_____

For example, as User,

(a) Do you know the past uses of the property? ✓YES ___NO
1 parcel vacant, the other was a church

(b) Do you know of specific chemicals that are present or once were present at the property? ___YES ✓NO _____

(c) Do you know of spills or other chemical releases that have taken place at the property? ___YES ✓NO _____

(d) Do you know of any environmental cleanups that have taken place at the property? ___YES ✓NO _____

(7) As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? ___YES ✓NO _____

_____

(8) In accordance with Section 6.7 of ASTM Standard E1527-21, unless stated otherwise the reason for the User requesting this ESA shall be assumed to be "to qualify for a Landowner Liability Protection (LLP) to CERCLA liability". (State Reason if Different) _____

(9) Do you know whether any of the following documents exist and, if so, whether copies can and will be provided to the Environmental Professional within reasonable time and cost constraints?

a. Environment site assessment reports (___YES ✓NO)
b. Environment compliance audit reports (___YES ✓NO)
c. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits) (___YES ✓NO)
d. Registrations for underground and above-ground storage tanks (___YES ✓NO)
e. Registrations for underground injection systems (___YES ✓NO)
f. Material safety data sheets (___YES ✓NO)
g. Community right-to-know plan (___YES ✓NO)
h. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc. (___YES ✓NO)
i. Reports regarding hydrogeologic conditions on the property or surrounding area (___YES ✓NO)
j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property (___YES ✓NO)
k. Hazardous waste generator notices or reports (___YES ✓NO)

l. Geotechnical studies (___YES ✓NO)
m. Risk assessments (___YES ✓NO)
n. Recorded Activity and Use Limitations (AULs) (___YES ✓NO)

COPIES OF THE FOLLOWING WILL BE PROVIDED (Example: a, e, and k): _____
_____

(10) Are you aware of:

a. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

b. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

c. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ___YES ✓NO
_____

ADDITIONAL SPACE FOR ANSWERS (AS NEEDED):

<END OF USER QUESTIONNAIRE>

APPENDIX F

Statement of Qualifications

thomson
ENVIRONMENTAL CONSULTING

JOEL A. THOMSON
PRESIDENT

Mr. Thomson serves as President of Thomson Environmental Consulting, LLC. He combines an interdisciplinary background with extensive knowledge gained through applied fieldwork and exposure to a wide variety of consulting scenarios. He has provided both public and private clients with environmental consulting services for over 14 years.

Mr. Thomson meets the requirements of an Environmental Professional (EP) as defined in 40 CFR §312.10 by holding a baccalaureate degree in science and having more than five (5) years of full-time relevant experience (as defined by §312.1(c)).

Since prior to 2005, Mr. Thomson has performed numerous environmental site assessments and investigations of surface and subsurface conditions and has used professional judgment to develop opinions regarding conditions indicative of releases or threatened releases on the following types of properties, among others:

- Raw land
- Agricultural land
- Single-family homes
- Multi-family residences
- Commercial real estate parcels (undeveloped)
- Office buildings
- Shopping malls
- Ski resorts and snow-making operations
- Airport hangars

Mr. Thomson has provided Phase I Environmental Site Assessments (ESAs) to clients in the following states:

- Florida
- New Hampshire
- Vermont
- California
- Nevada
- Arizona

EDUCATION The College of William and Mary in Virginia, 1995, B.S., Biology and Environmental Science (Dual Majors)
Rollins College, 2002, M.B.A., Carl Osgood Award Recipient (Class Valedictorian)

CERTIFICATIONS AND TRAINING

- FDEP Stormwater, Erosion and Sedimentation Control Inspector #5859
- FDEP Stormwater, Erosion and Sedimentation Control Advanced Inspector Training
- FDEP Stormwater, Erosion and Sedimentation Control Instructor #407
- Commercial Herbicidal Applicator with Aquatics Designation (License No. CM19903)
- ASTM E 1527-05 Qualified Environmental Professional (EP)
- FFWCC Authorized Gopher Tortoise Agent (Permit No. GTA-10-00009)
- FDEP Bio-Reconnaissance Macroinvertebrate Sampling
- ESRI ArcView GIS, including mobile applications
- Wildland Firefigher Training (through S-290)
- FDEP/WMD Unified Mitigation Assessment Method (UMAM) Training
- Hydric Soils / Unified Wetland Delineation Methodology Training

Stormwater Report

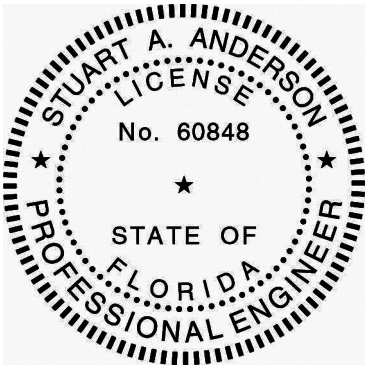
For

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



STUART ANDERSON, P.E.
FL REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

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PH 407.645.5008 I FX 407.629.9124

STORMWATER MANAGEMENT DESIGN
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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

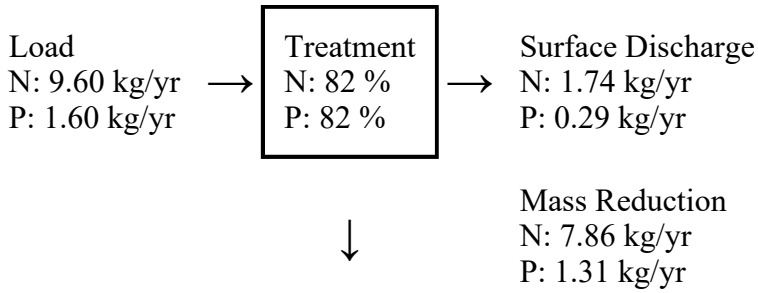
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

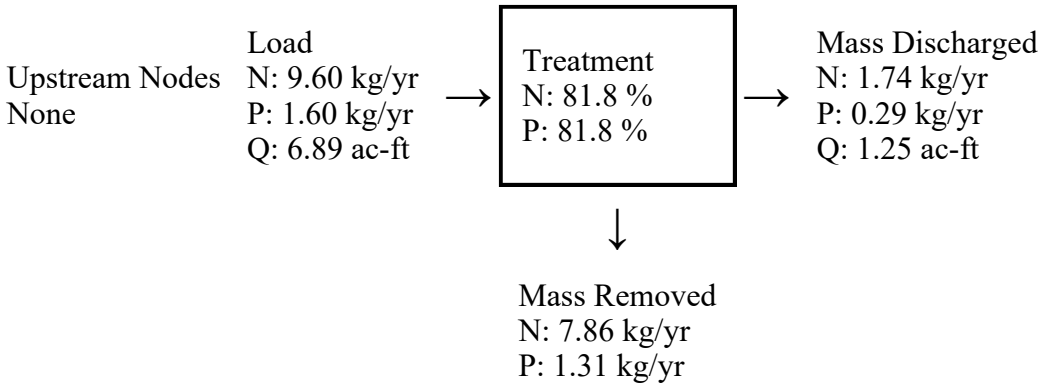
Groundwater Discharge (Stand-Alone)

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
Copyright 2012
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

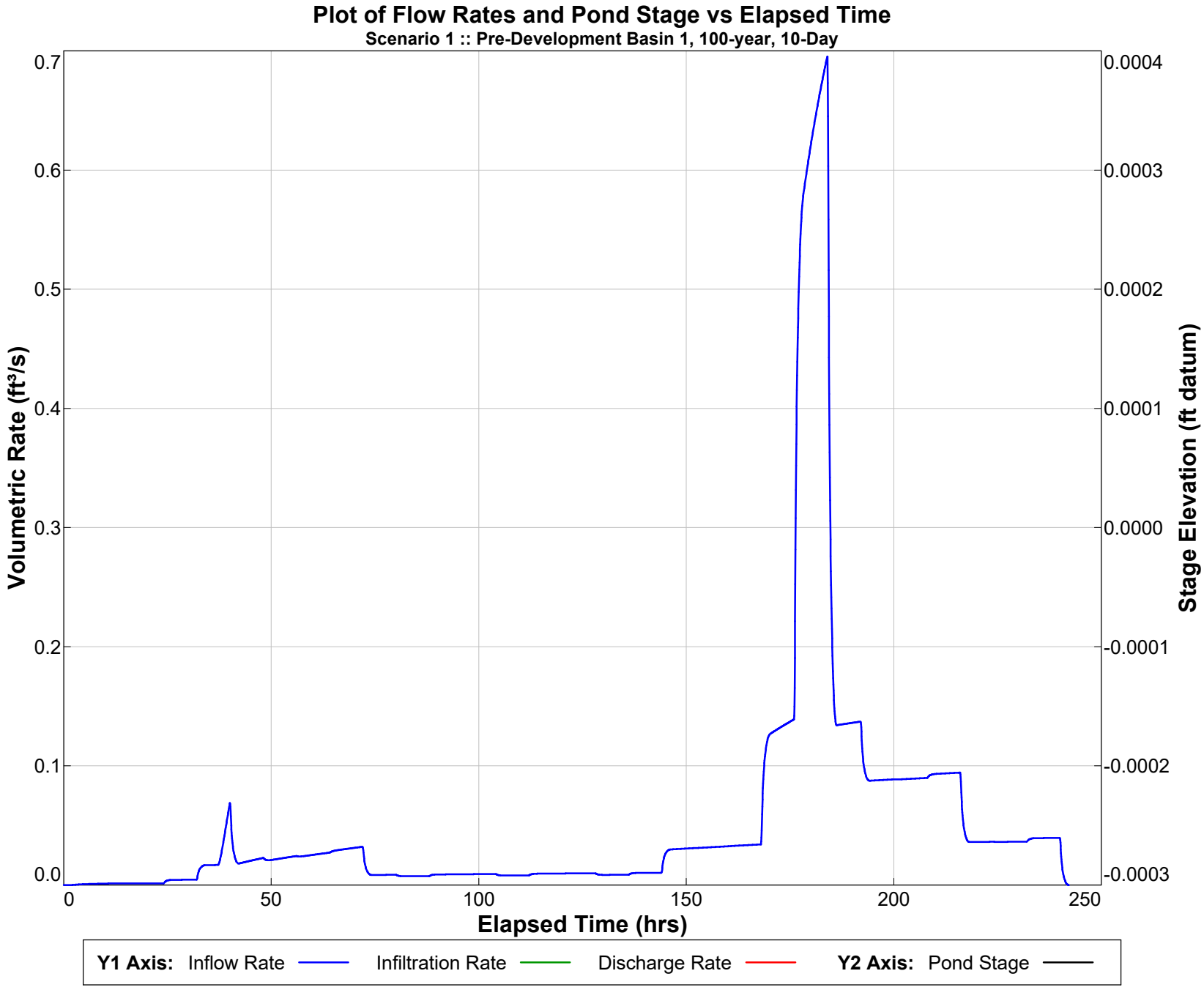
Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

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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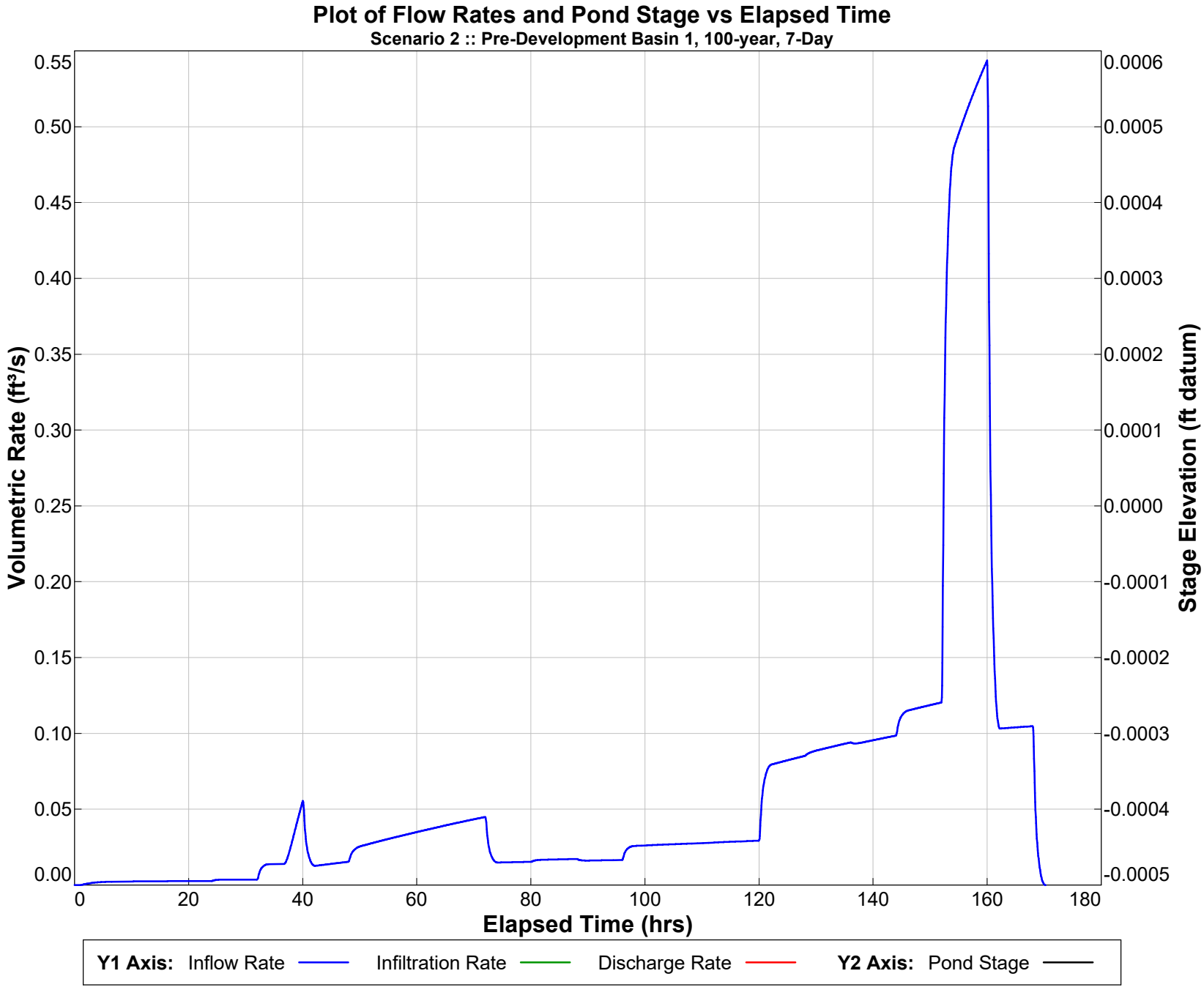
Summary of Results *:: Scenario 2 :: Pre-Development Basin 1, 100-year, 7-Day*

	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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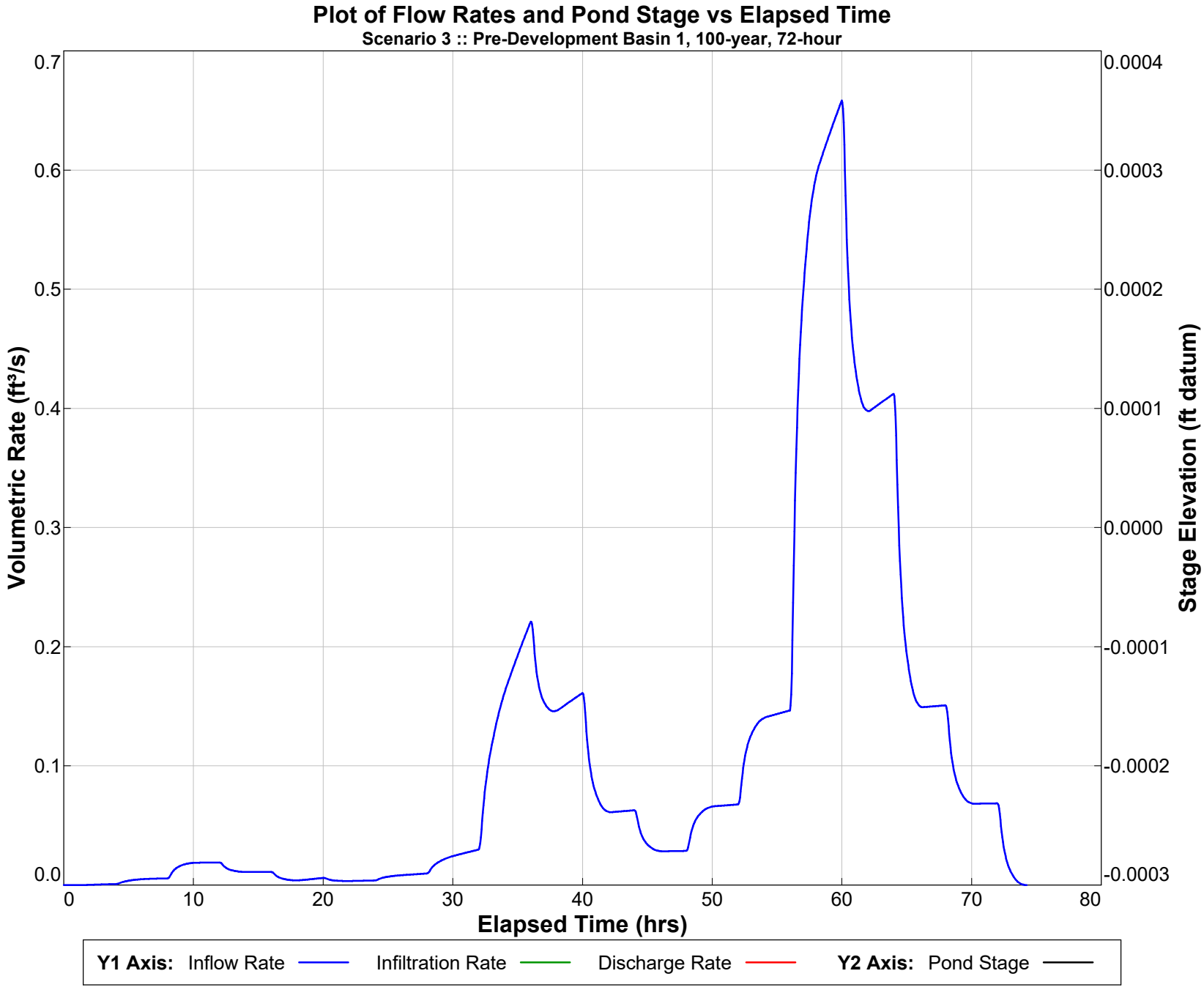
Summary of Results *:: Scenario 3 :: Pre-Development Basin 1, 100-year, 72-hour*

	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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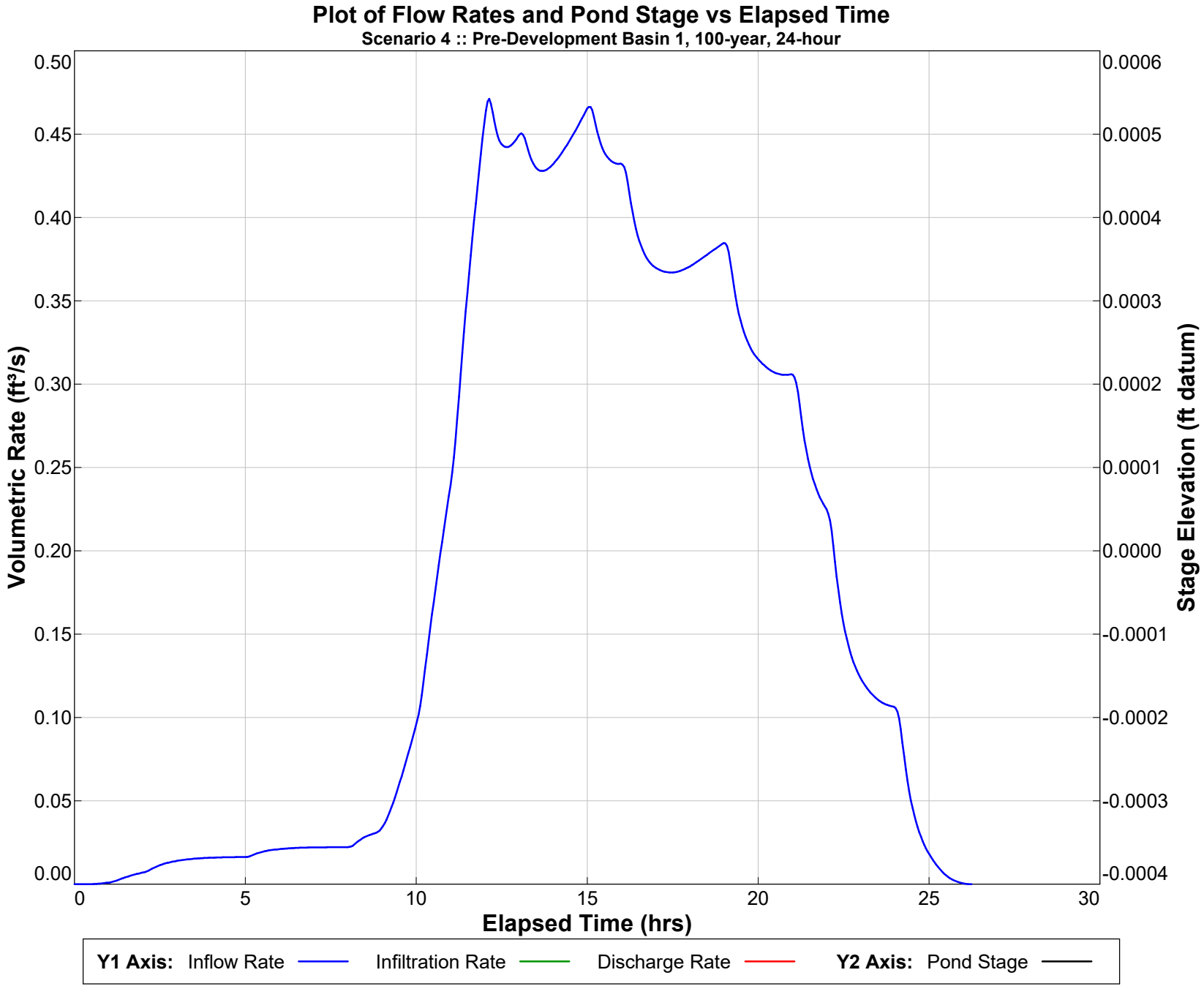
Summary of Results *:: Scenario 4 :: Pre-Development Basin 1, 100-year, 24-hour*

	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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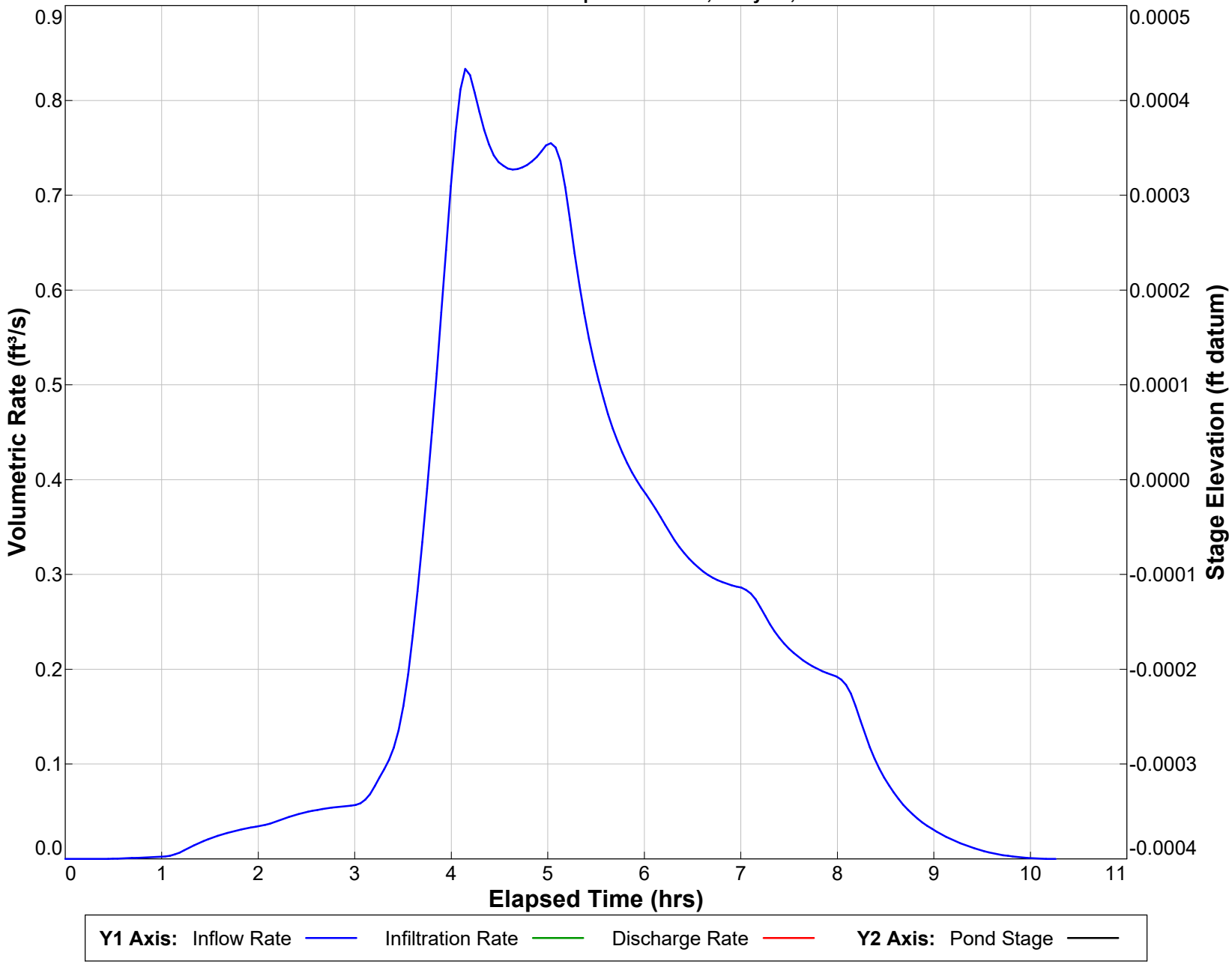
Summary of Results *:: Scenario 5 :: Pre-Development Basin 1, 100-year, 8-hour*

	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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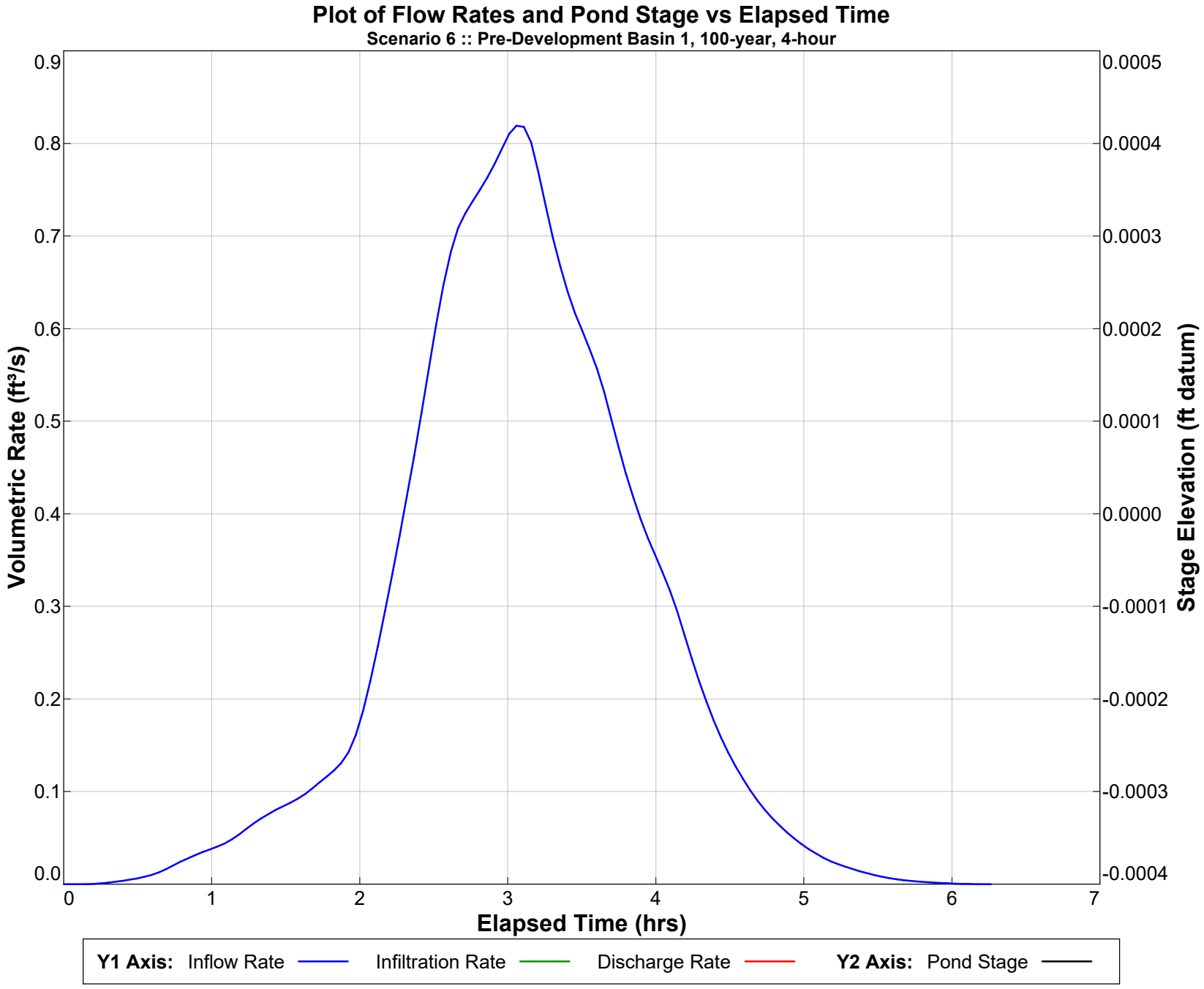
Summary of Results *:: Scenario 6 :: Pre-Development Basin 1, 100-year, 4-hour*

	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.



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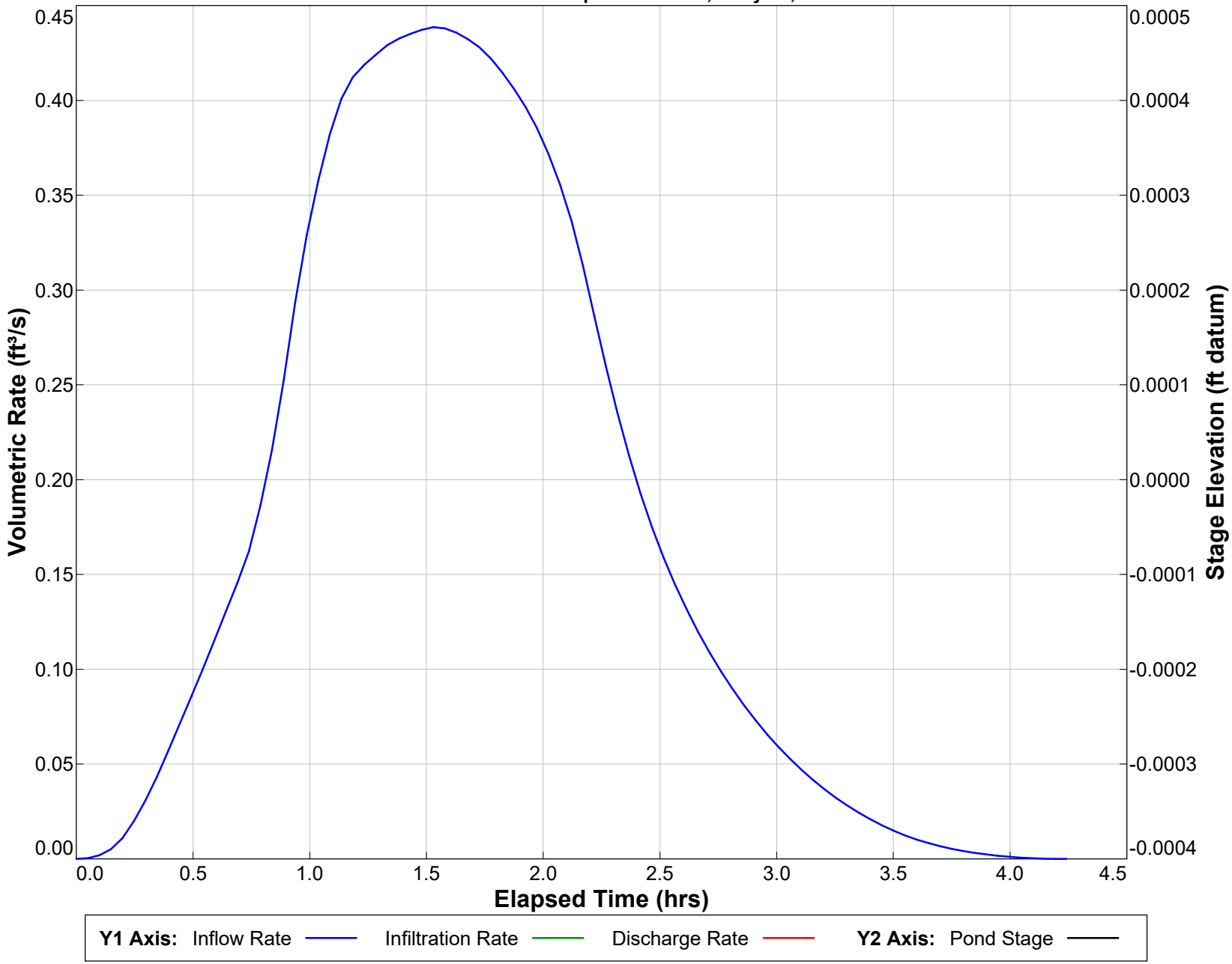
Summary of Results *:: Scenario 7 :: Pre-Development Basin 1, 100-year, 2-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 7 :: Pre-Development Basin 1, 100-year, 2-hour



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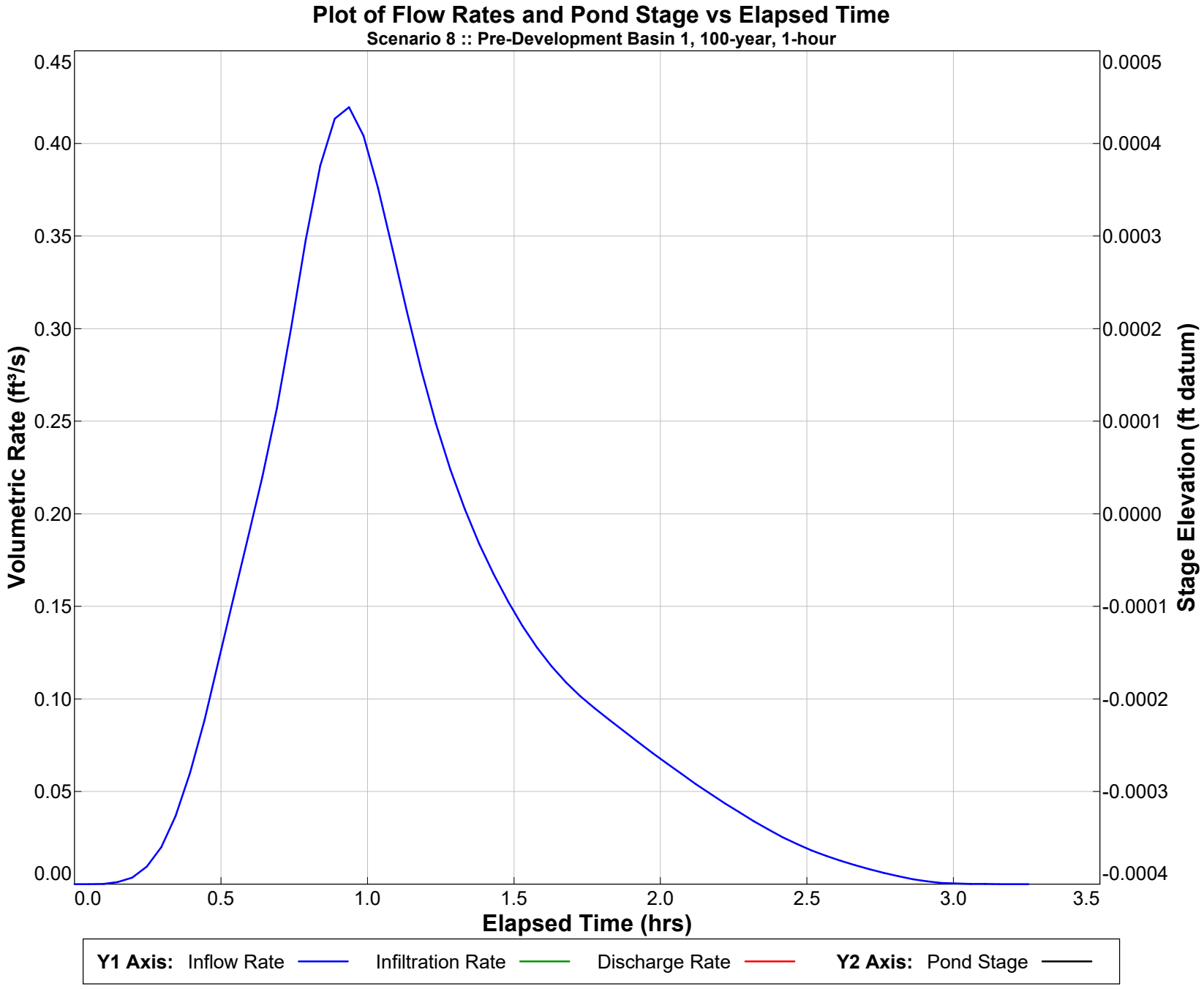
Summary of Results *:: Scenario 8 :: Pre-Development Basin 1, 100-year, 1-hour*

	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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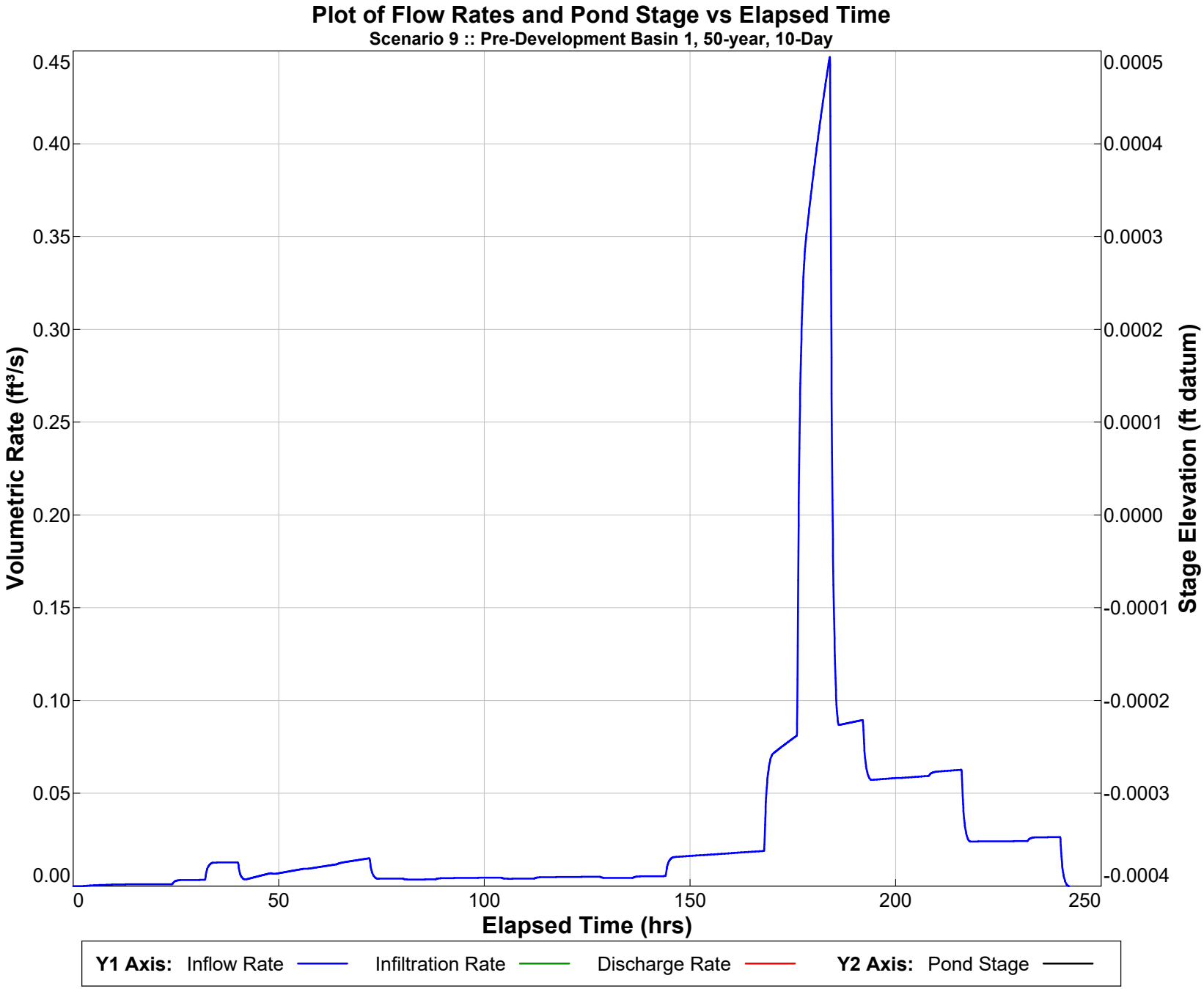
Summary of Results *:: Scenario 9 :: Pre-Development Basin 1, 50-year, 10-Day*

	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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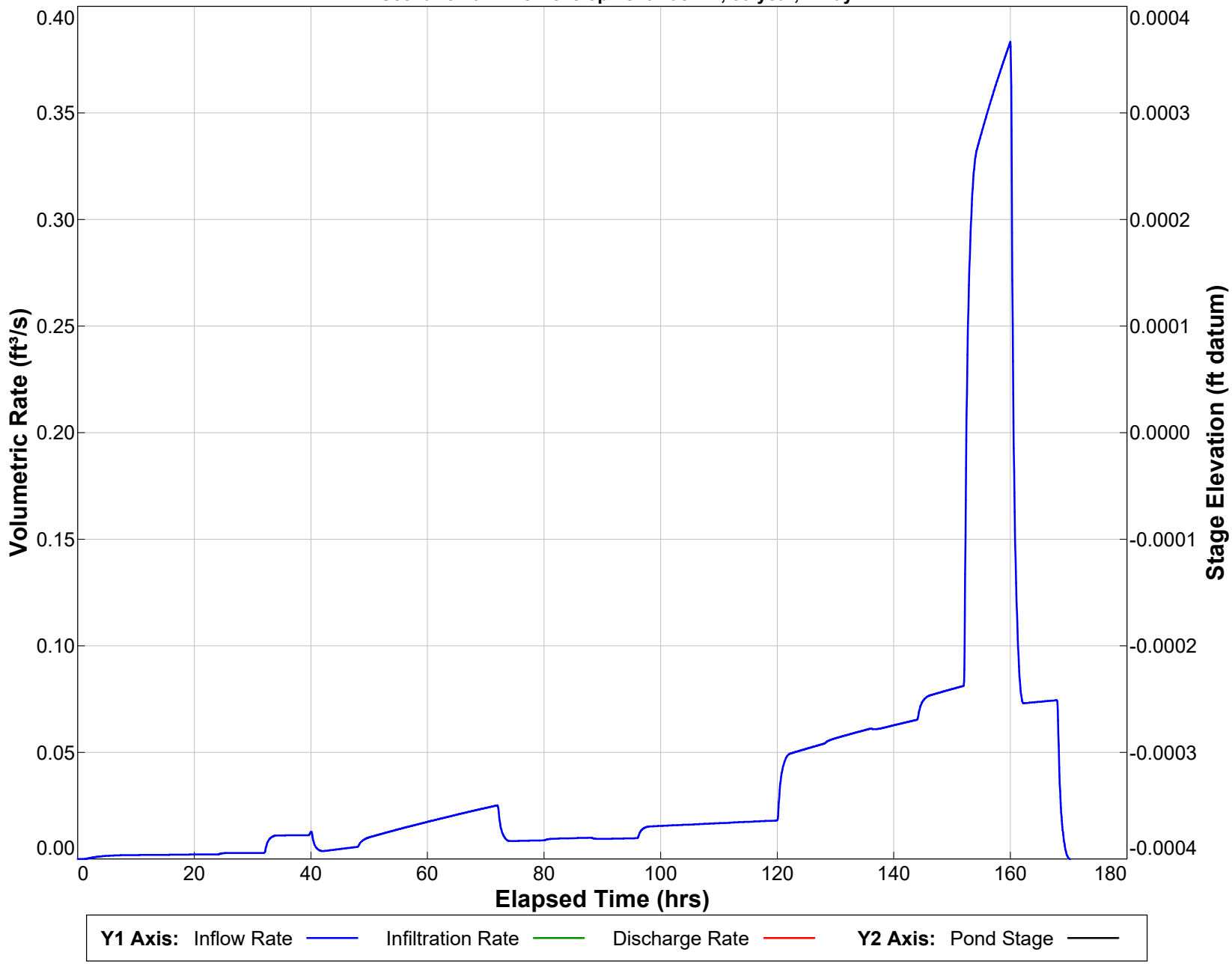
Summary of Results *:: Scenario 10 :: Pre-Development Basin 1, 50-year, 7-Day*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 10 :: Pre-Development Basin 1, 50-year, 7-Day



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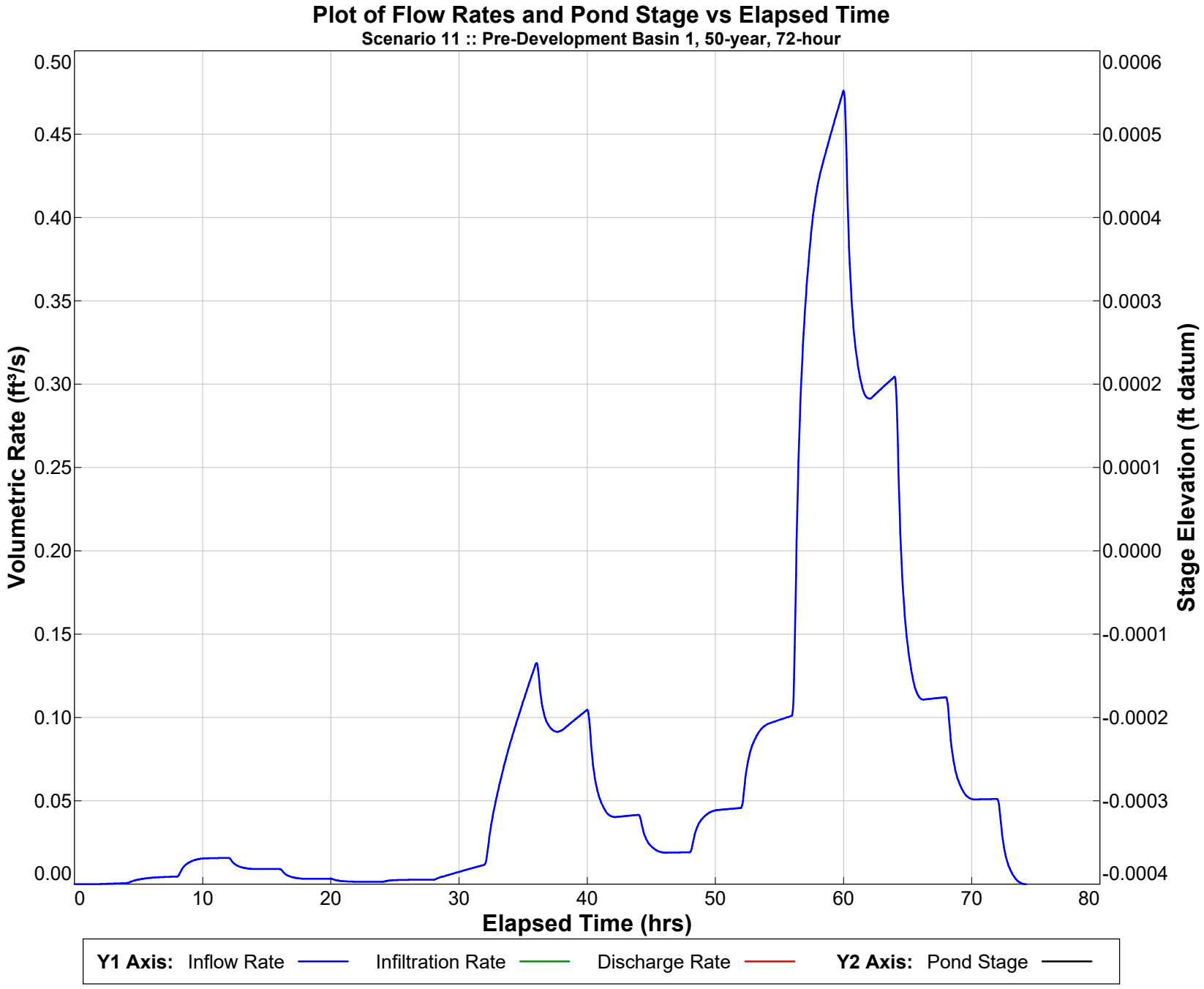
Summary of Results *:: Scenario 11 :: Pre-Development Basin 1, 50-year, 72-hour*

	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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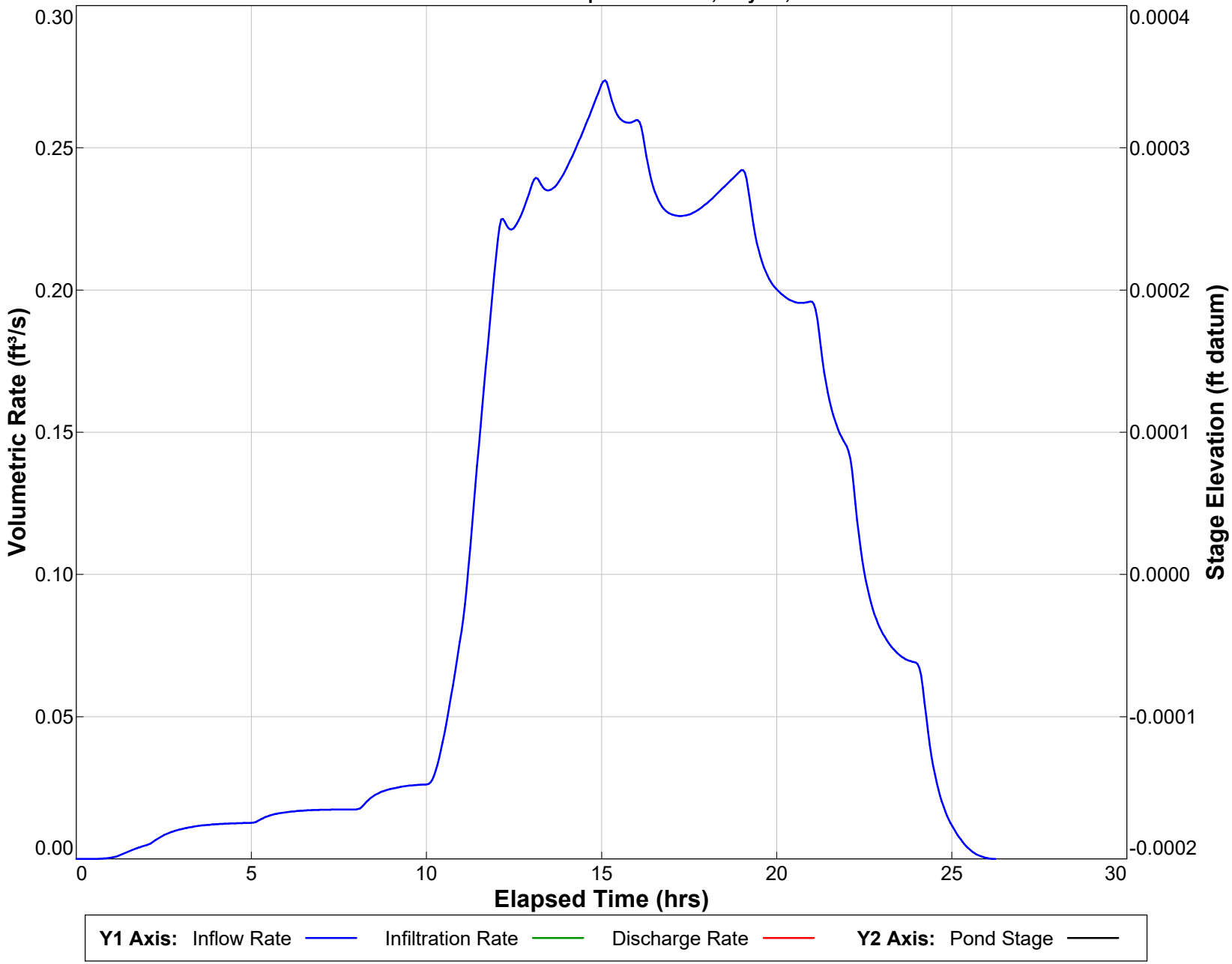
Summary of Results *:: Scenario 12 :: Pre-Development Basin 1, 50-year, 24-hour*

	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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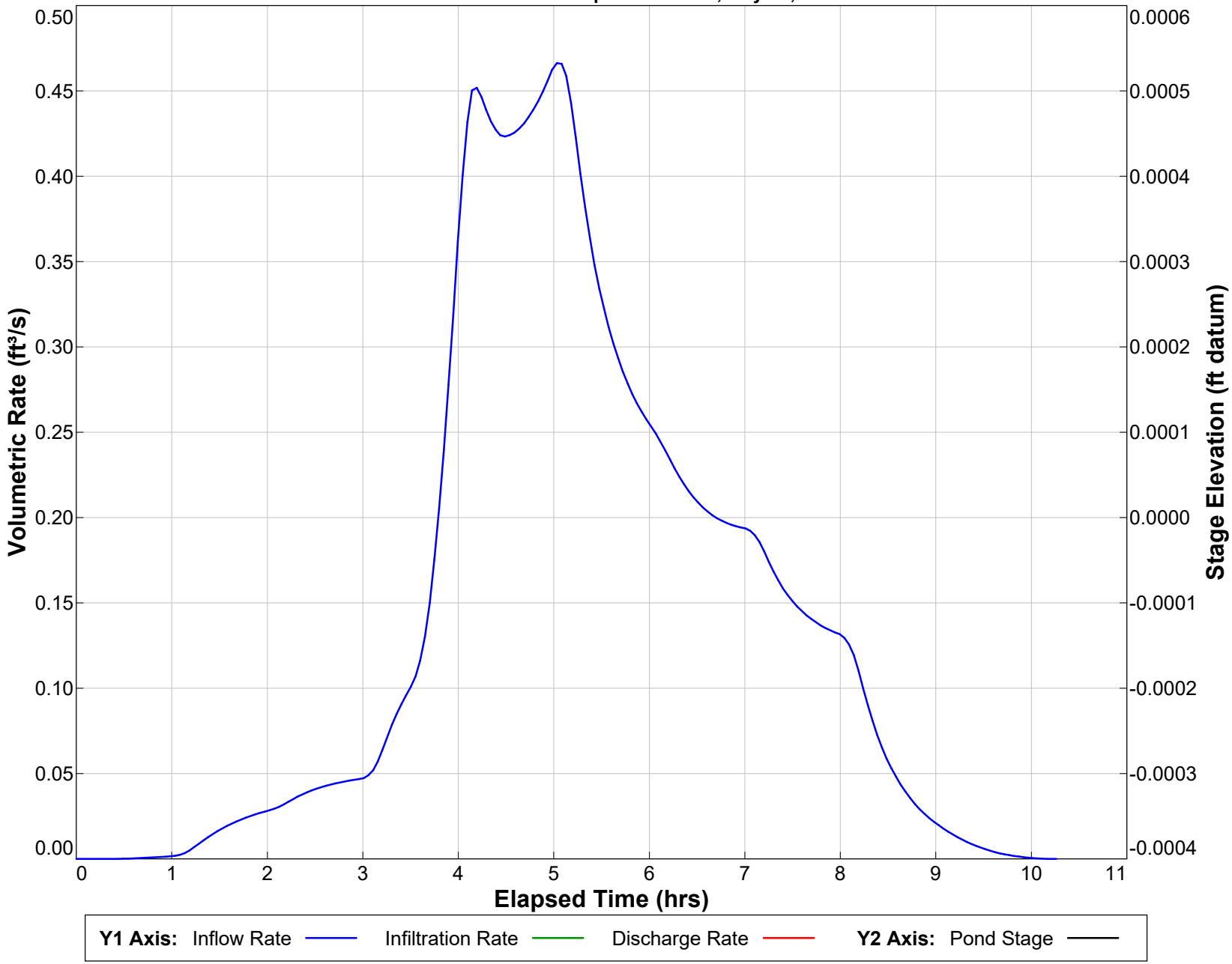
Summary of Results *:: Scenario 13 :: Pre-Development Basin 1, 50-year, 8-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 13 :: Pre-Development Basin 1, 50-year, 8-hour



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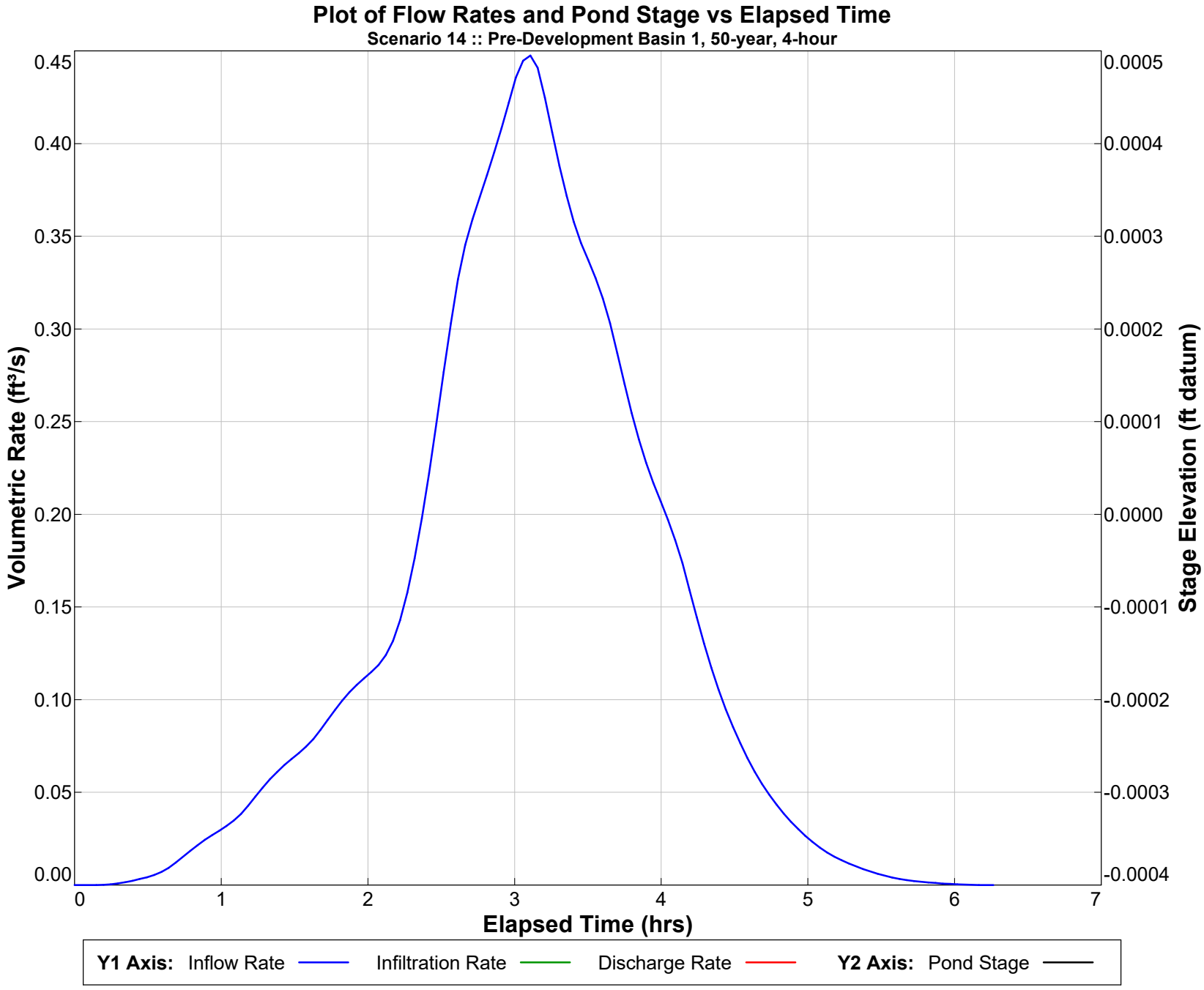
Summary of Results *:: Scenario 14 :: Pre-Development Basin 1, 50-year, 4-hour*

	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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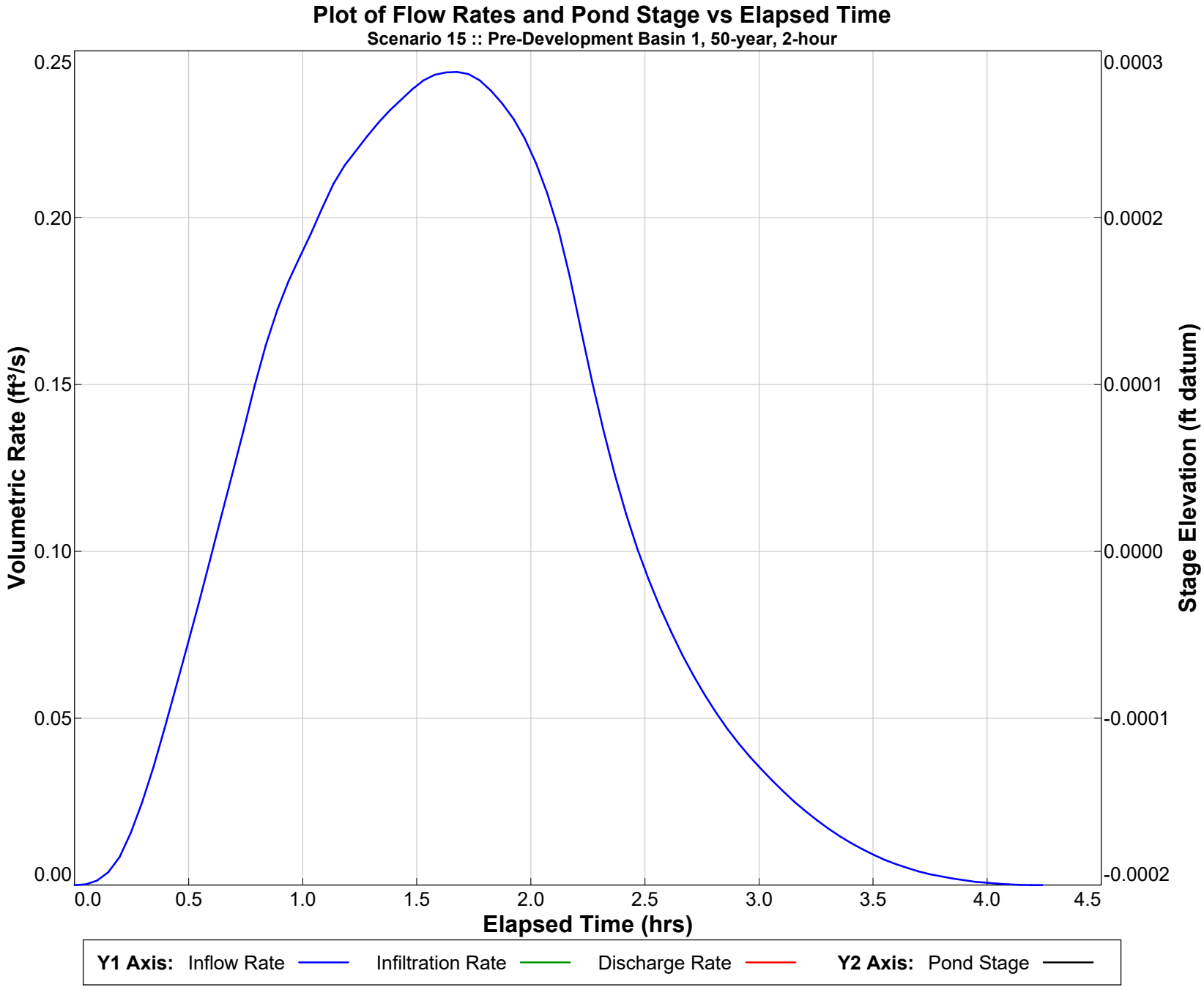
Summary of Results *:: Scenario 15 :: Pre-Development Basin 1, 50-year, 2-hour*

	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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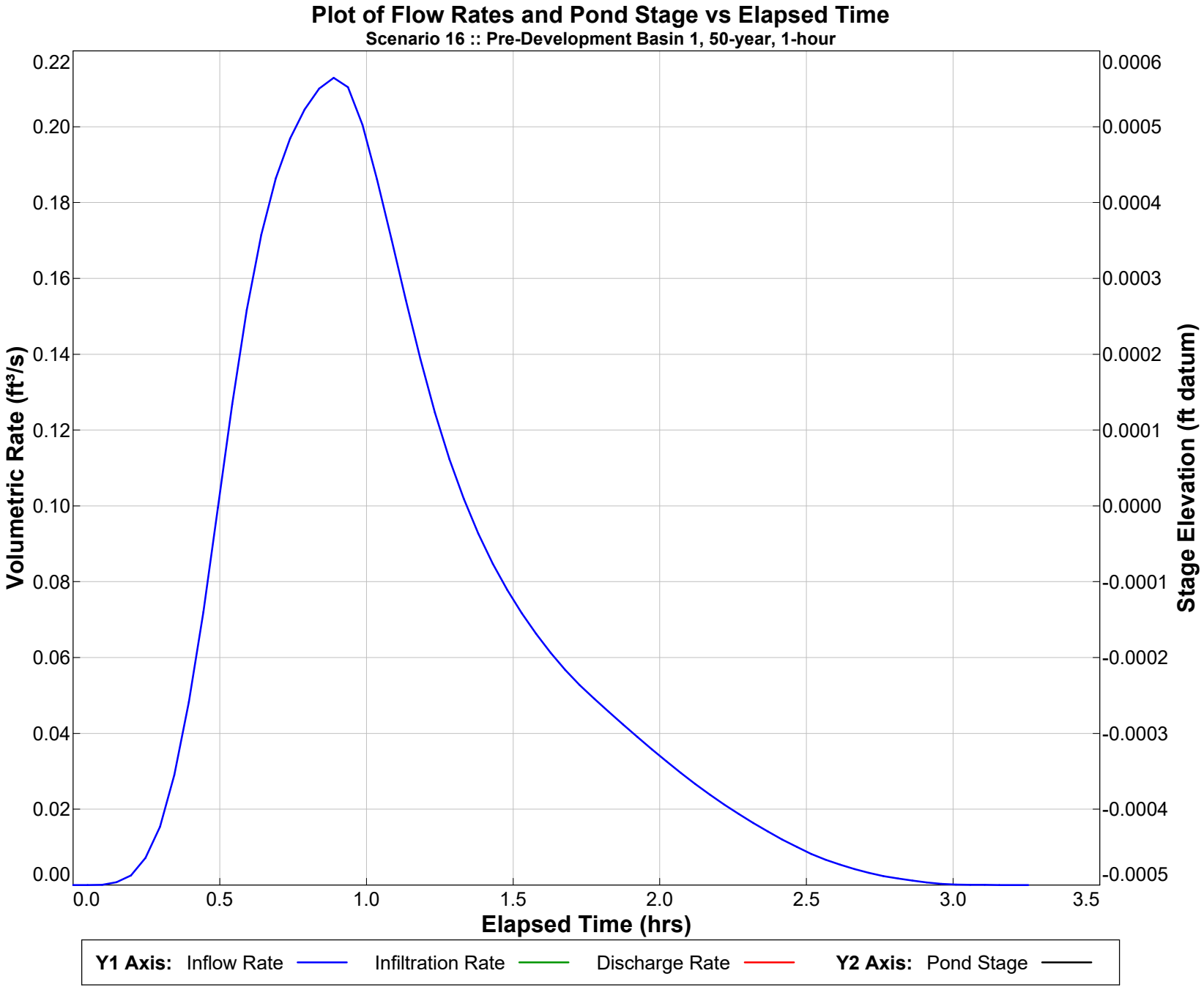
Summary of Results *:: Scenario 16 :: Pre-Development Basin 1, 50-year, 1-hour*

	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.



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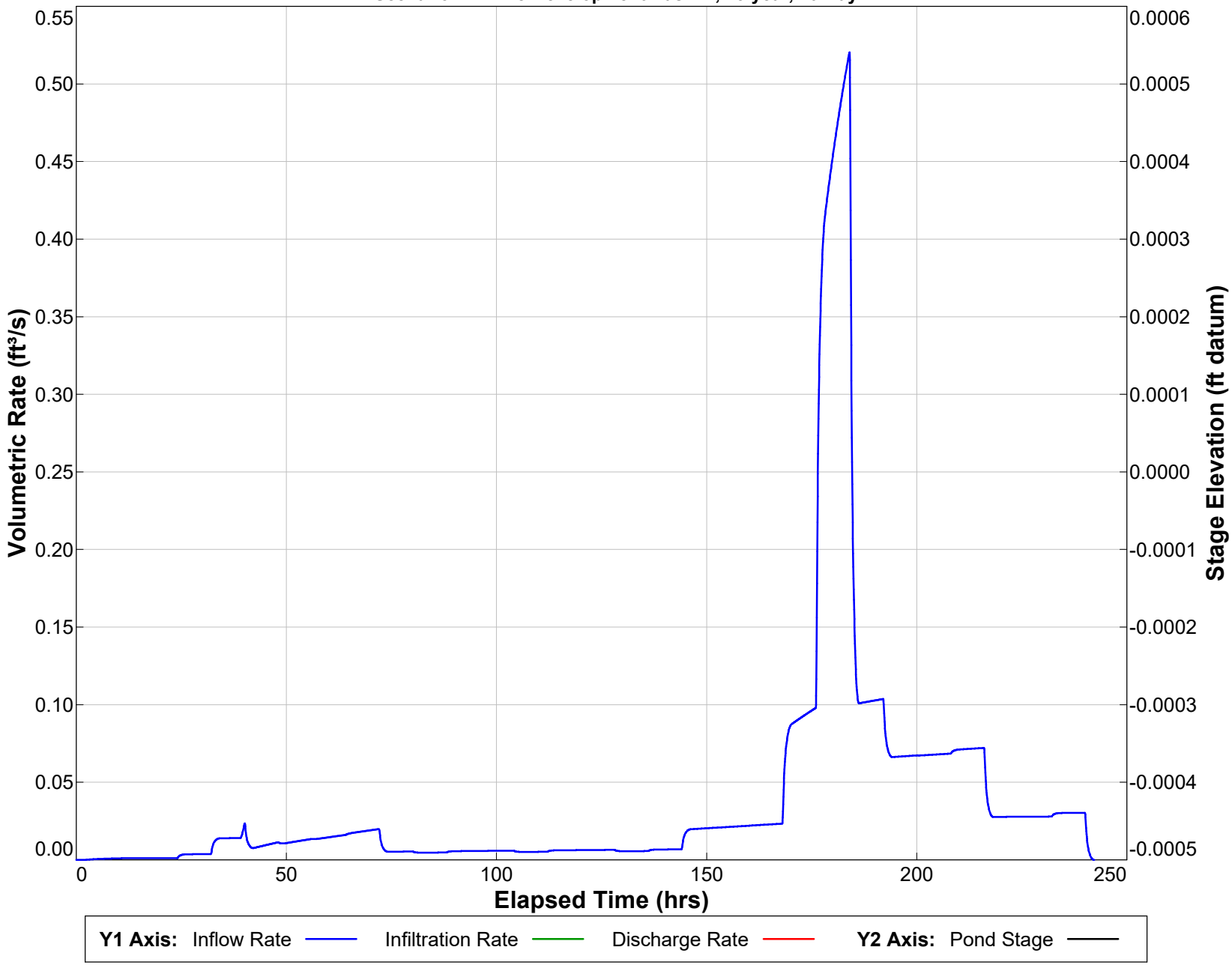
Summary of Results *:: Scenario 17 :: Pre-Development Basin 1, 25-year, 10-Day*

	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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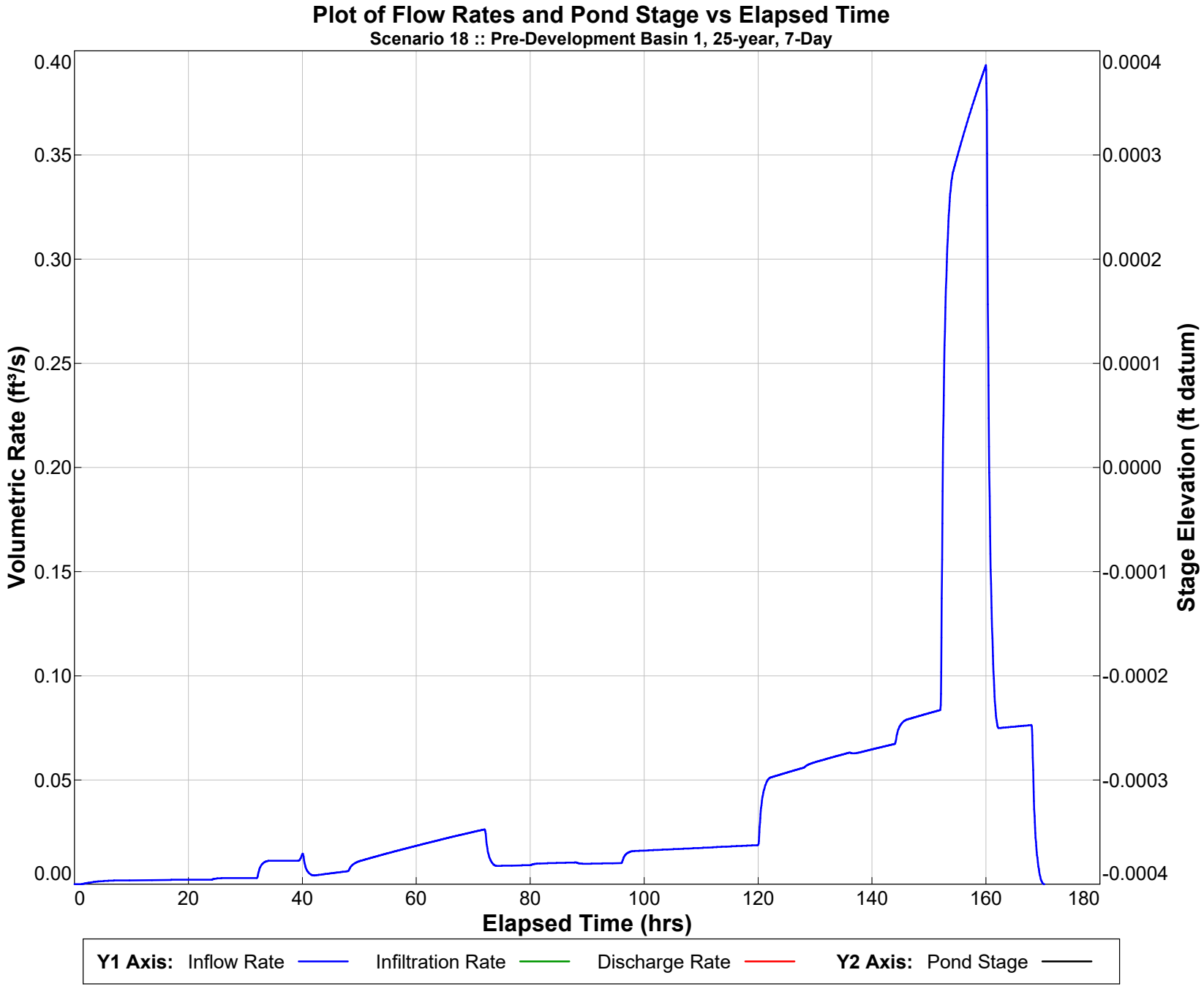
Summary of Results *:: Scenario 18 :: Pre-Development Basin 1, 25-year, 7-Day*

	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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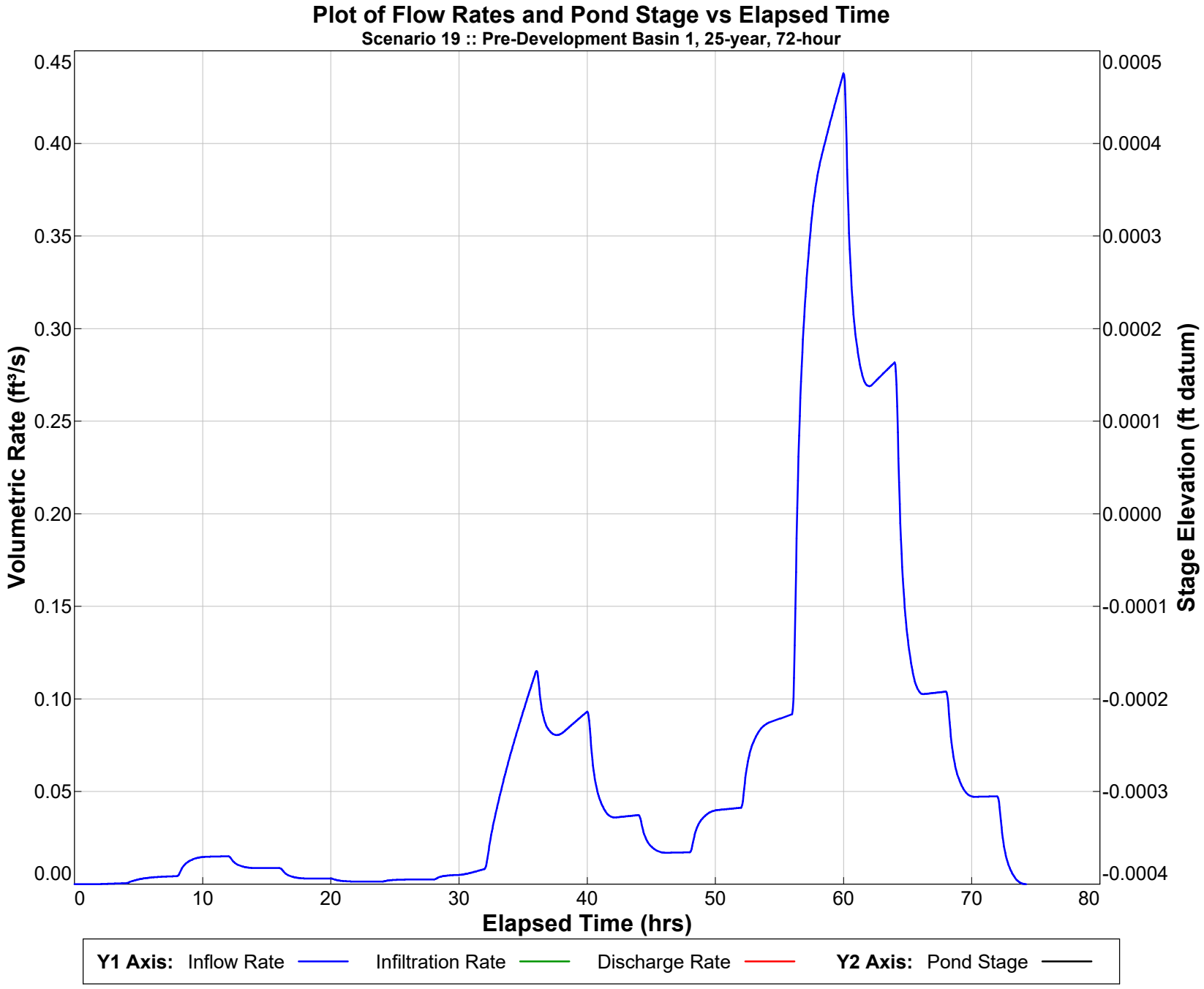
Summary of Results *:: Scenario 19 :: Pre-Development Basin 1, 25-year, 72-hour*

	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.



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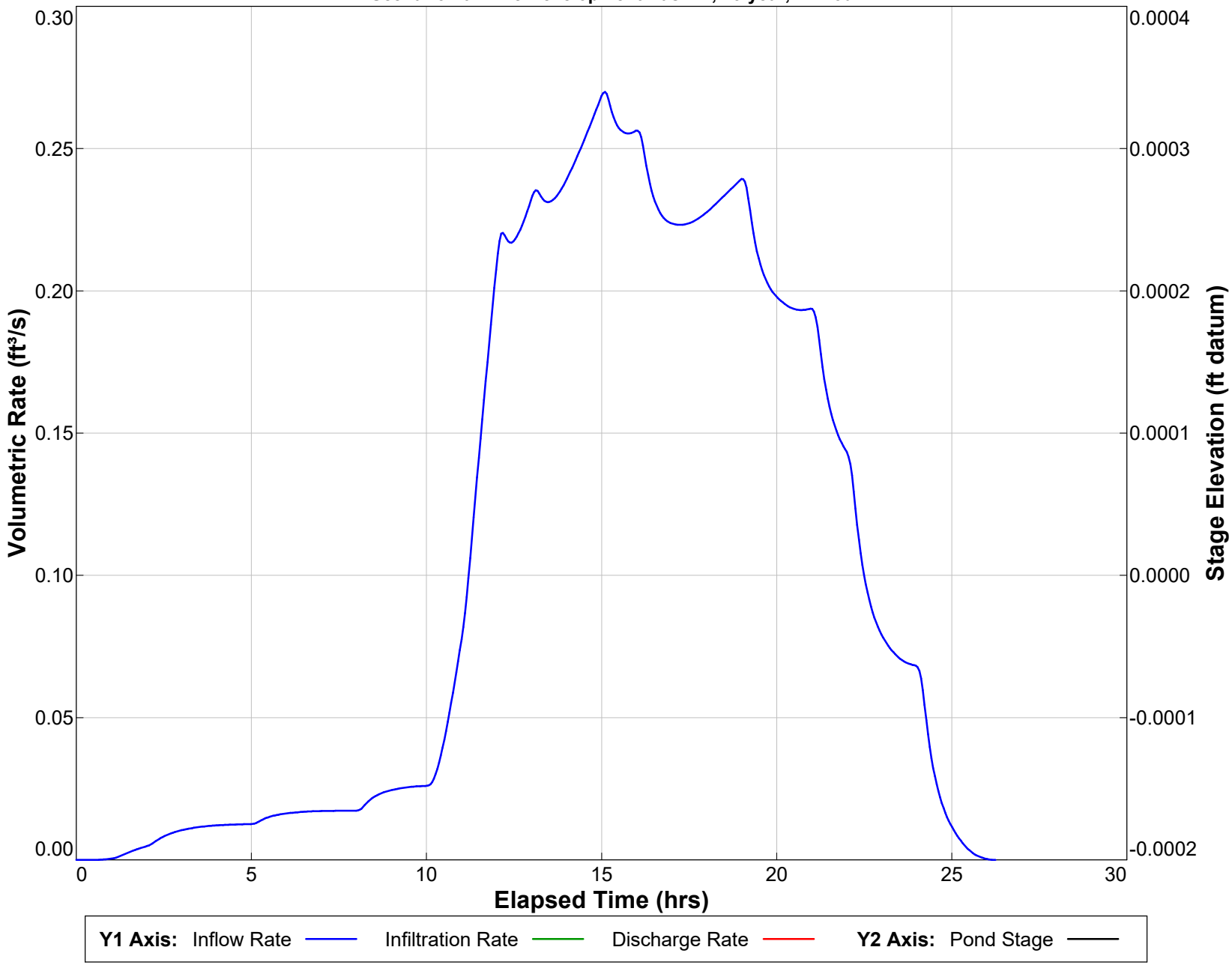
Summary of Results *:: Scenario 20 :: Pre-Development Basin 1, 25-year, 24-hour*

	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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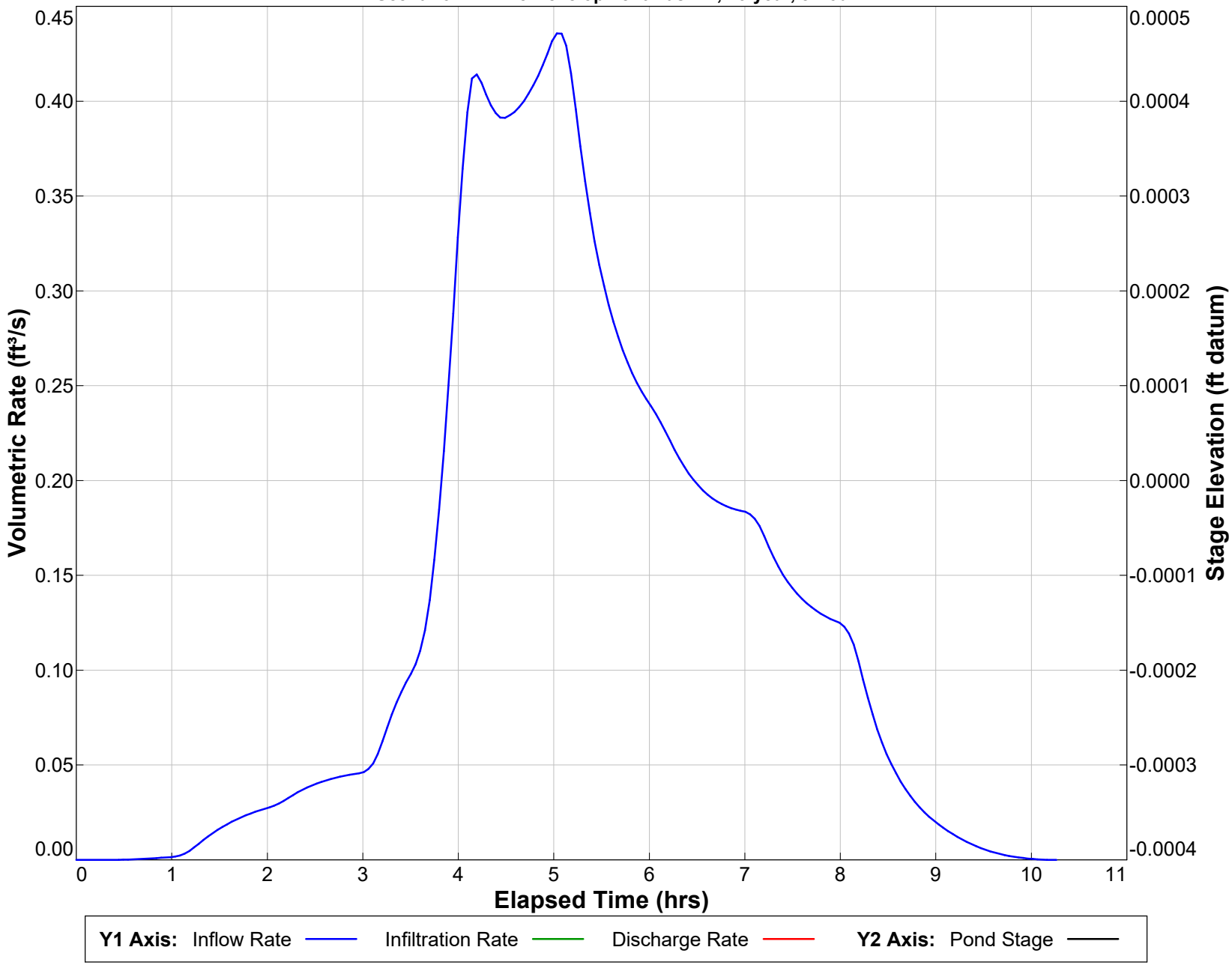
Summary of Results *:: Scenario 21 :: Pre-Development Basin 1, 25-year, 8-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 21 :: Pre-Development Basin 1, 25-year, 8-hour



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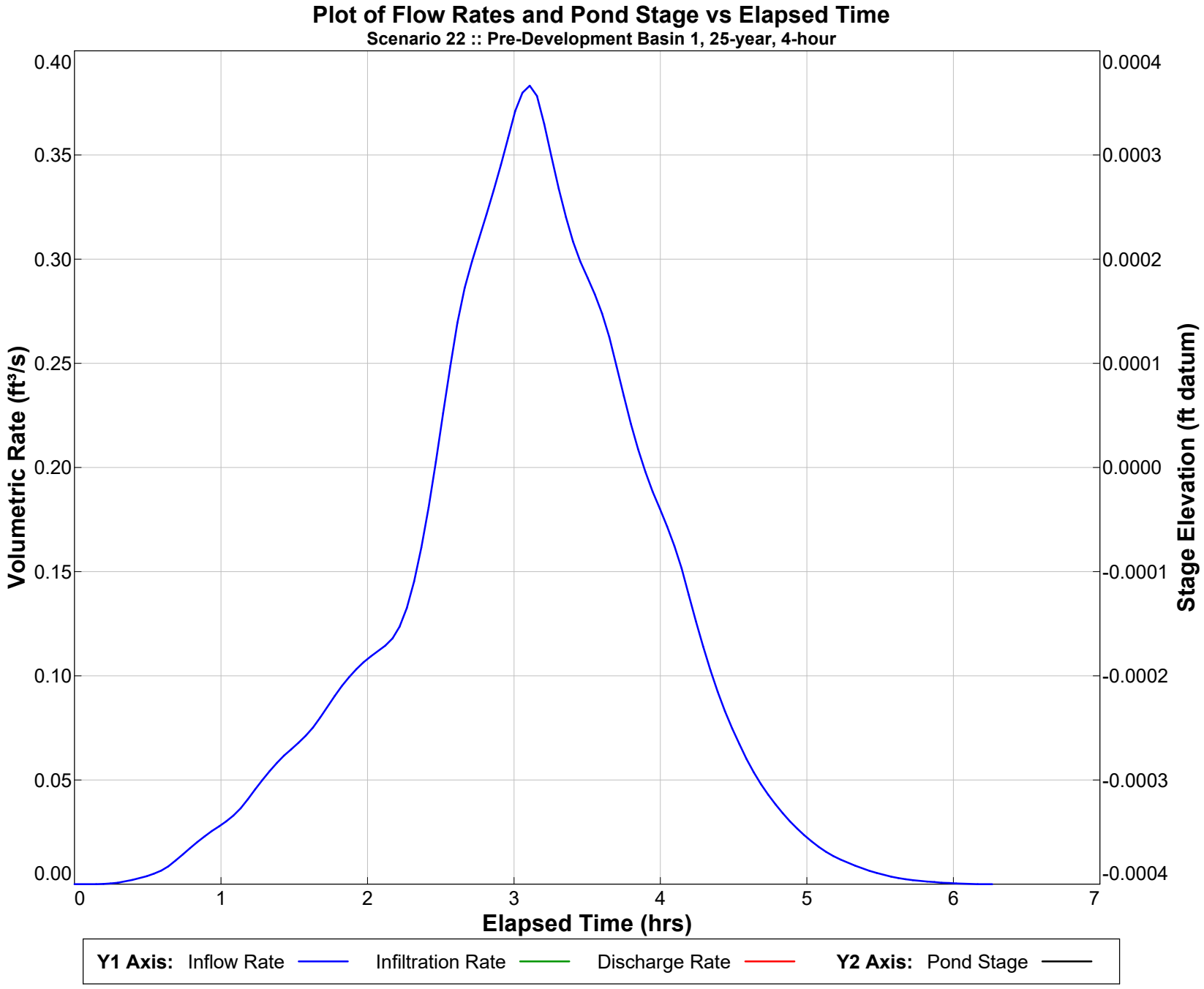
Summary of Results *:: Scenario 22 :: Pre-Development Basin 1, 25-year, 4-hour*

	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.



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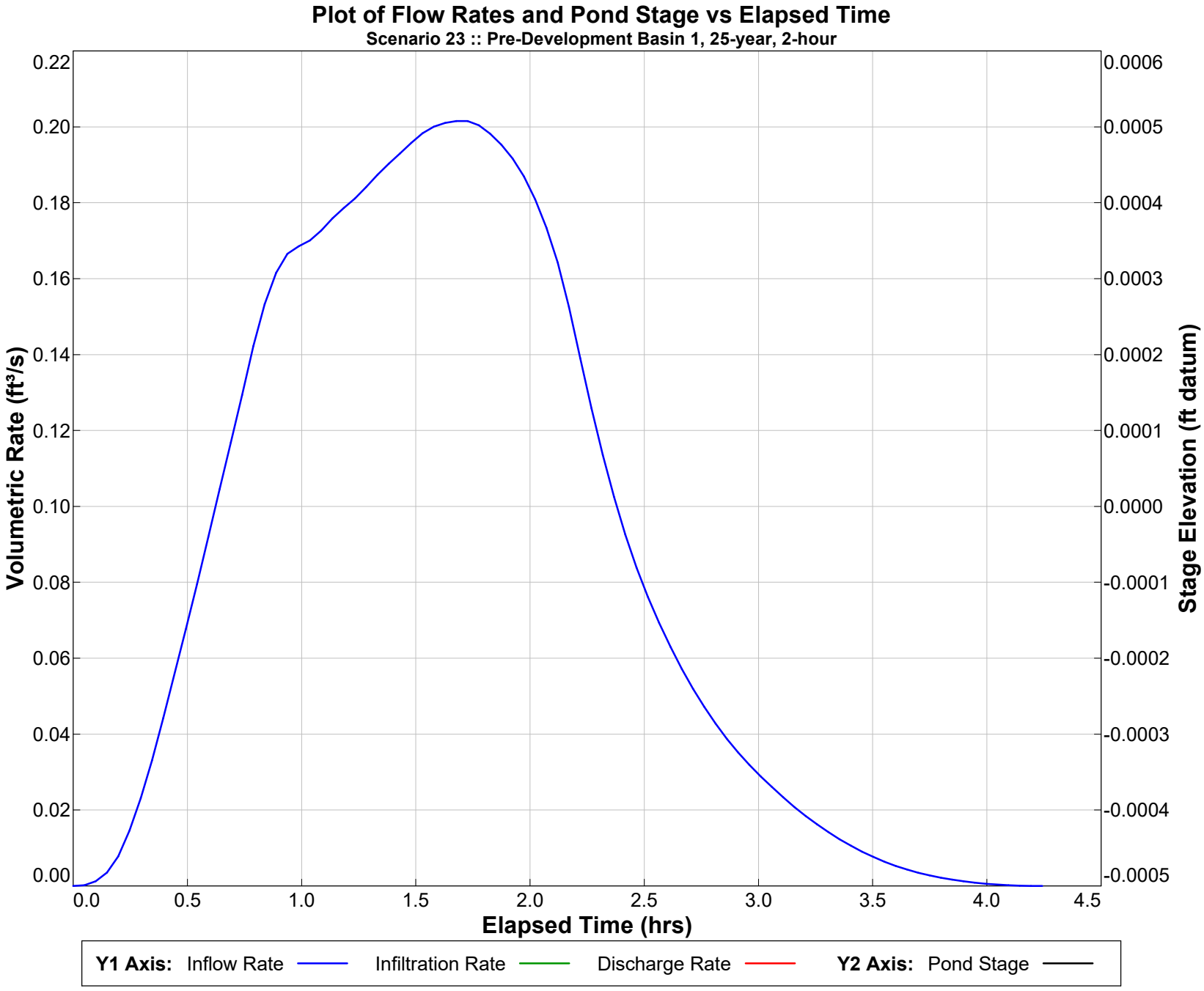
Summary of Results *:: Scenario 23 :: Pre-Development Basin 1, 25-year, 2-hour*

	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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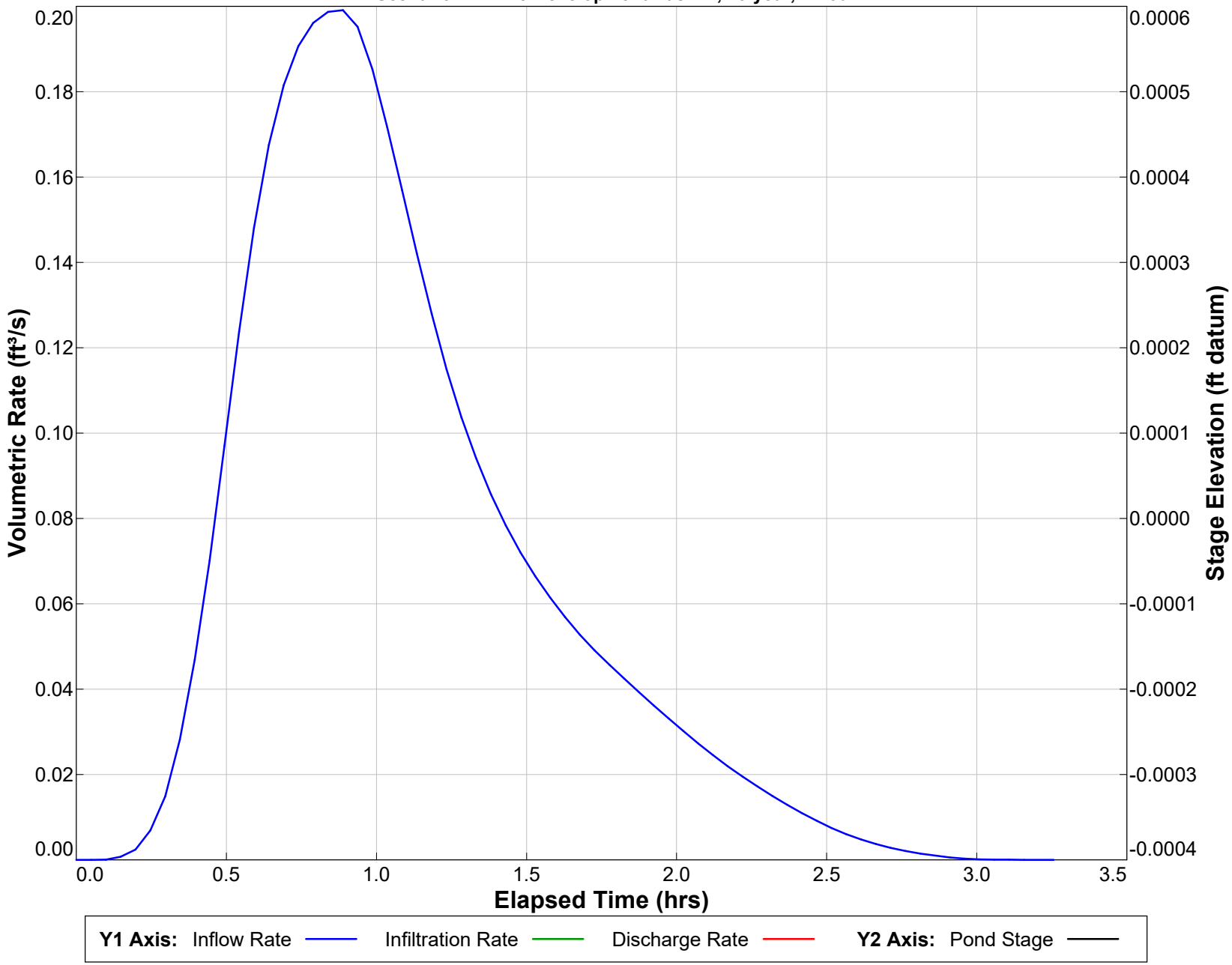
Summary of Results *:: Scenario 24 :: Pre-Development Basin 1, 25-year, 1-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 24 :: Pre-Development Basin 1, 25-year, 1-hour



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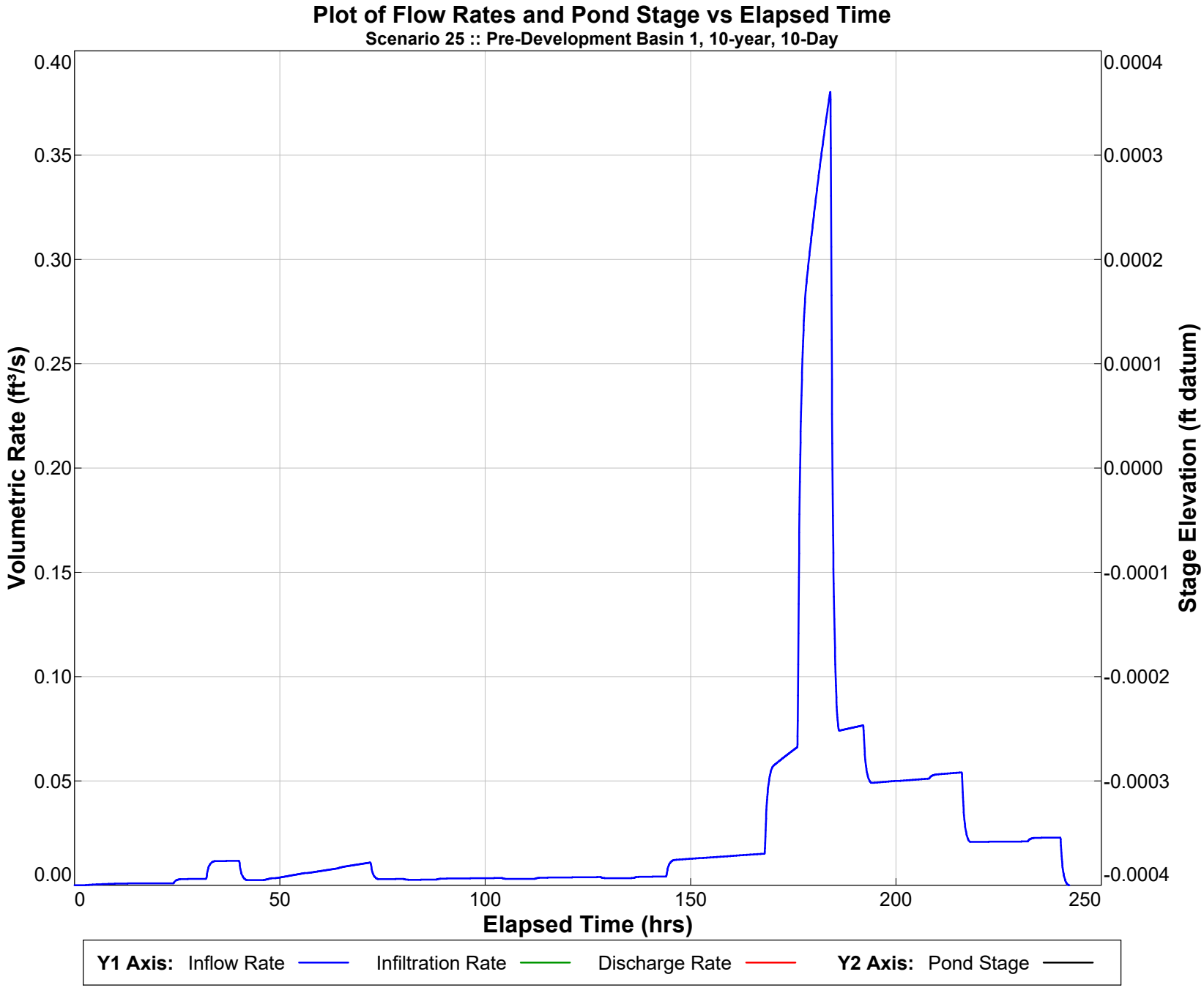
Summary of Results *:: Scenario 25 :: Pre-Development Basin 1, 10-year, 10-Day*

	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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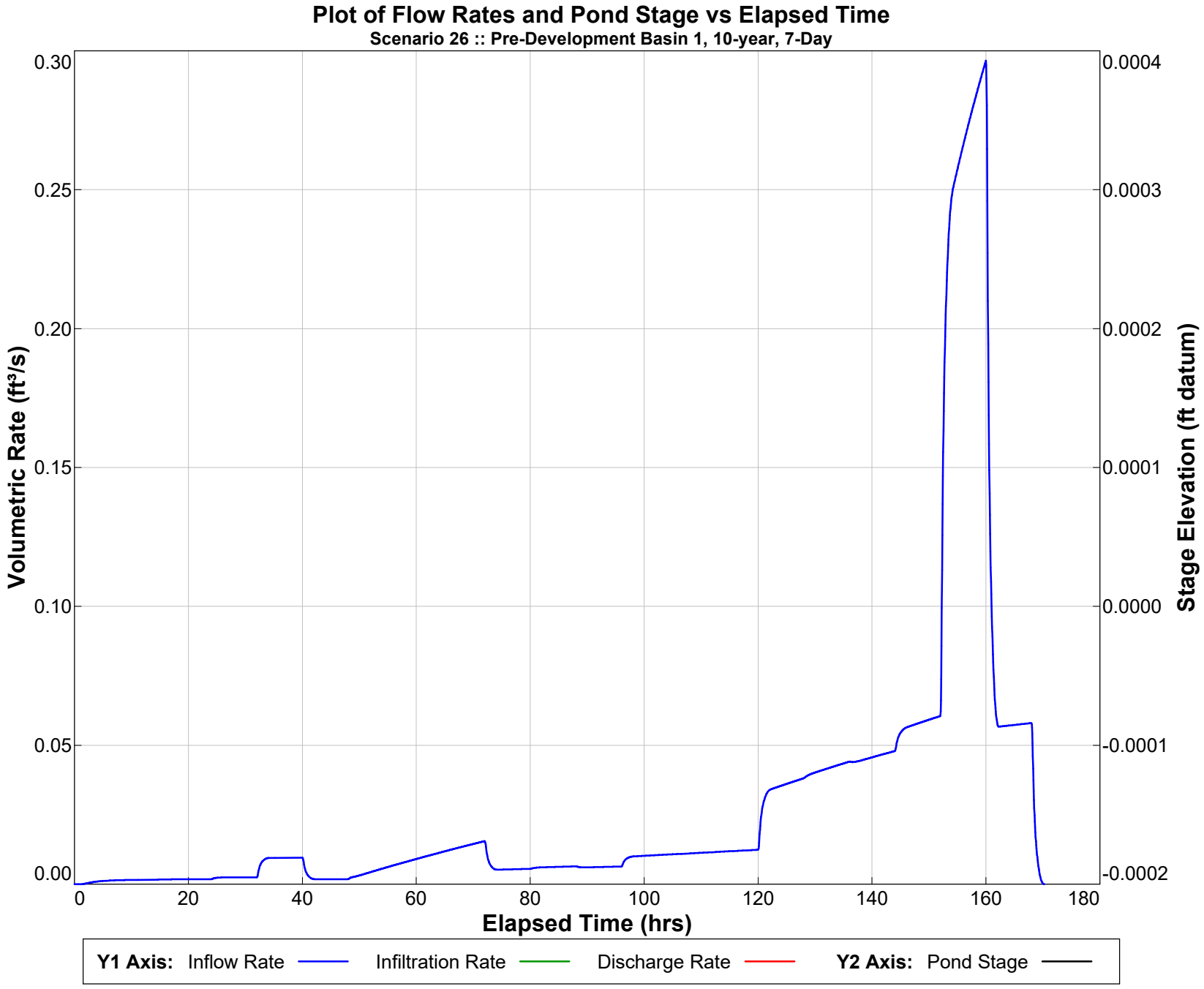
Summary of Results *:: Scenario 26 :: Pre-Development Basin 1, 10-year, 7-Day*

	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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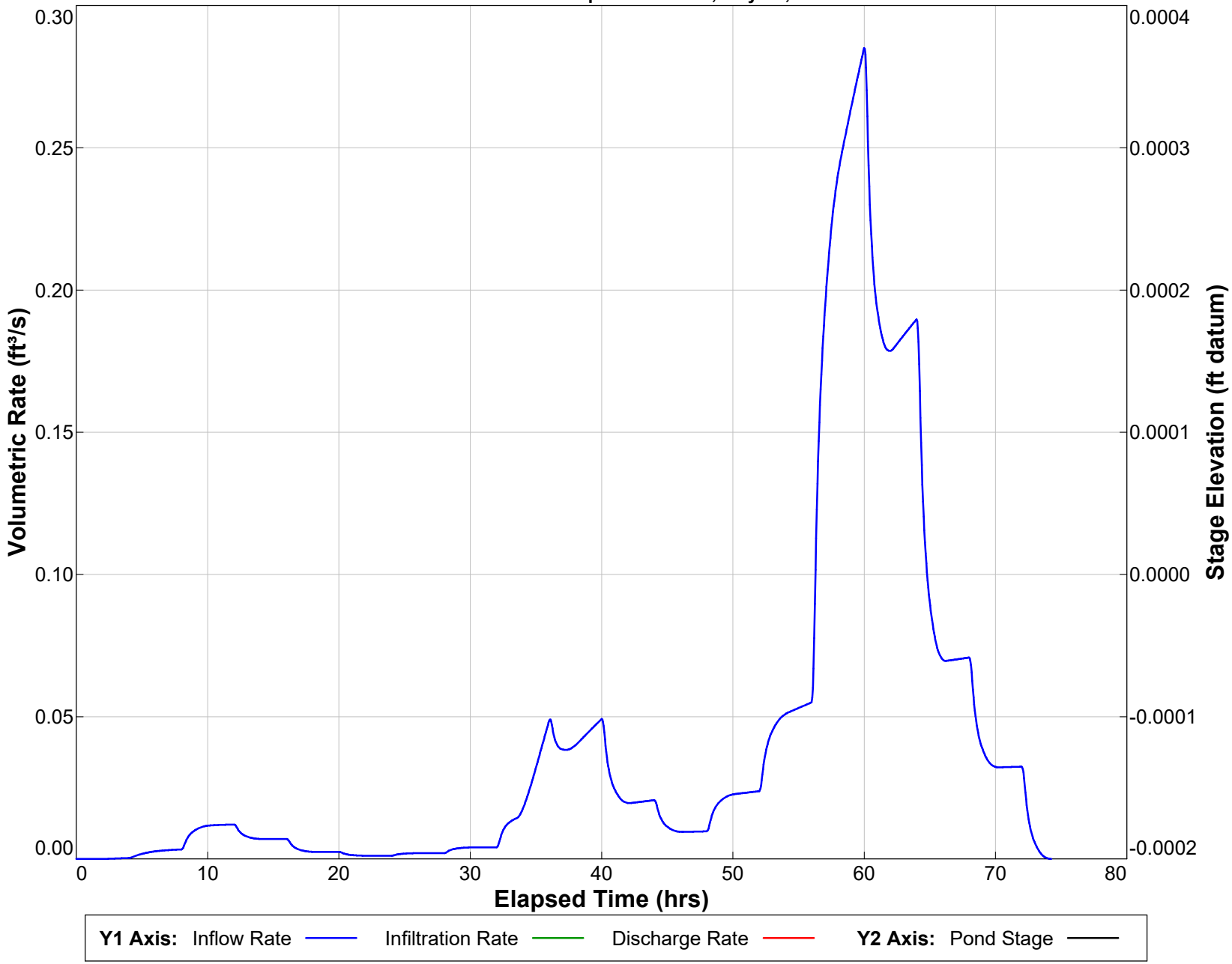
Summary of Results *:: Scenario 27 :: Pre-Development Basin 1, 10-year, 72-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 27 :: Pre-Development Basin 1, 10-year, 72-hour



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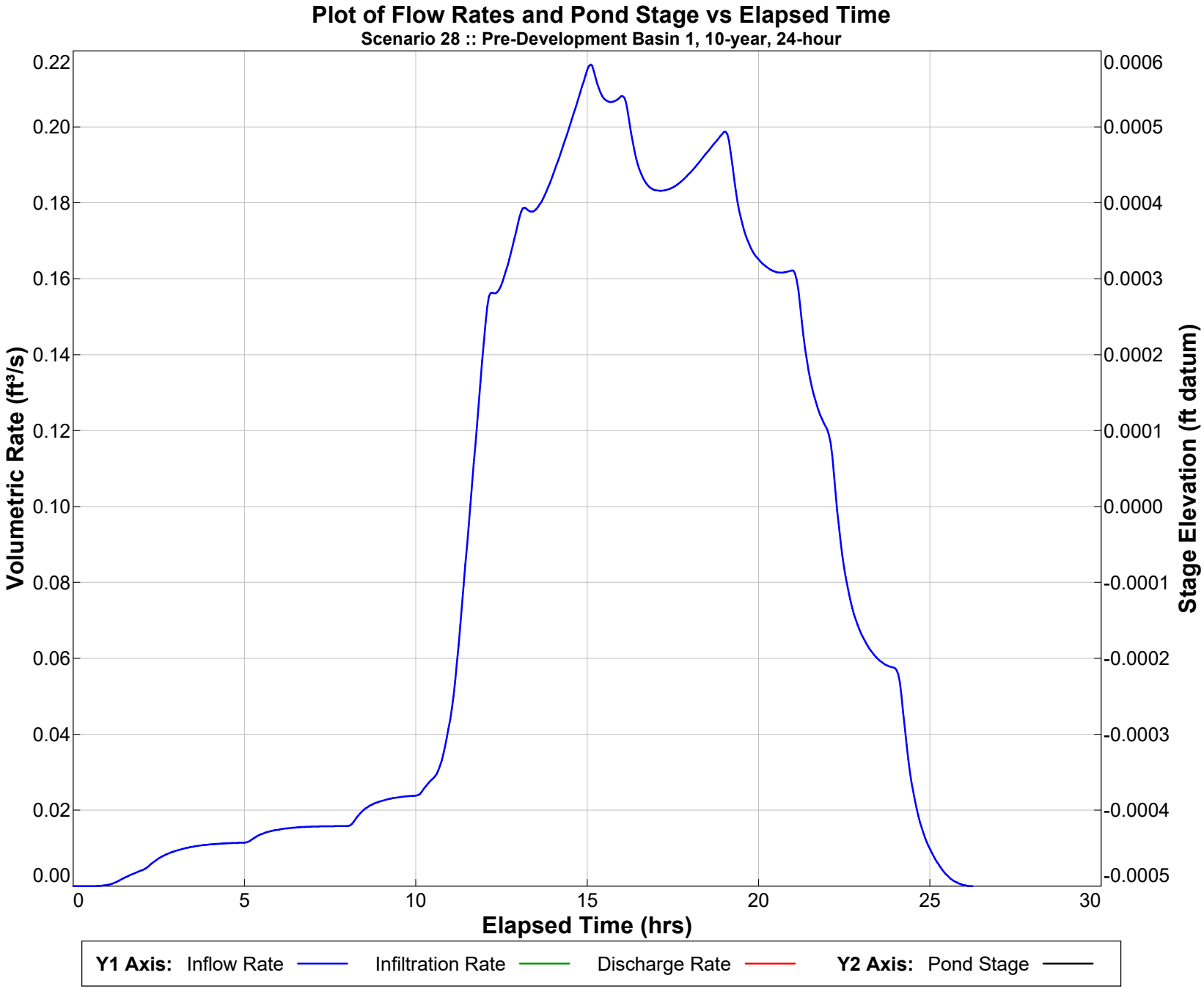
Summary of Results *:: Scenario 28 :: Pre-Development Basin 1, 10-year, 24-hour*

	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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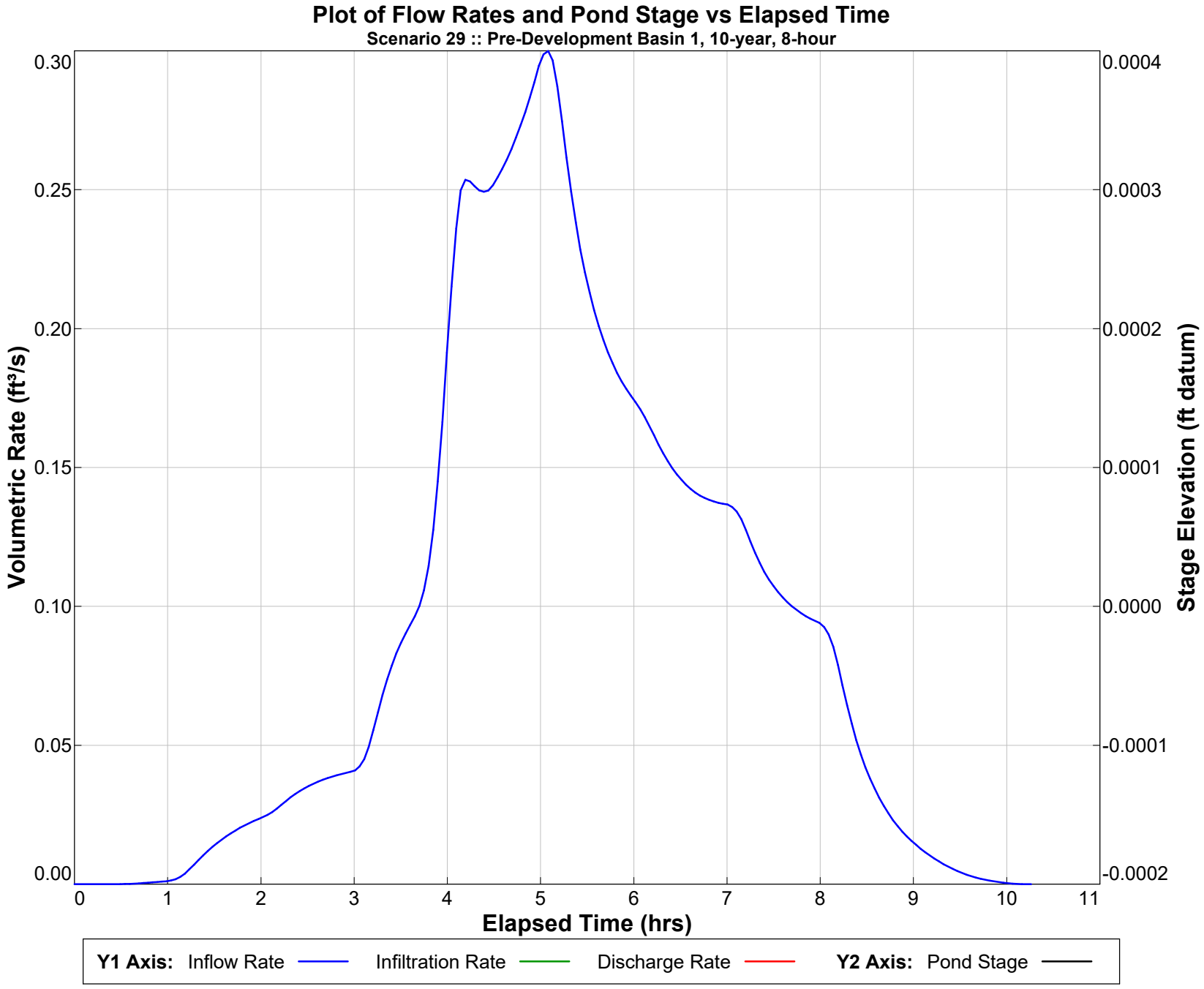
Summary of Results *:: Scenario 29 :: Pre-Development Basin 1, 10-year, 8-hour*

	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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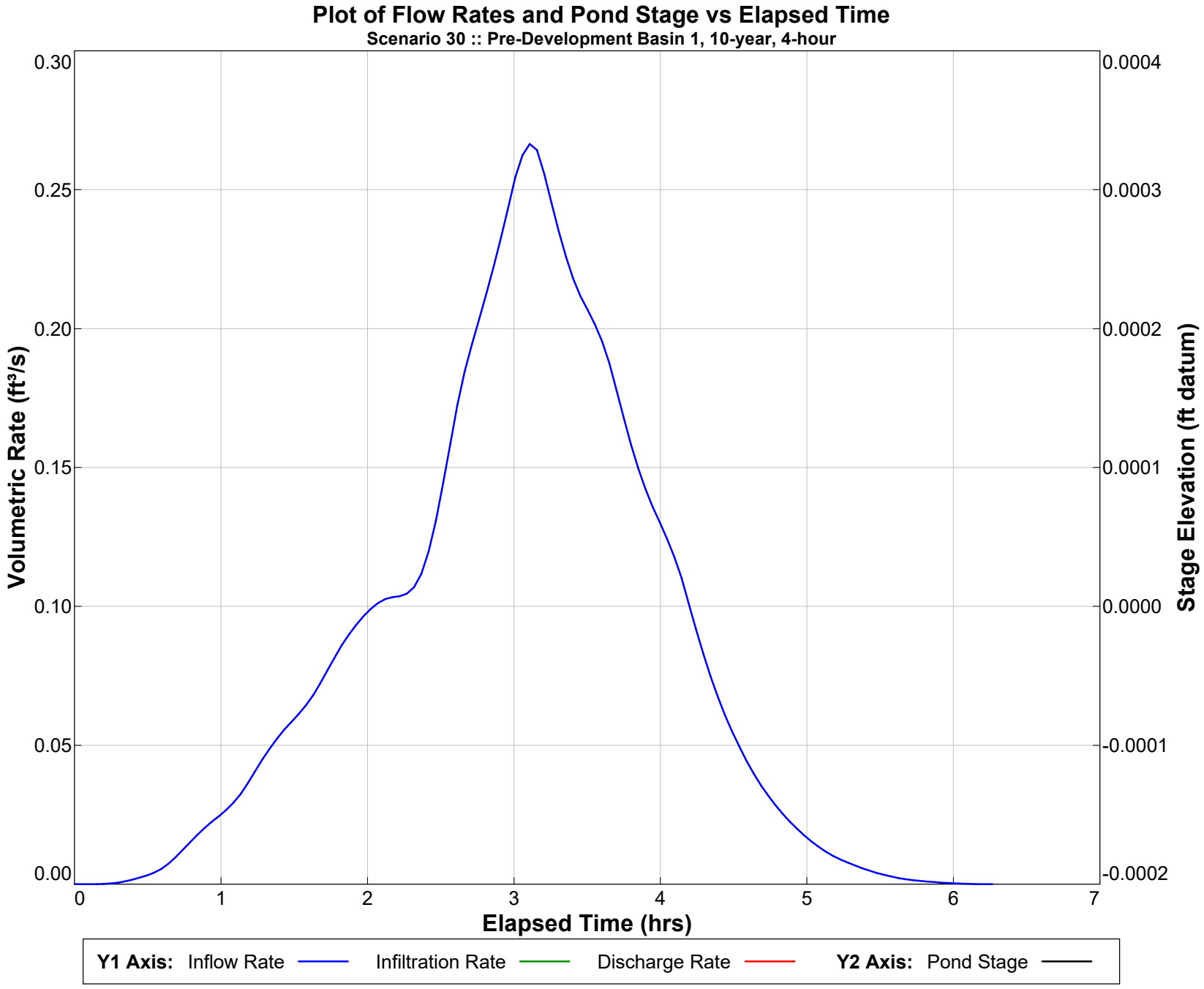
Summary of Results *:: Scenario 30 :: Pre-Development Basin 1, 10-year, 4-hour*

	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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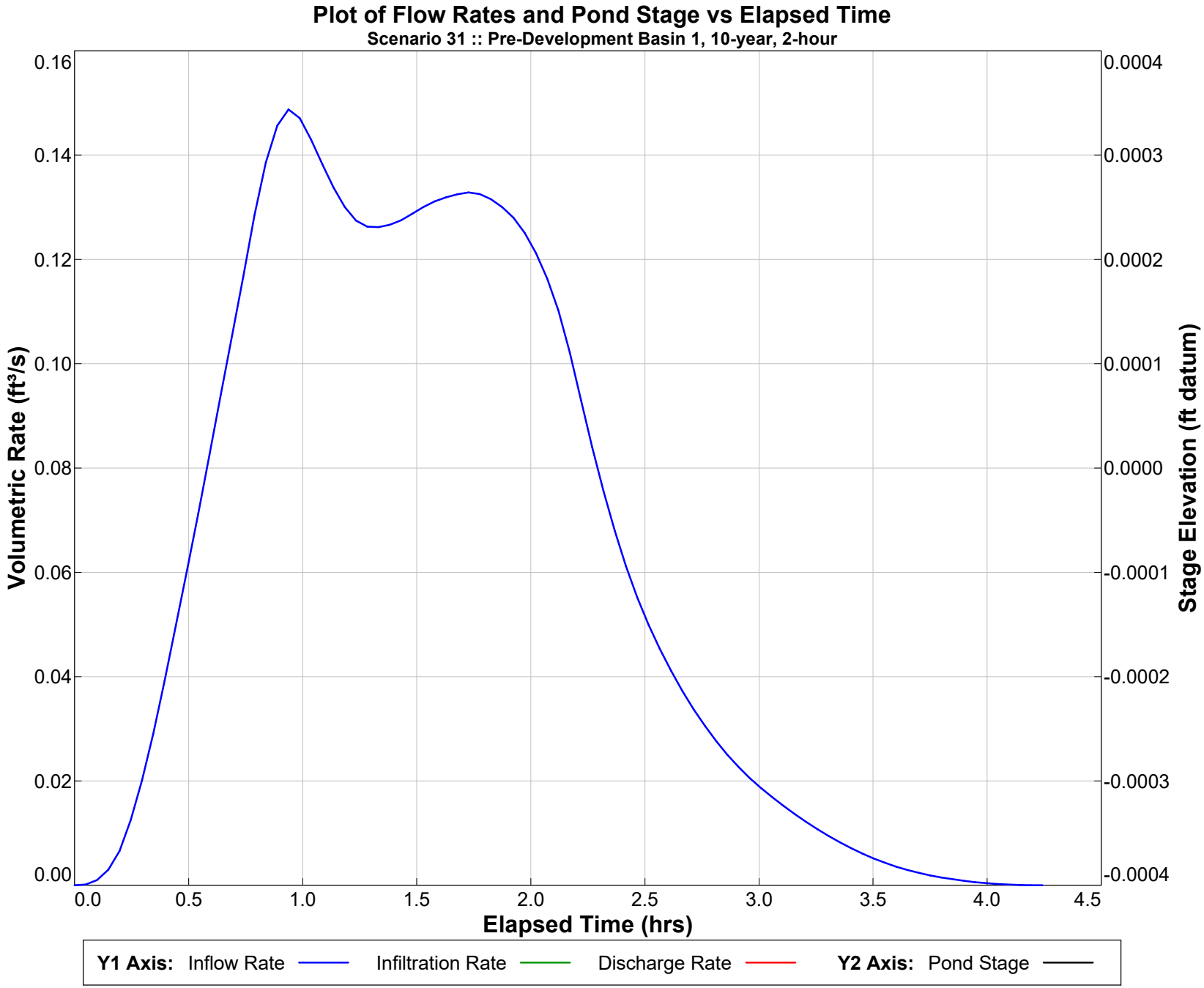
Summary of Results *:: Scenario 31 :: Pre-Development Basin 1, 10-year, 2-hour*

	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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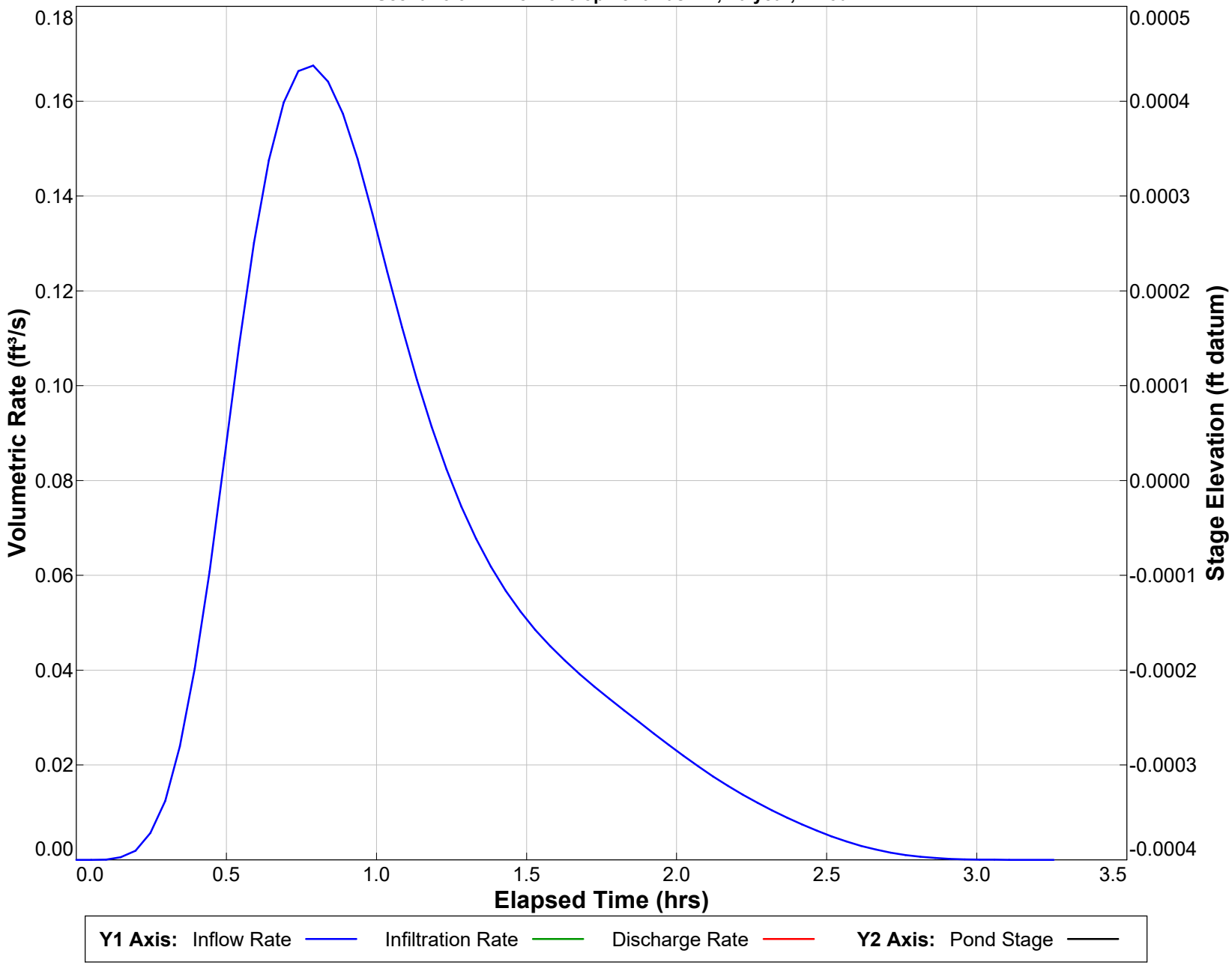
Summary of Results *:: Scenario 32 :: Pre-Development Basin 1, 10-year, 1-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 32 :: Pre-Development Basin 1, 10-year, 1-hour



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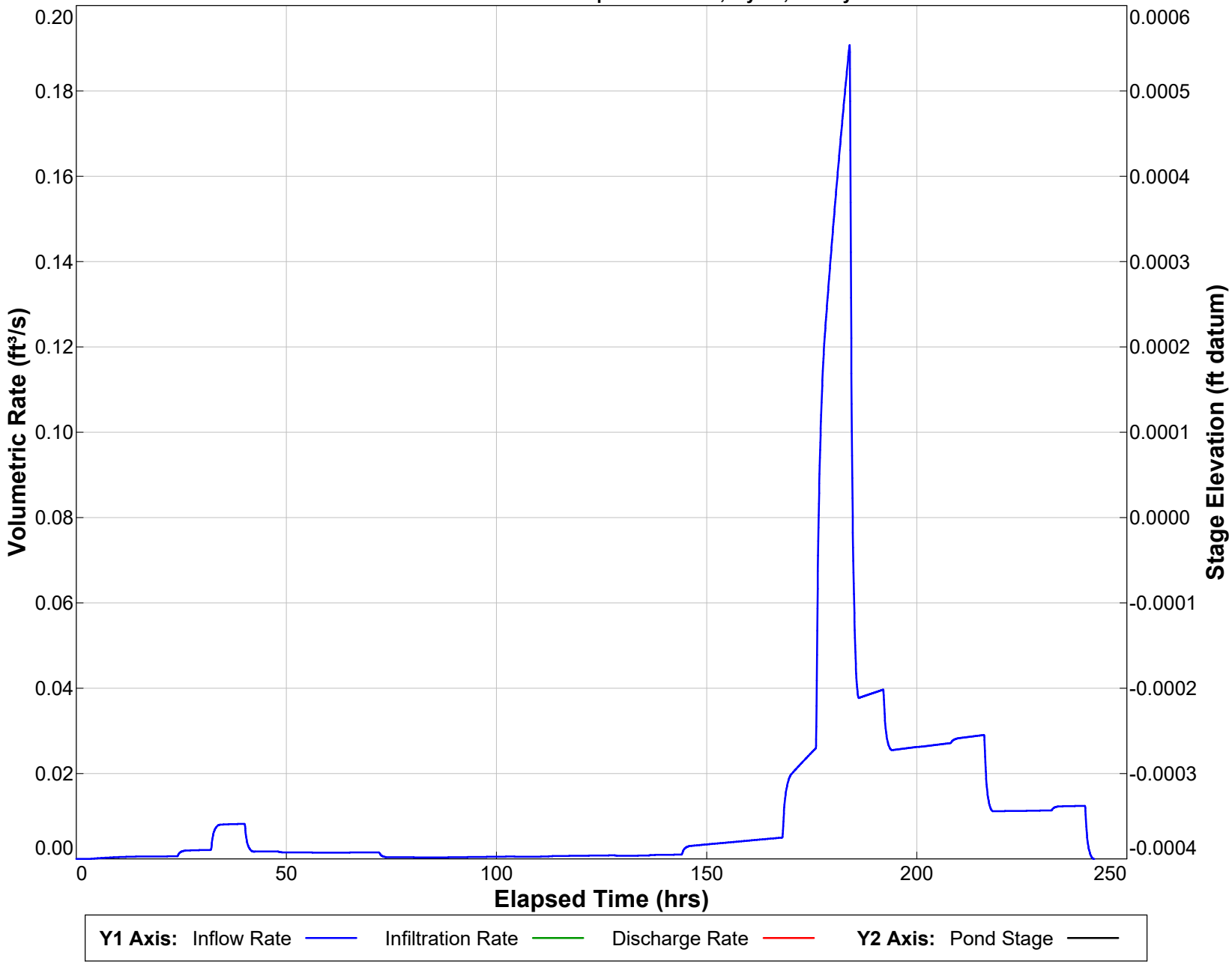
Summary of Results *:: Scenario 33 :: Pre-Development Basin 1, 5-year, 10-Day*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 33 :: Pre-Development Basin 1, 5-year, 10-Day



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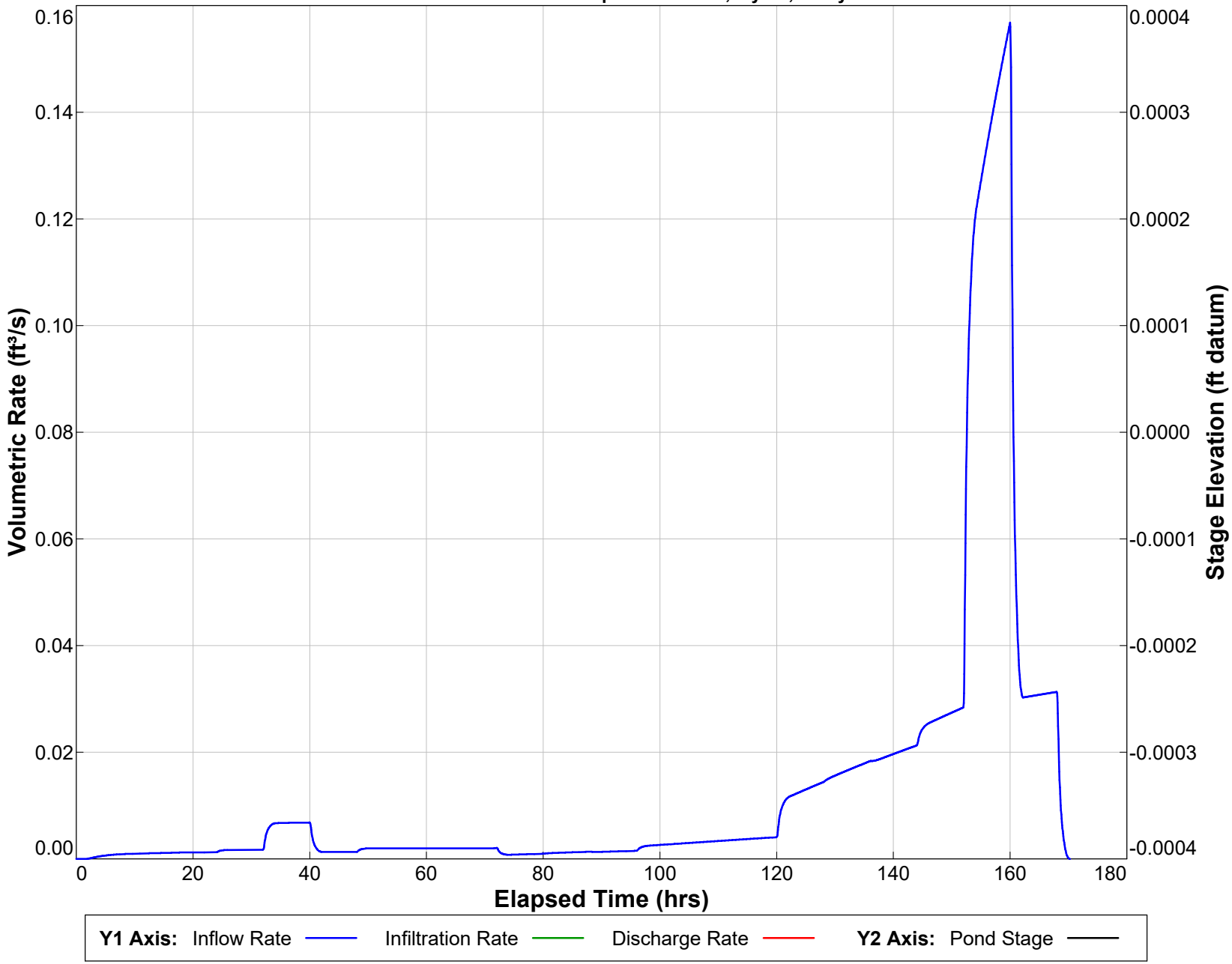
Summary of Results *:: Scenario 34 :: Pre-Development Basin 1, 5-year, 7-Day*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 34 :: Pre-Development Basin 1, 5-year, 7-Day



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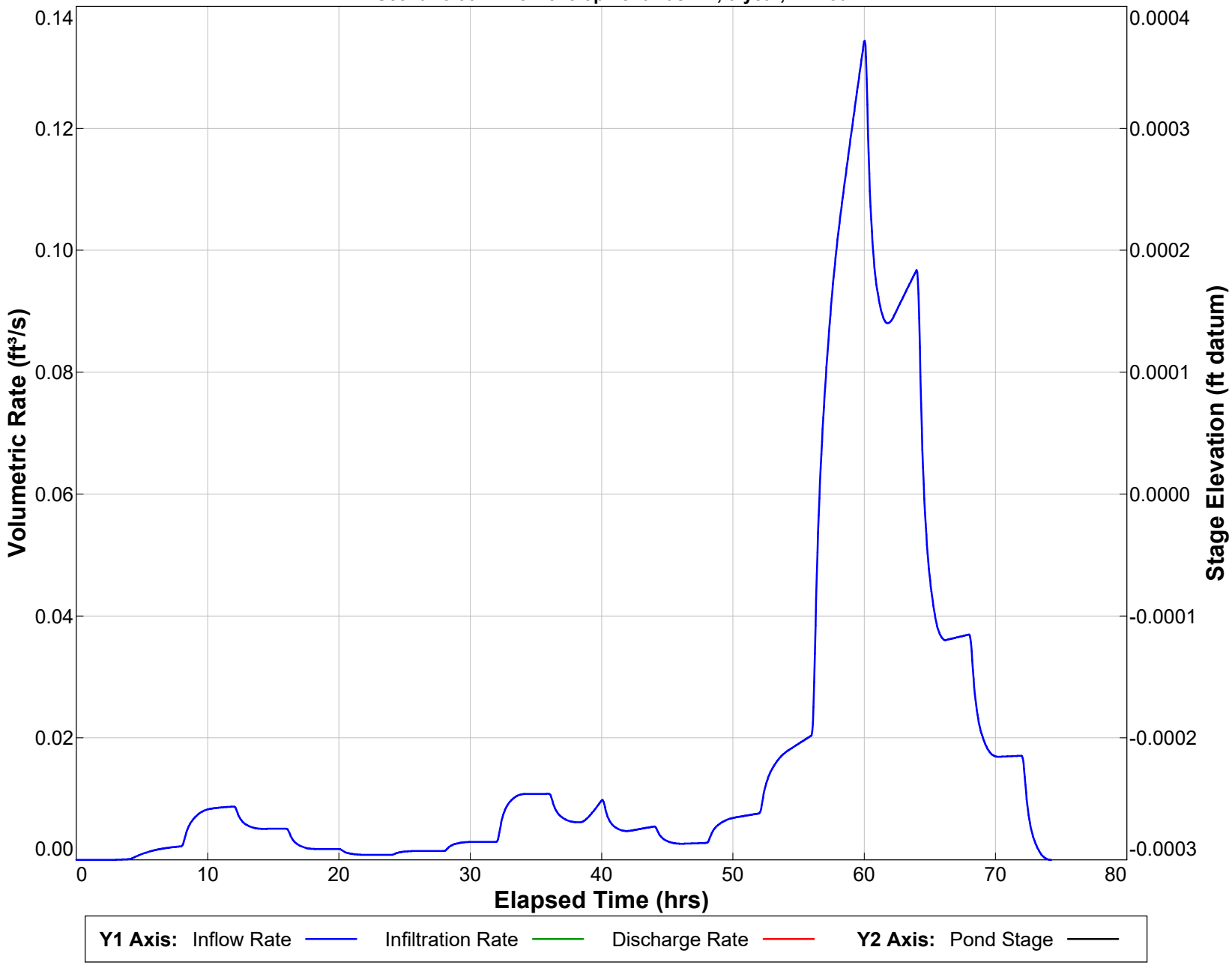
Summary of Results *:: Scenario 35 :: Pre-Development Basin 1, 5-year, 72-hour*

	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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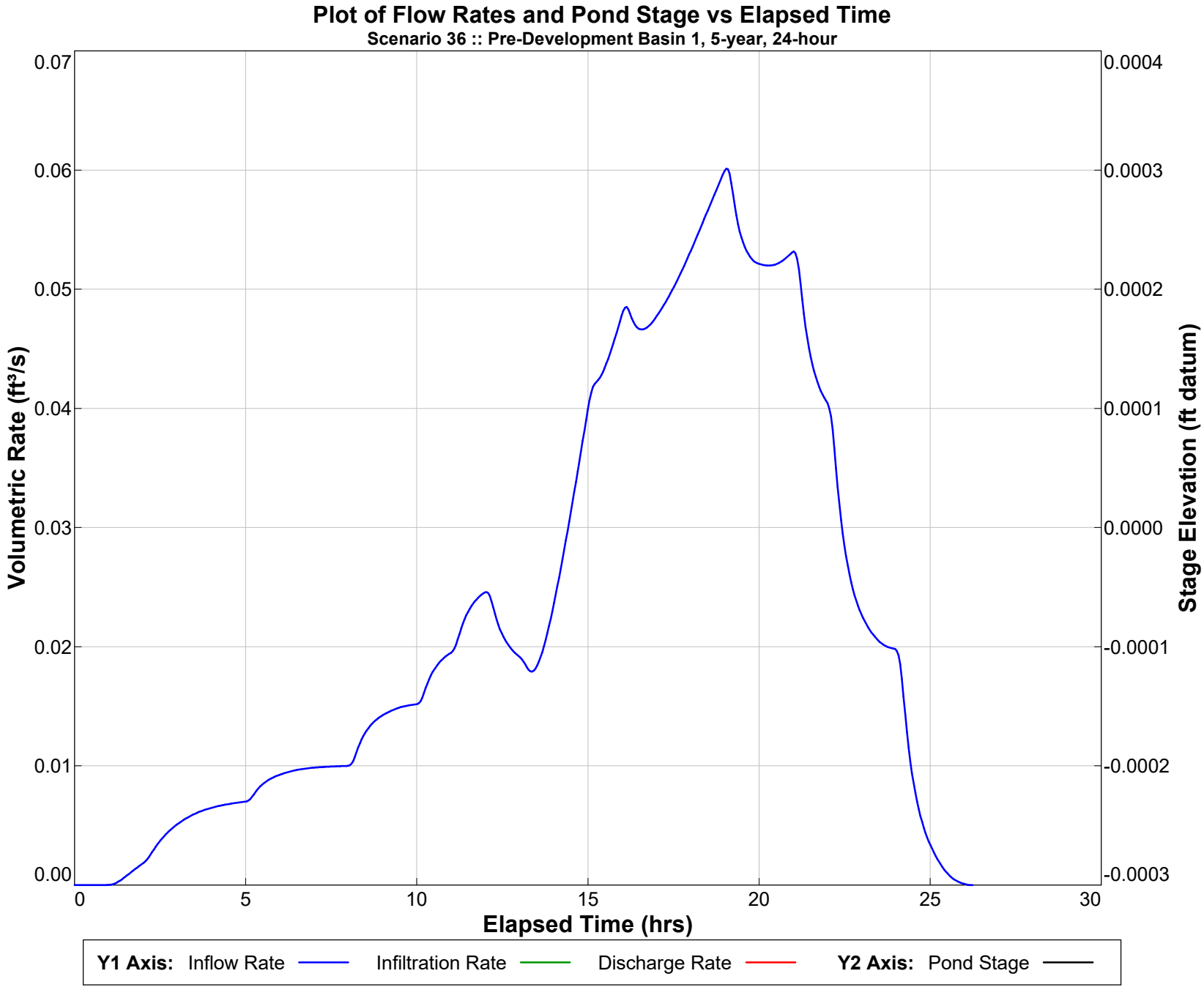
Summary of Results *:: Scenario 36 :: Pre-Development Basin 1, 5-year, 24-hour*

	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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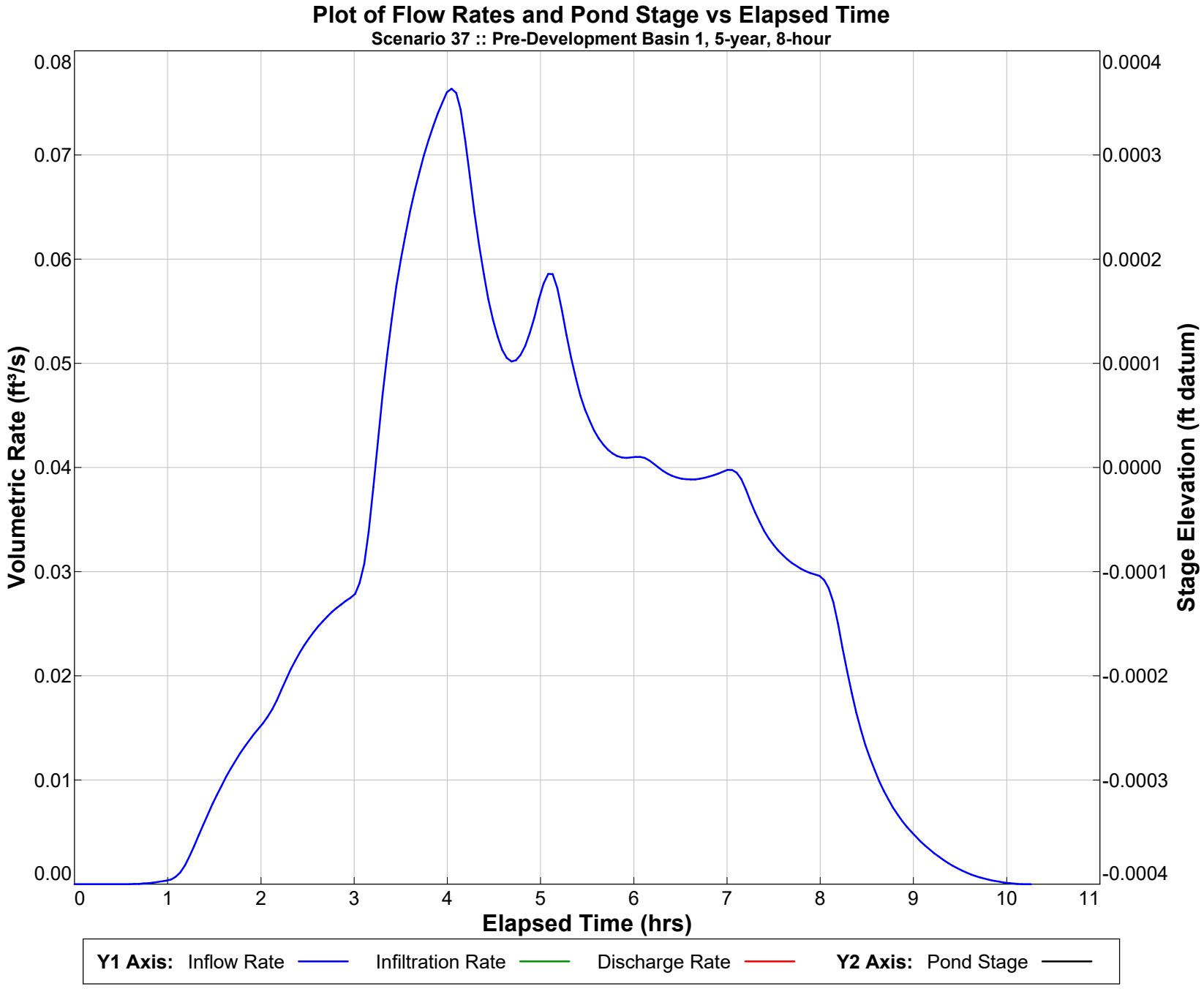
Summary of Results *:: Scenario 37 :: Pre-Development Basin 1, 5-year, 8-hour*

	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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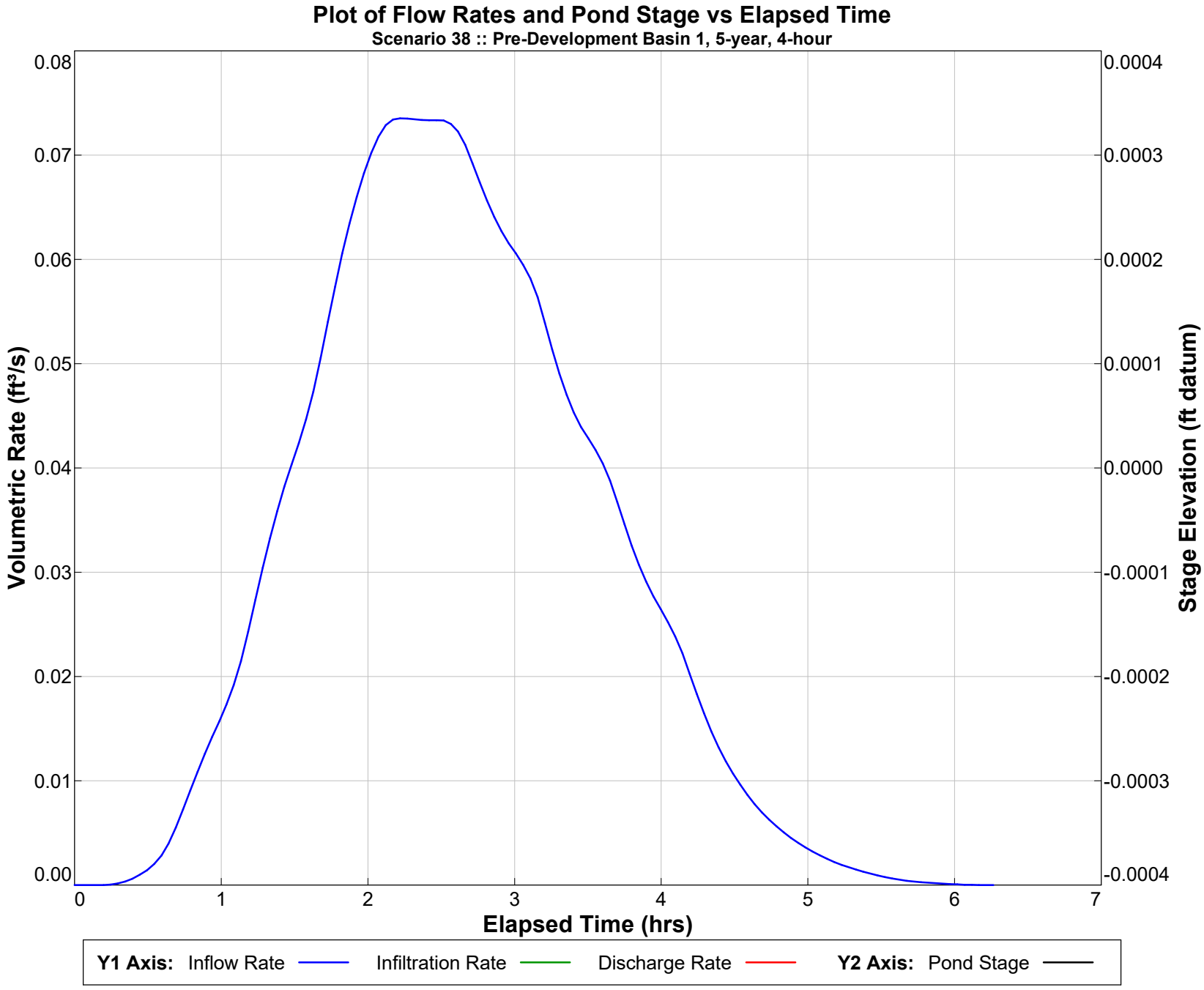
Summary of Results *:: Scenario 38 :: Pre-Development Basin 1, 5-year, 4-hour*

	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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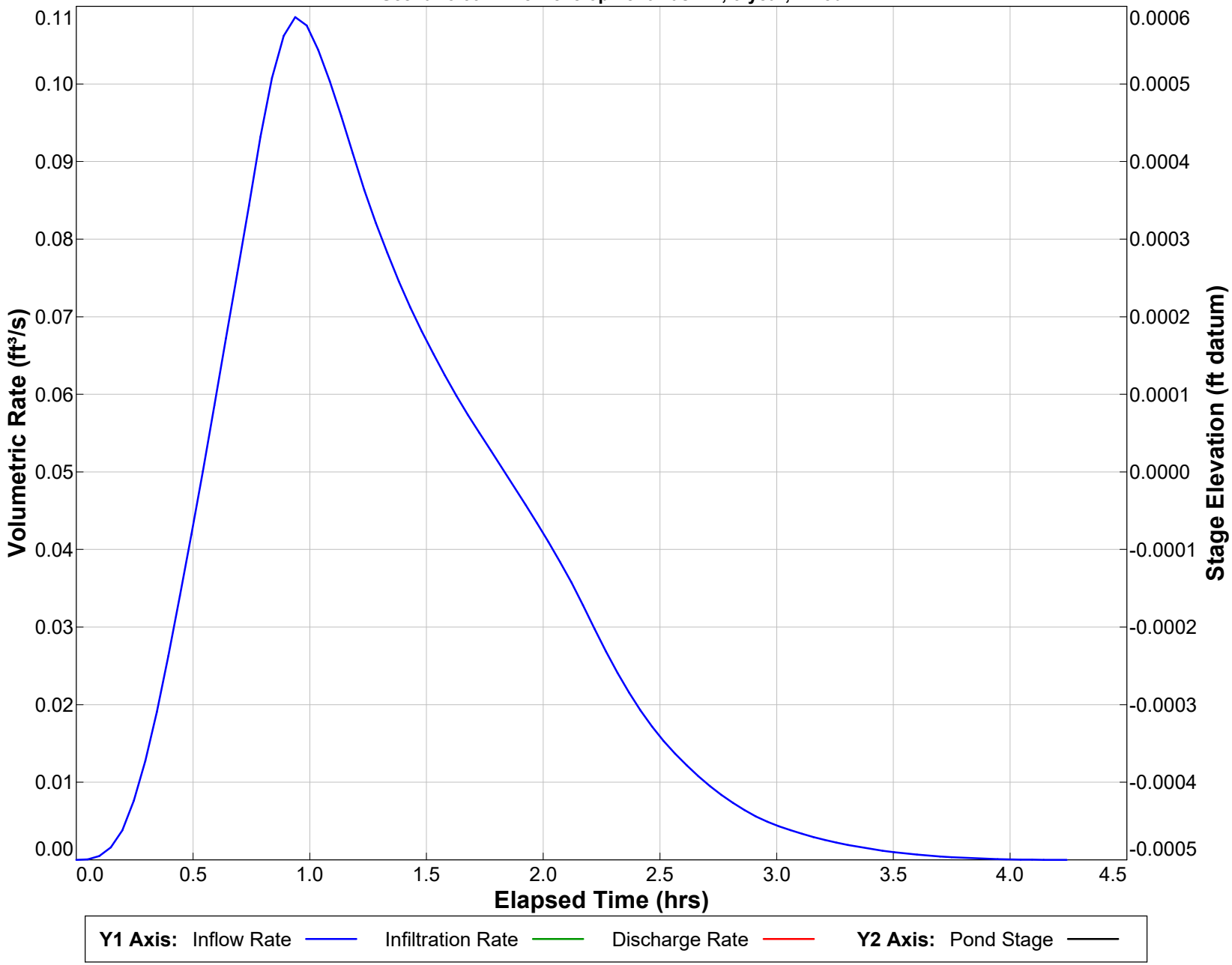
Summary of Results *:: Scenario 39 :: Pre-Development Basin 1, 5-year, 2-hour*

	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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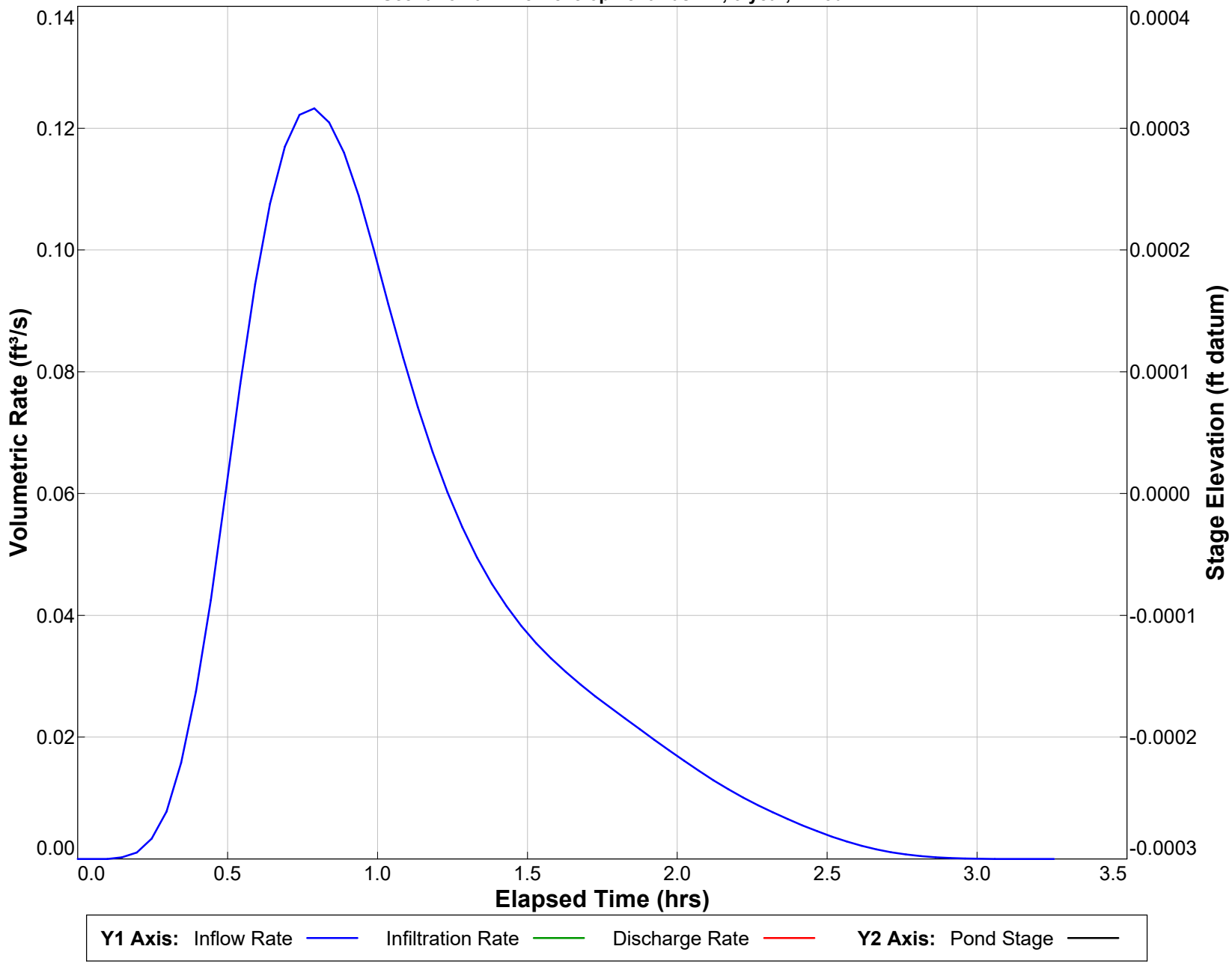
Summary of Results *:: Scenario 40 :: Pre-Development Basin 1, 5-year, 1-hour*

	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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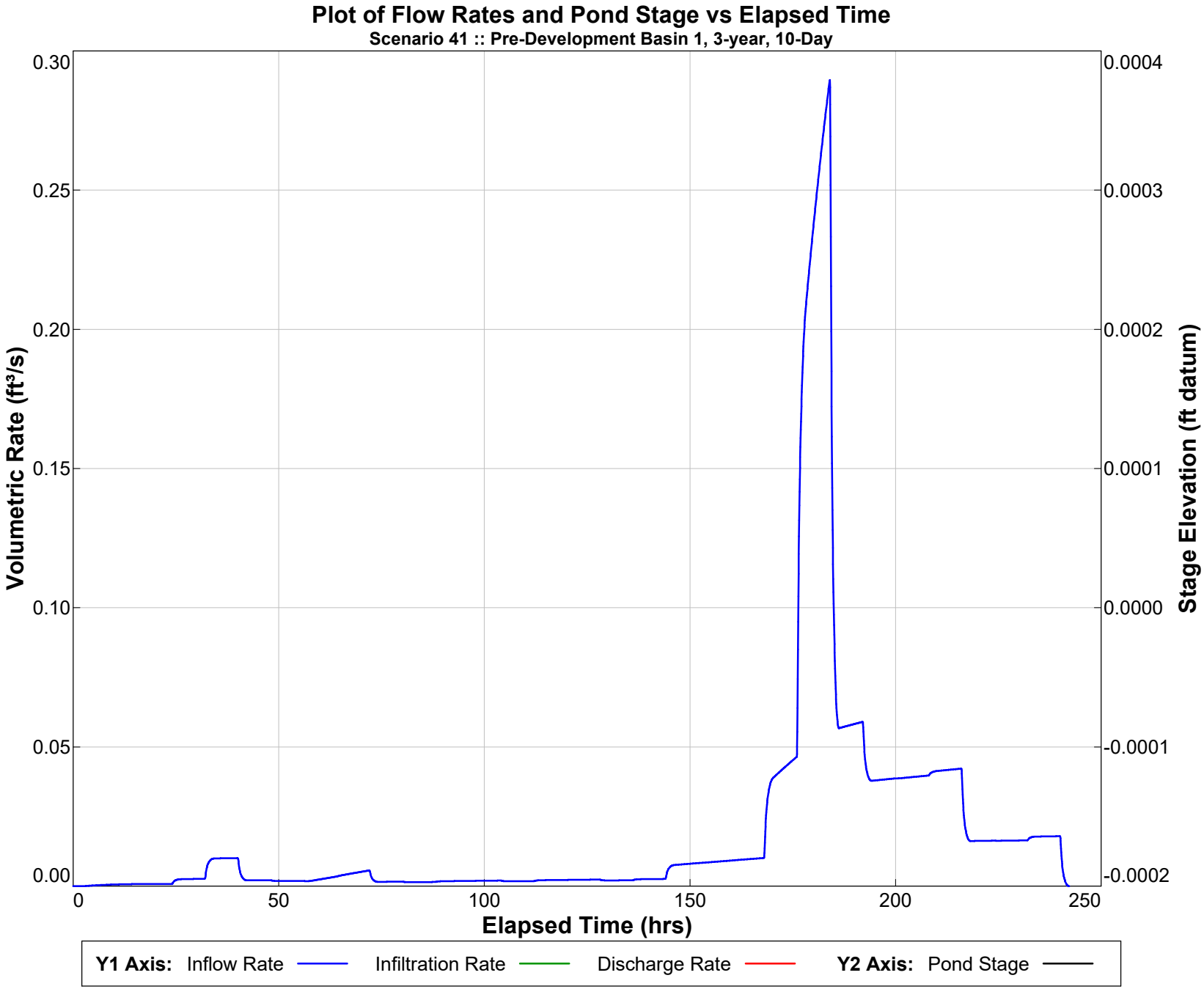
Summary of Results *:: Scenario 41 :: Pre-Development Basin 1, 3-year, 10-Day*

	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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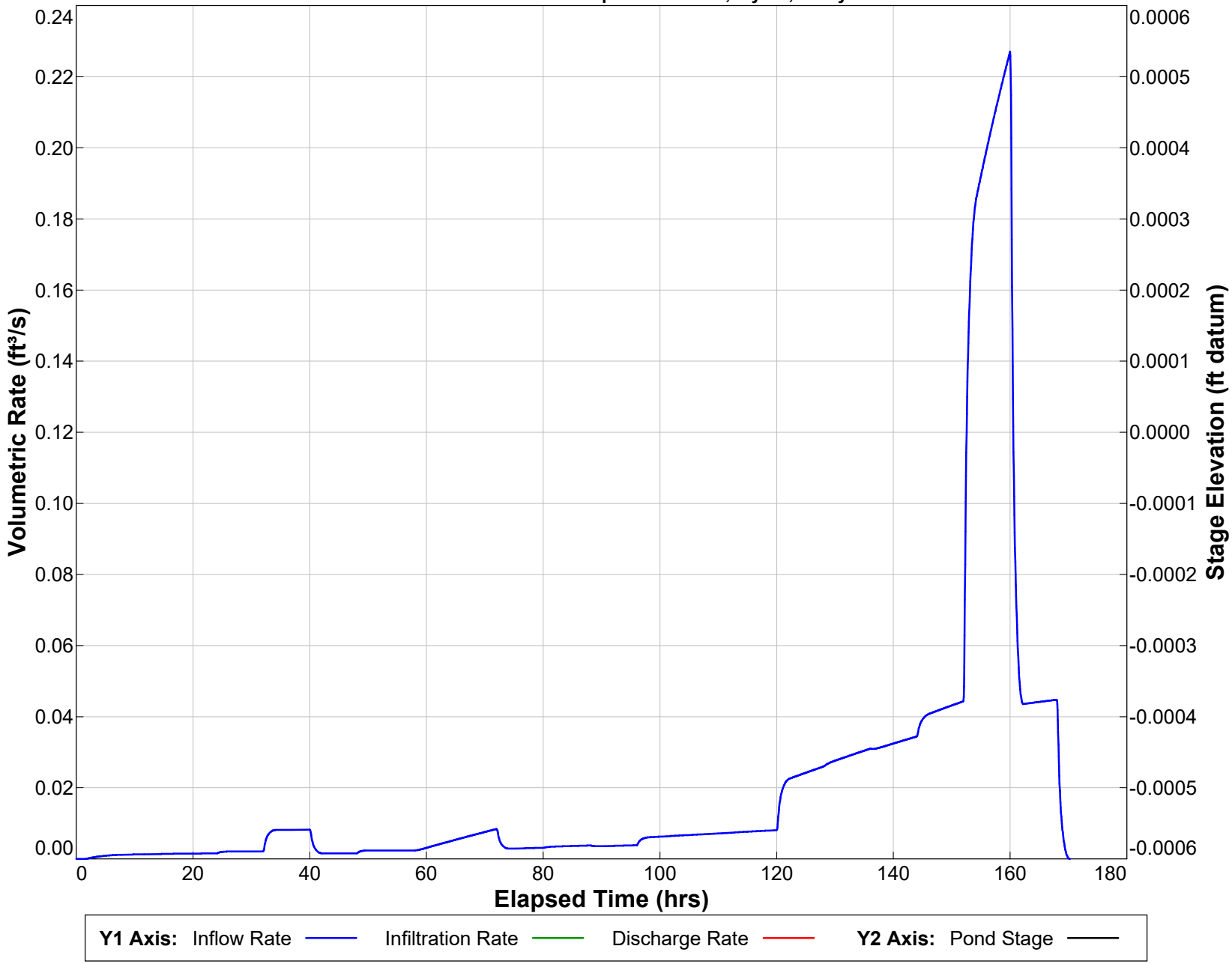
Summary of Results *:: Scenario 42 :: Pre-Development Basin 1, 3-year, 7-Day*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 42 :: Pre-Development Basin 1, 3-year, 7-Day



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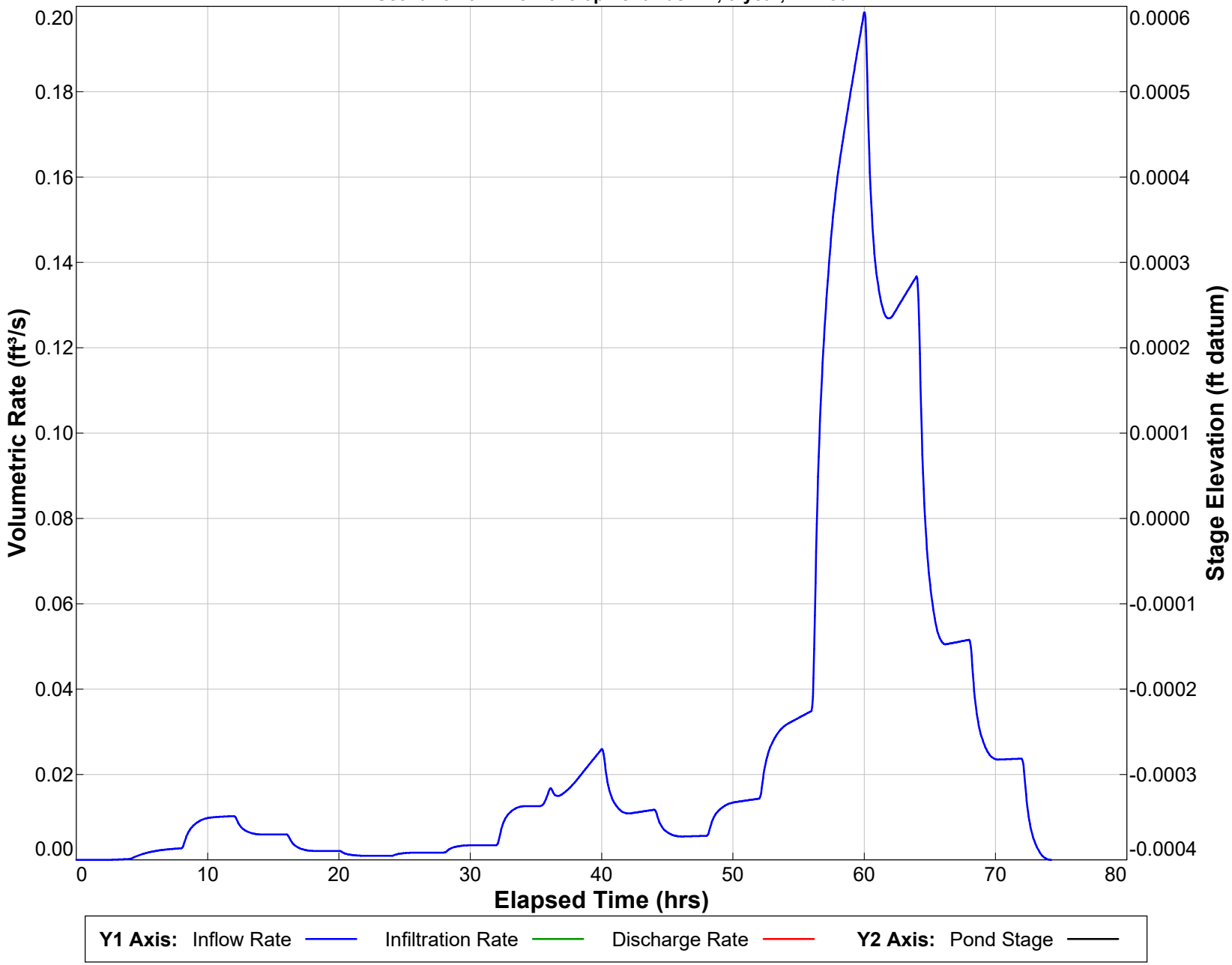
Summary of Results *:: Scenario 43 :: Pre-Development Basin 1, 3-year, 72-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 43 :: Pre-Development Basin 1, 3-year, 72-hour



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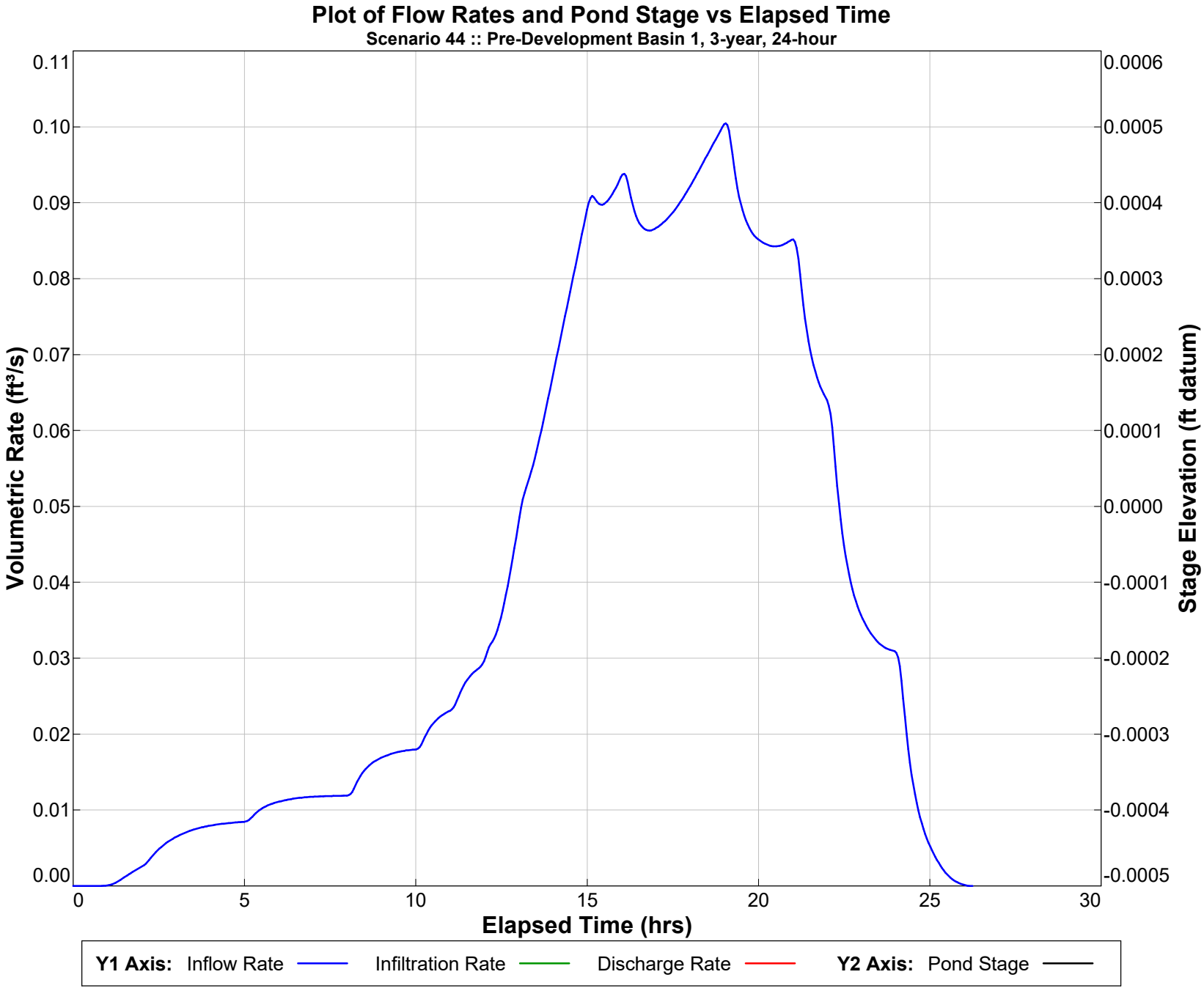
Summary of Results *:: Scenario 44 :: Pre-Development Basin 1, 3-year, 24-hour*

	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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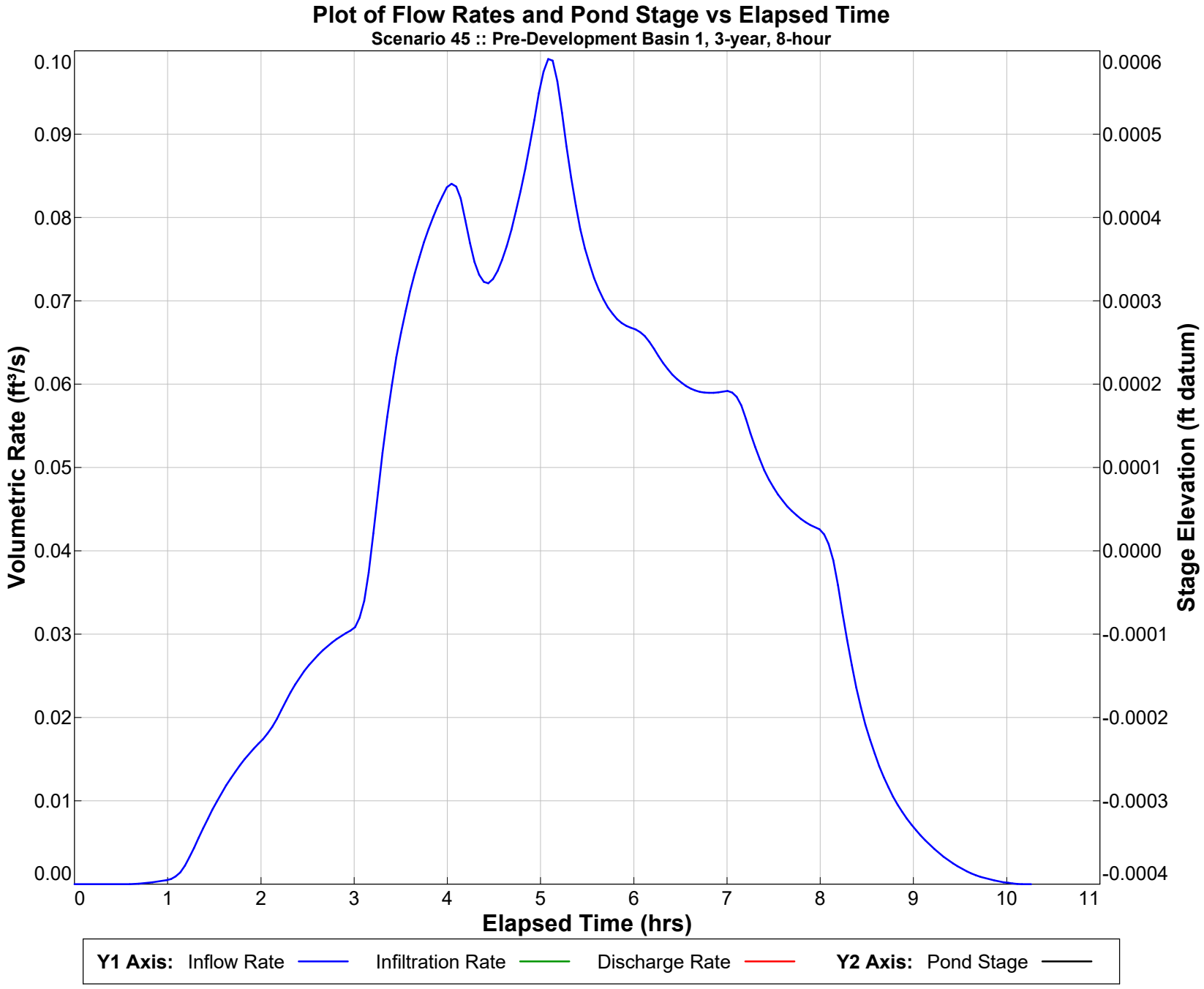
Summary of Results *:: Scenario 45 :: Pre-Development Basin 1, 3-year, 8-hour*

	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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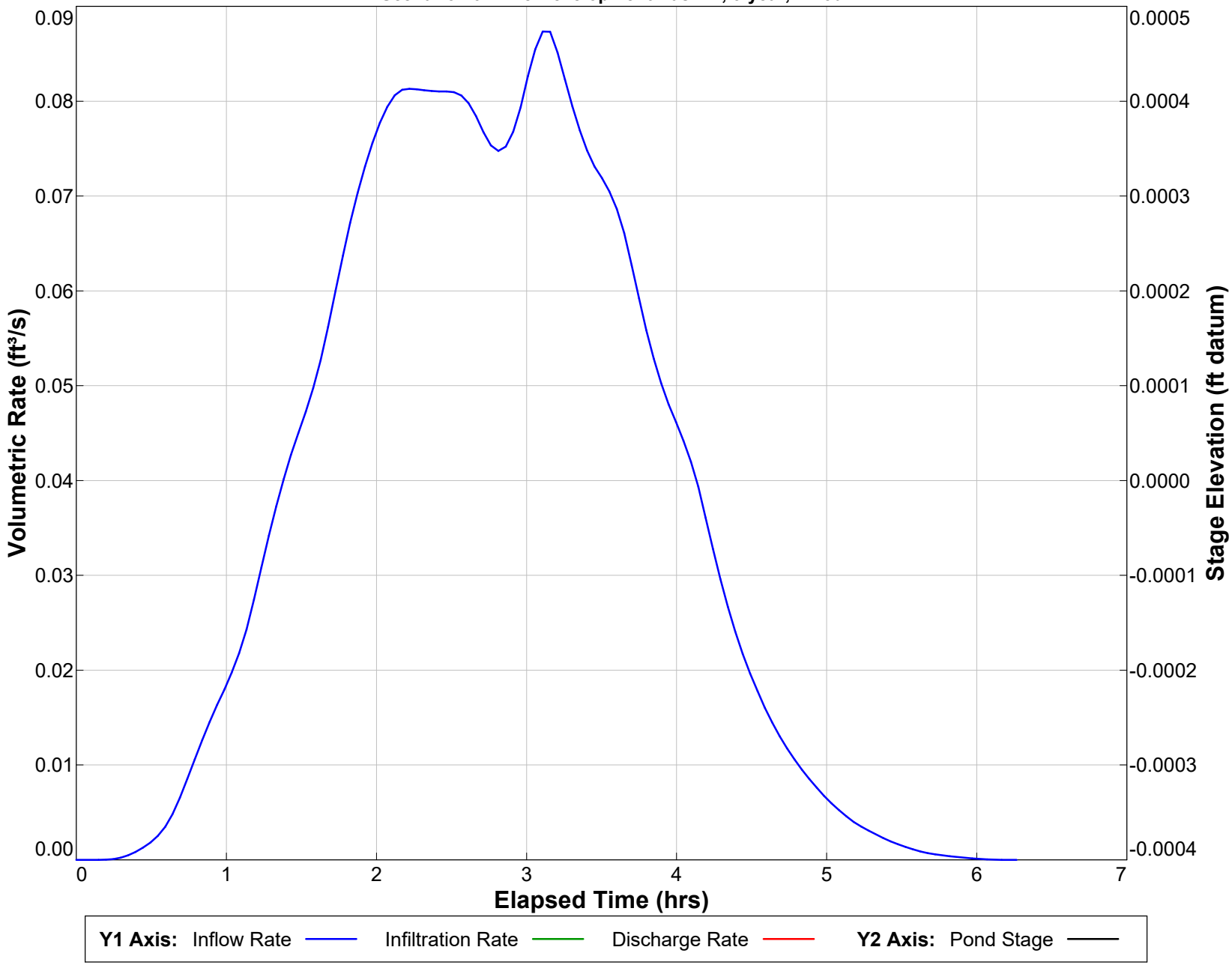
Summary of Results *:: Scenario 46 :: Pre-Development Basin 1, 3-year, 4-hour*

	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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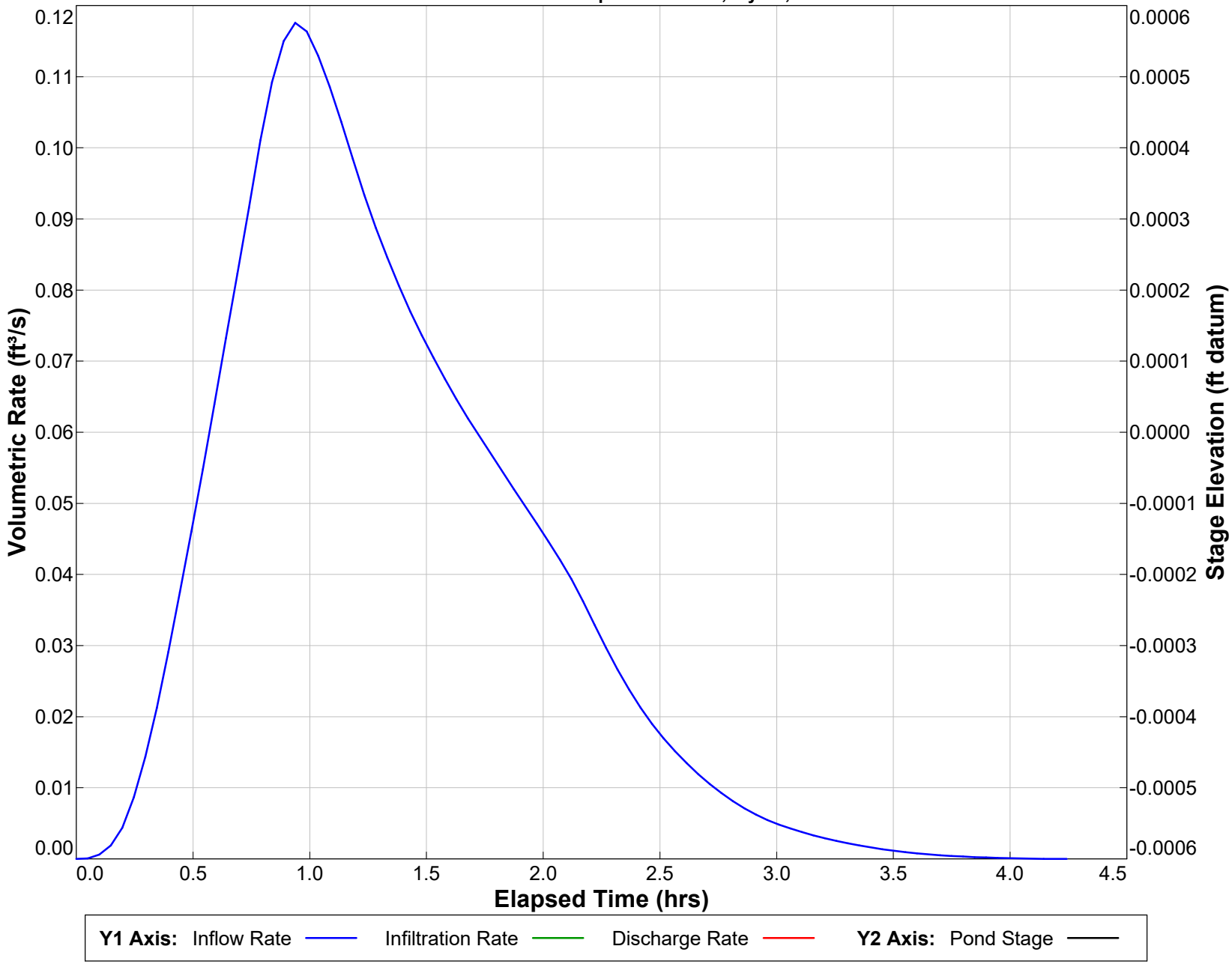
Summary of Results *:: Scenario 47 :: Pre-Development Basin 1, 3-year, 2-hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 47 :: Pre-Development Basin 1, 3-year, 2-hour



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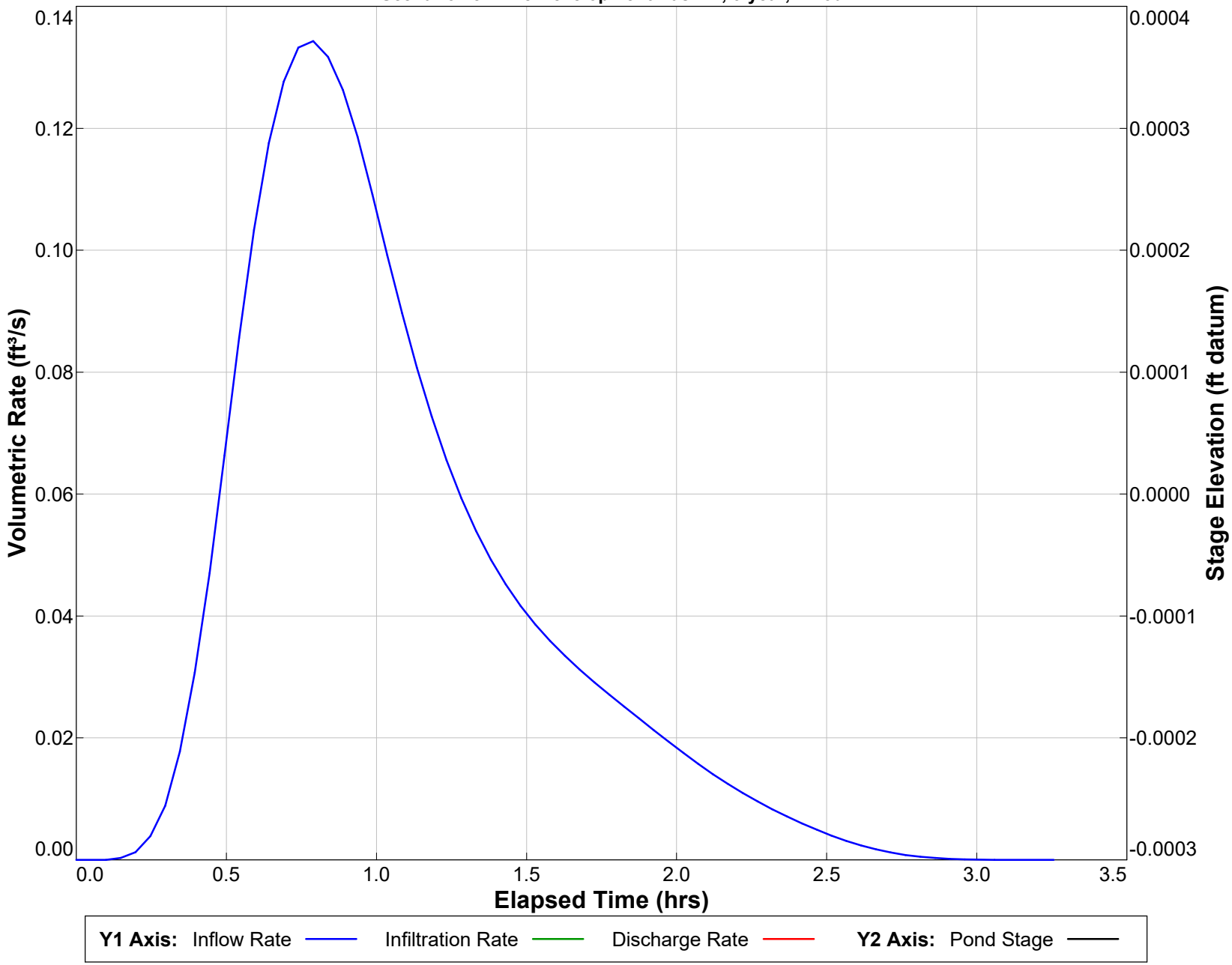
Summary of Results *:: Scenario 48 :: Pre-Development Basin 1, 3-year, 1-hour*

	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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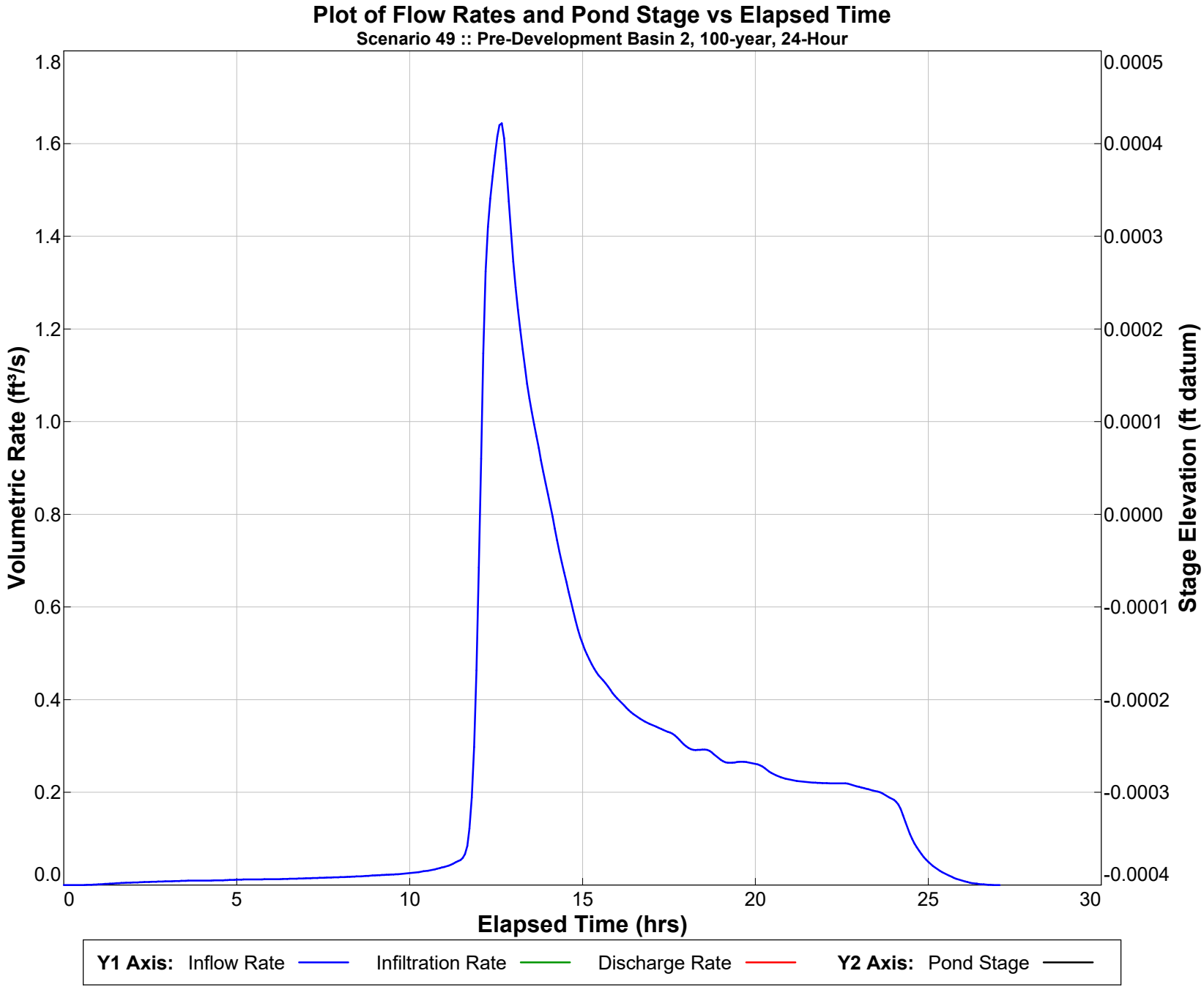
Summary of Results *:: Scenario 49 :: Pre-Development Basin 2, 100-year, 24-Hour*

	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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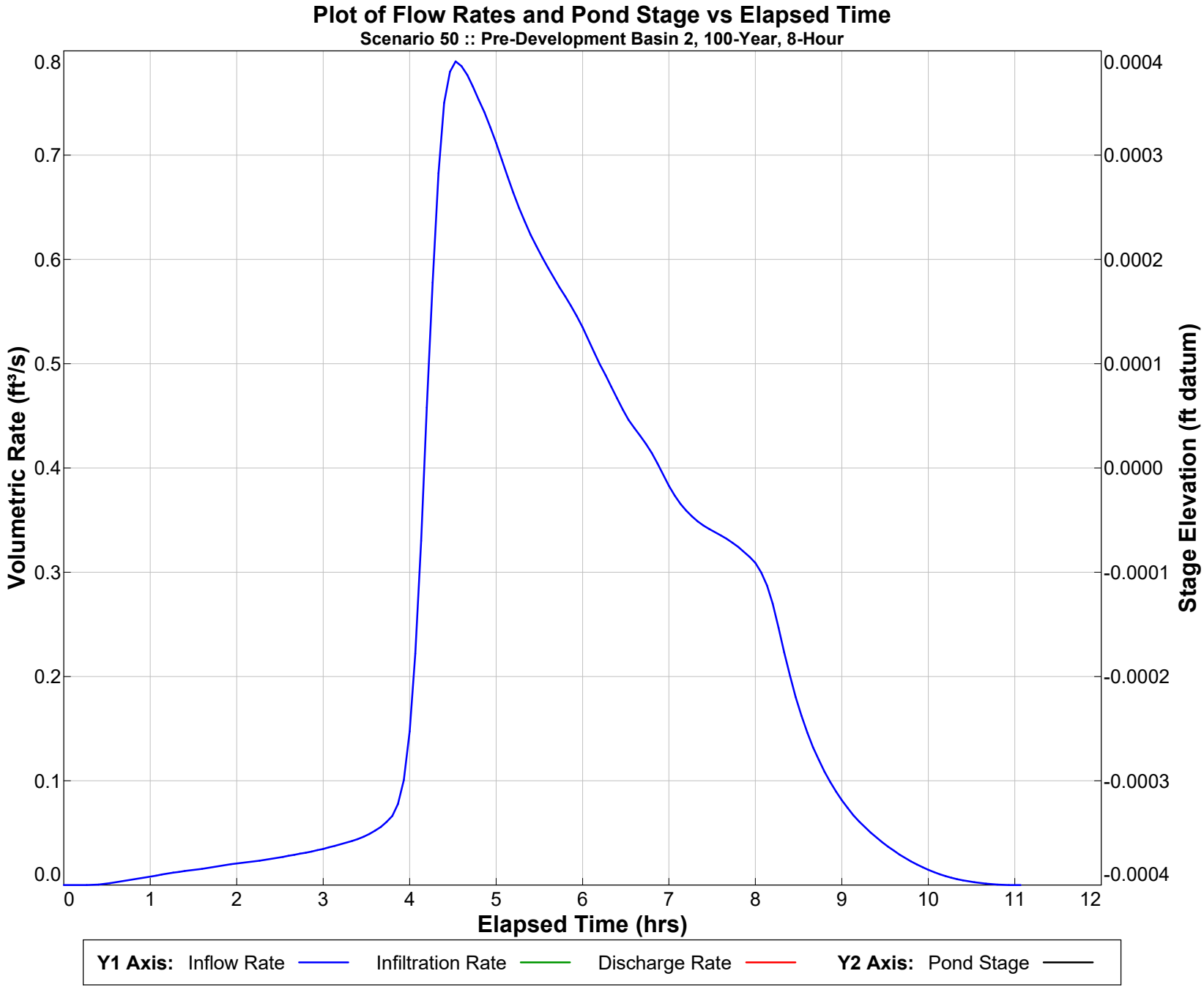
Summary of Results *:: Scenario 50 :: Pre-Development Basin 2, 100-Year, 8-Hour*

	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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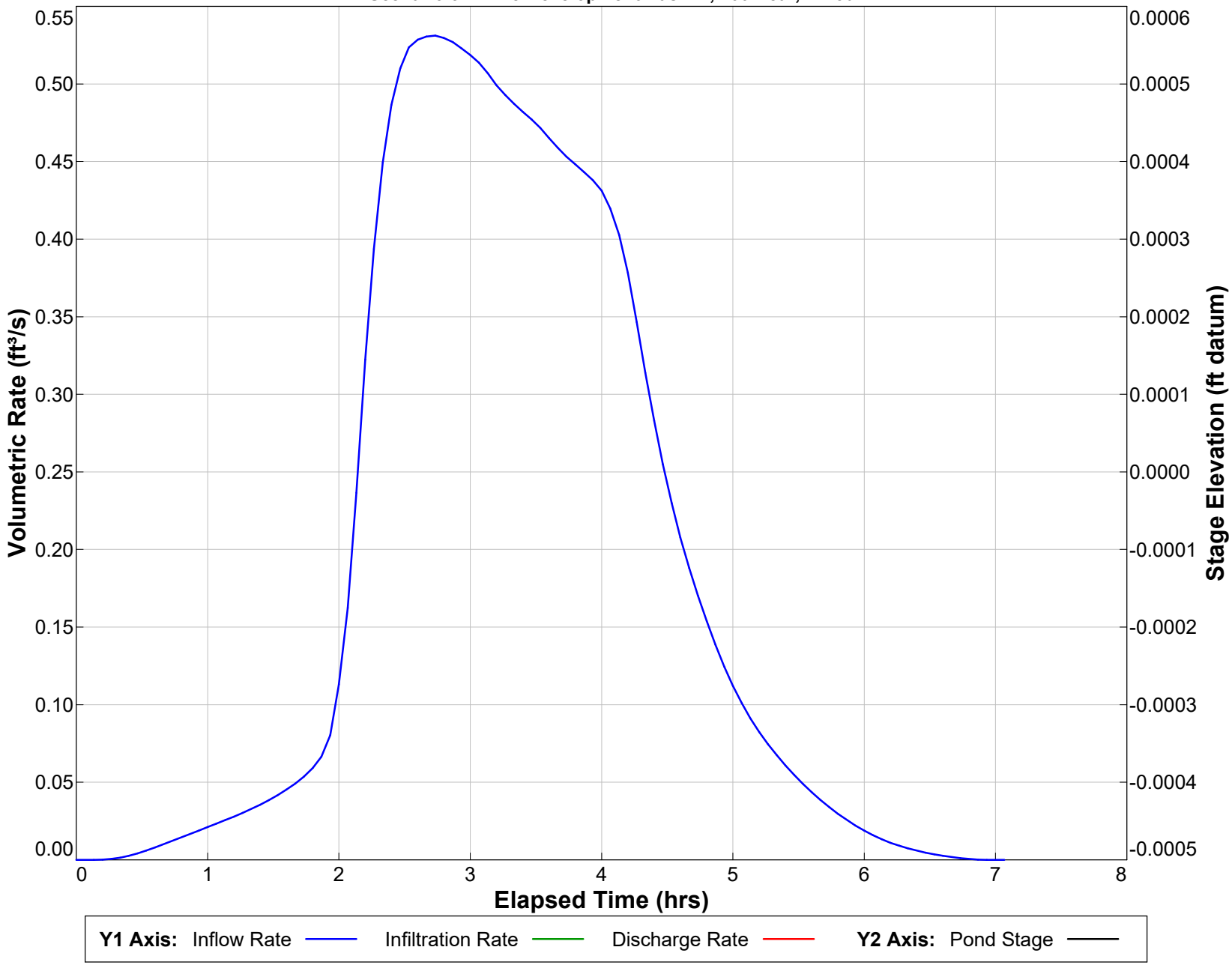
Summary of Results *:: Scenario 51 :: Pre-Development Basin 2, 100-Year, 4-Hour*

	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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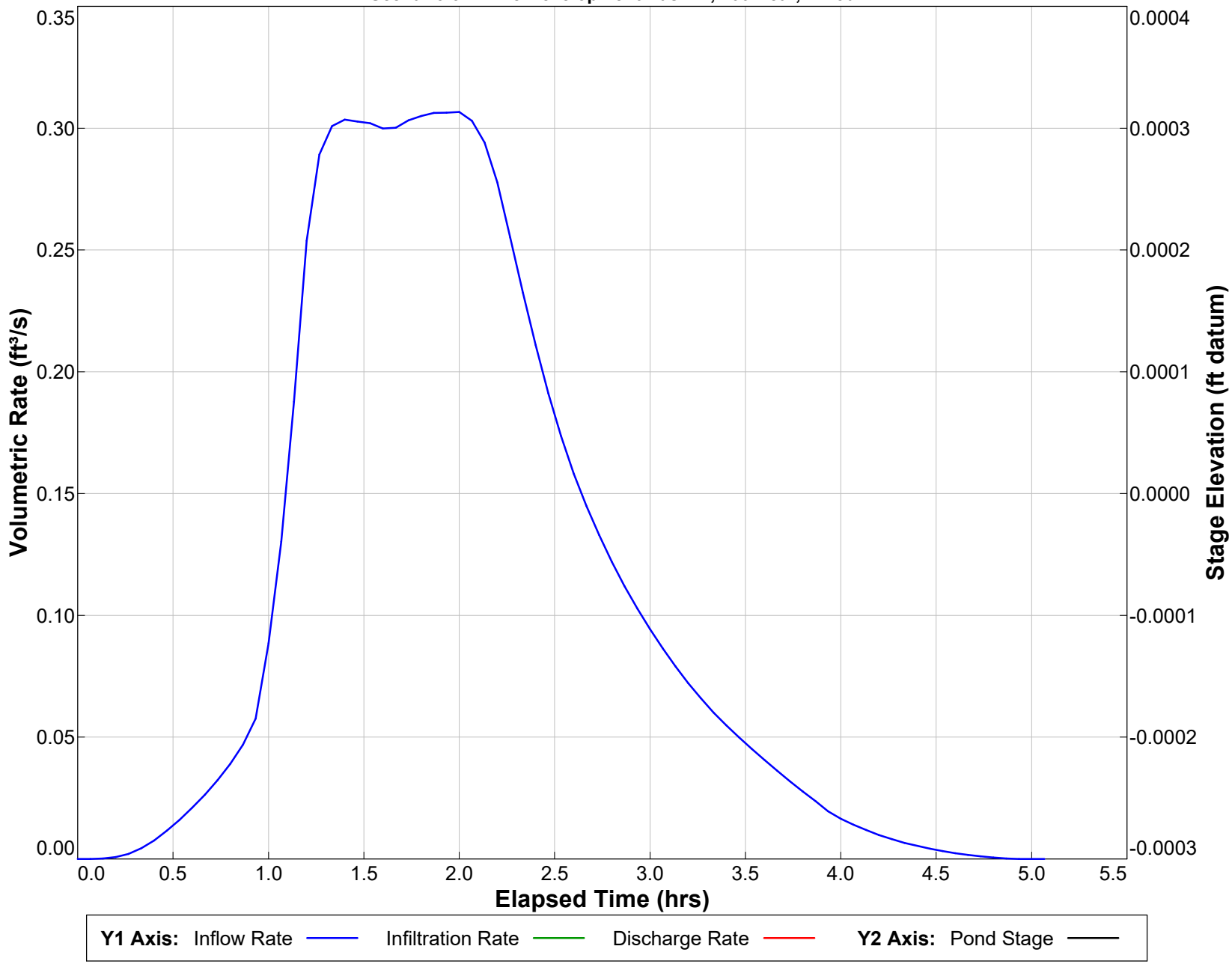
Summary of Results *:: Scenario 52 :: Pre-Development Basin 2, 100-Year, 2-Hour*

	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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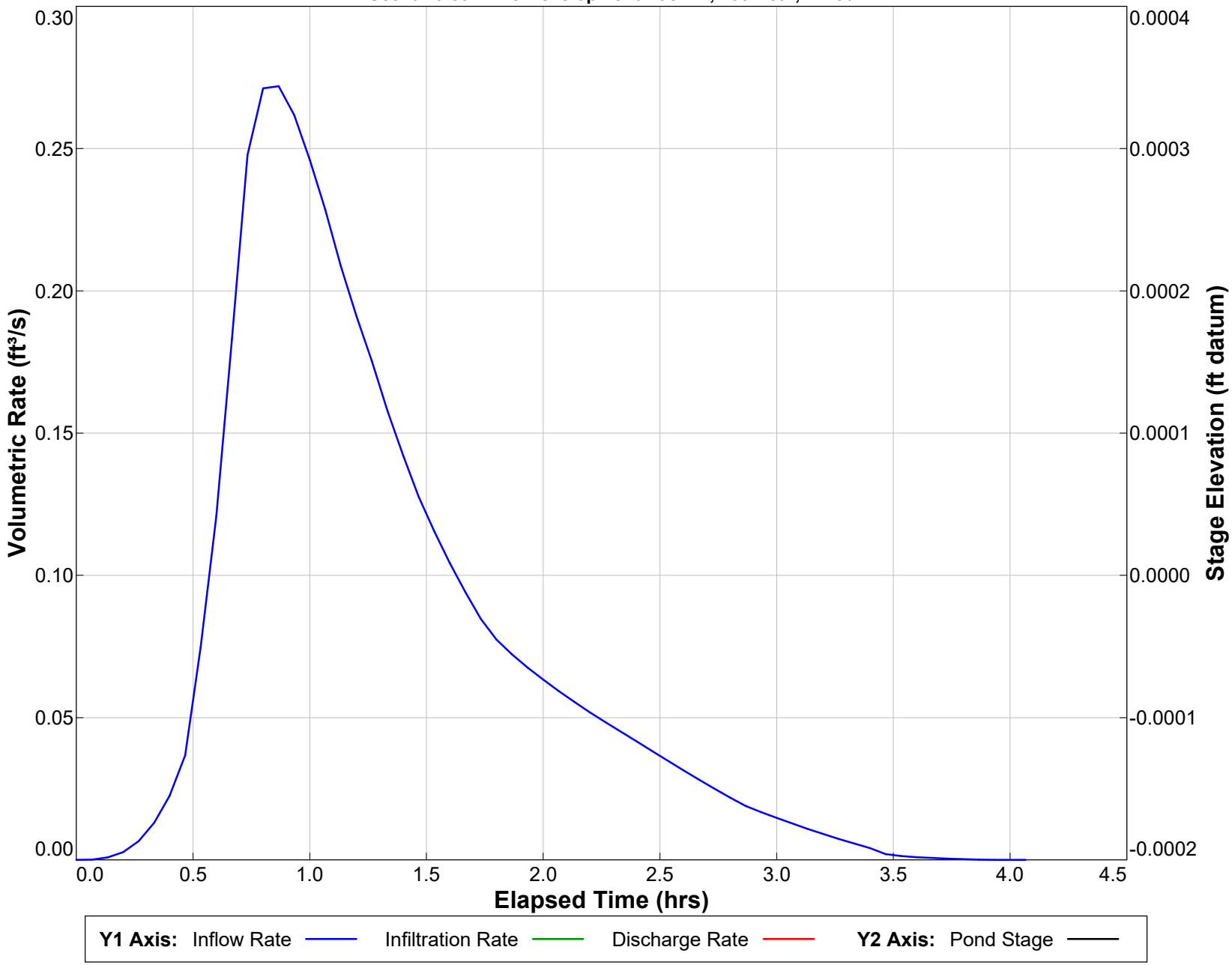
Summary of Results *:: Scenario 53 :: Pre-Development Basin 2, 100-Year, 1-Hour*

	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)

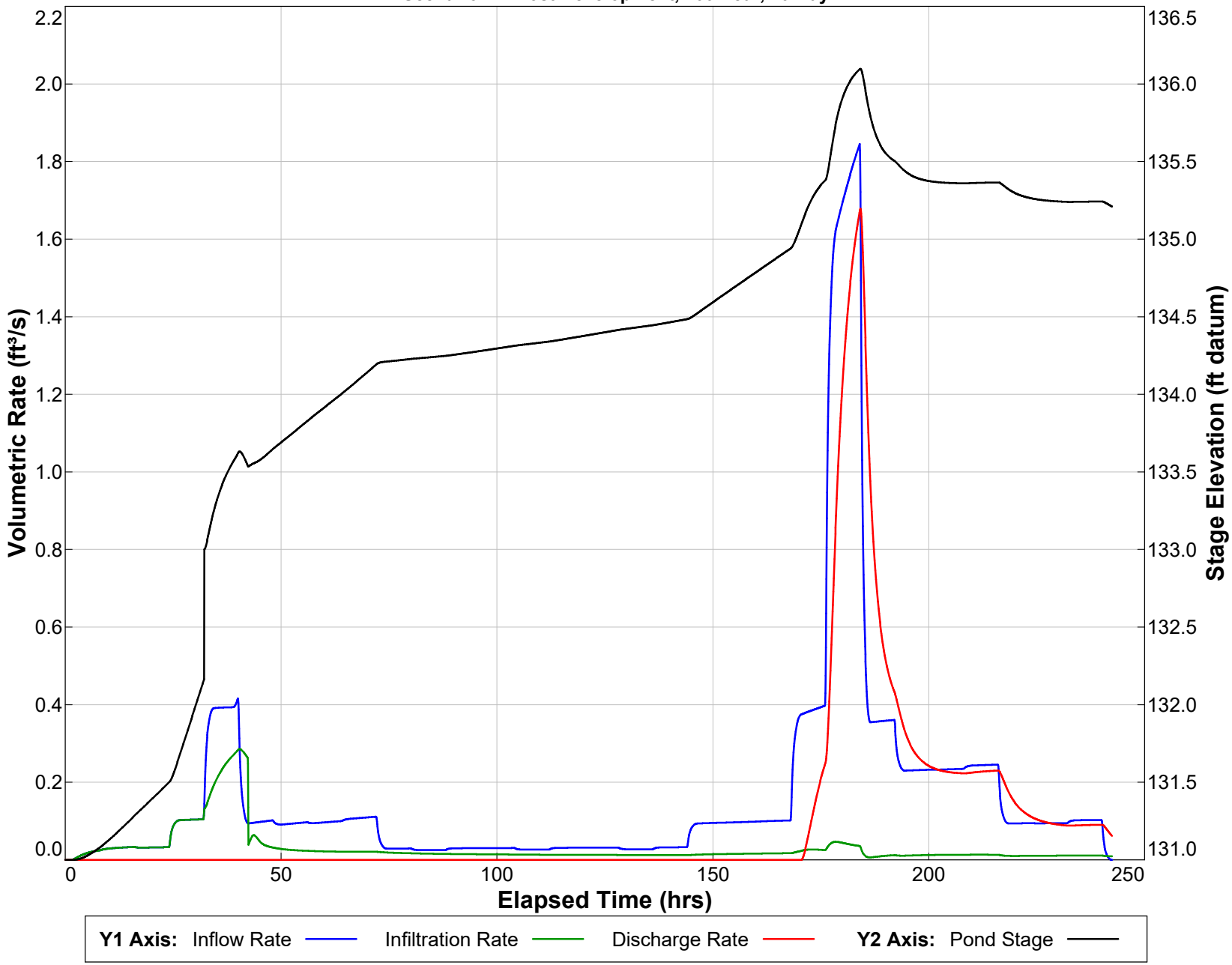
Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.750	2.500
0.200	1.000	3.000
0.300	1.250	4.000
0.400	1.500	
0.500	2.000	

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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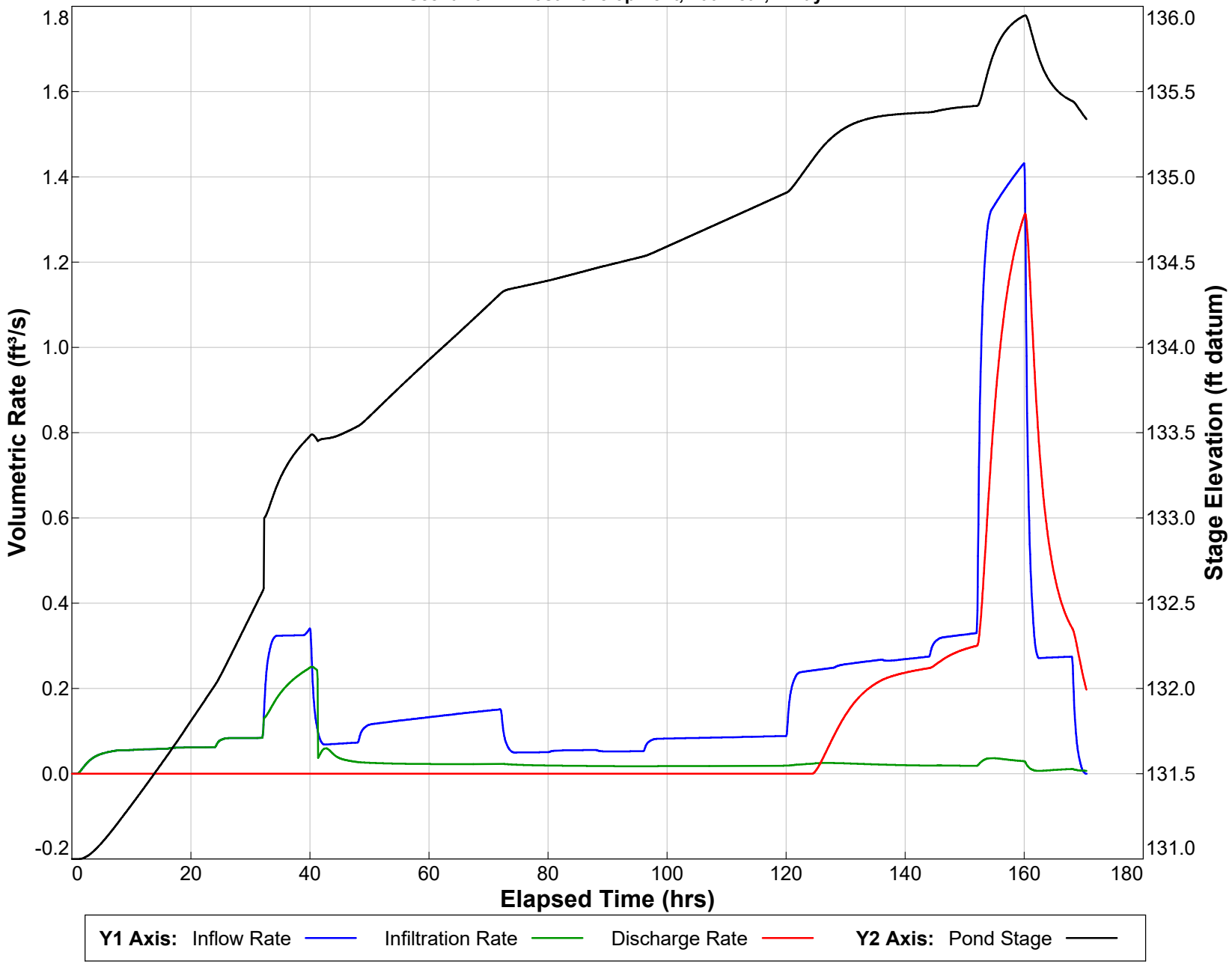
Summary of Results *:: Scenario 2 :: Post-Development, 100-Year, 7-Day*

	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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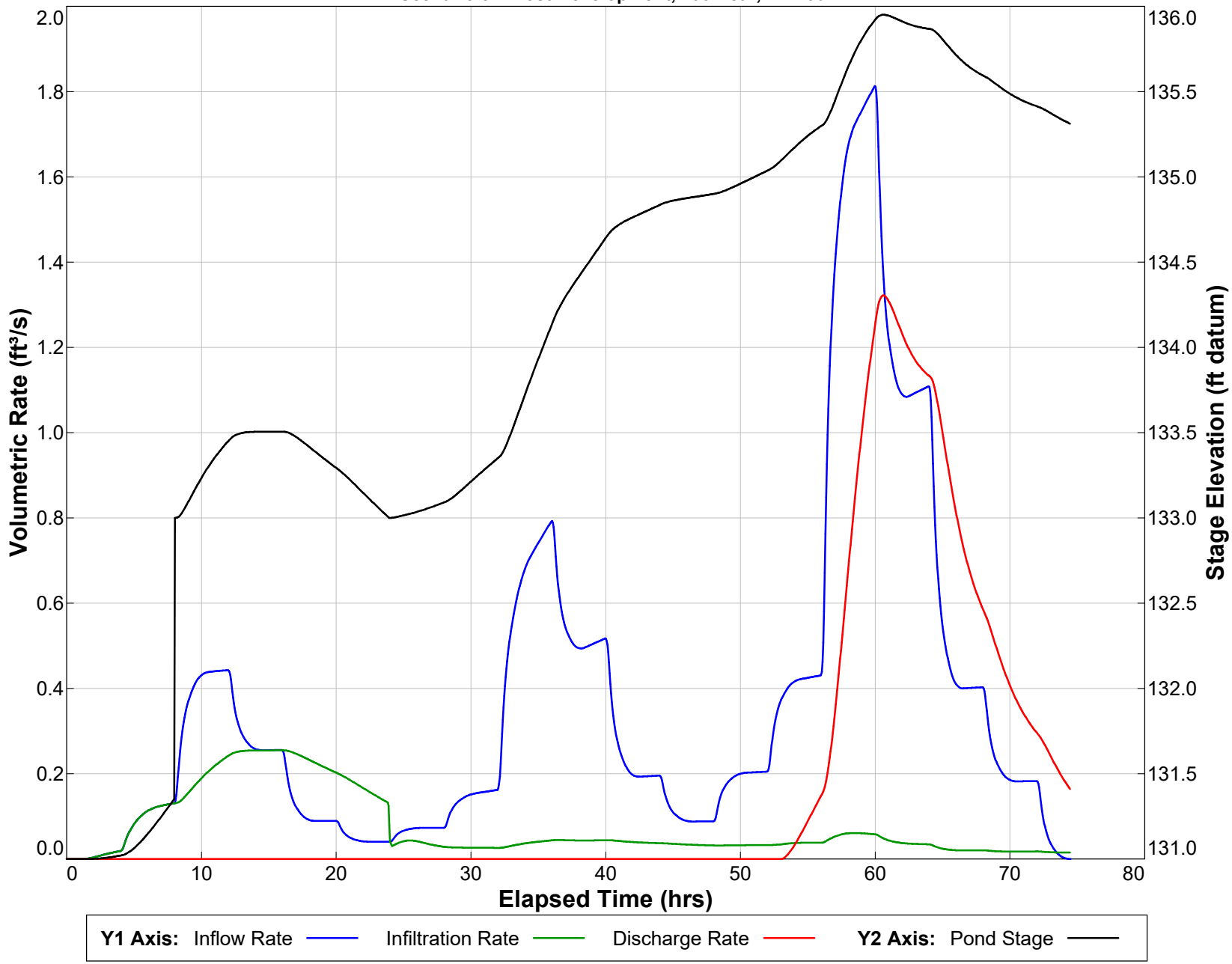
Summary of Results *:: Scenario 3 :: Post-Development, 100-Year, 72-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 3 :: Post-Development, 100-Year, 72-Hour



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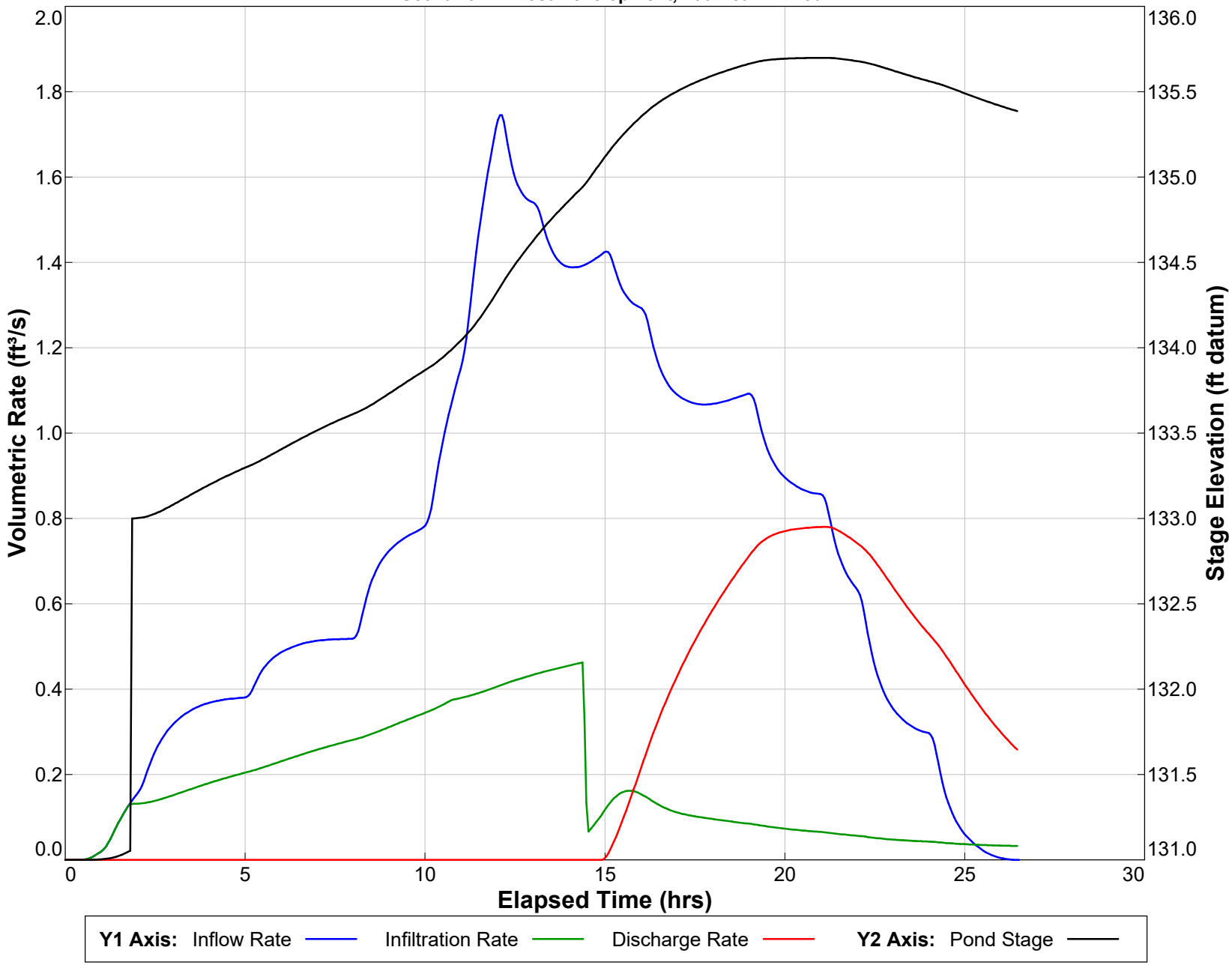
Summary of Results *:: Scenario 4 :: Post-Development, 100-Year 24-Hour*

	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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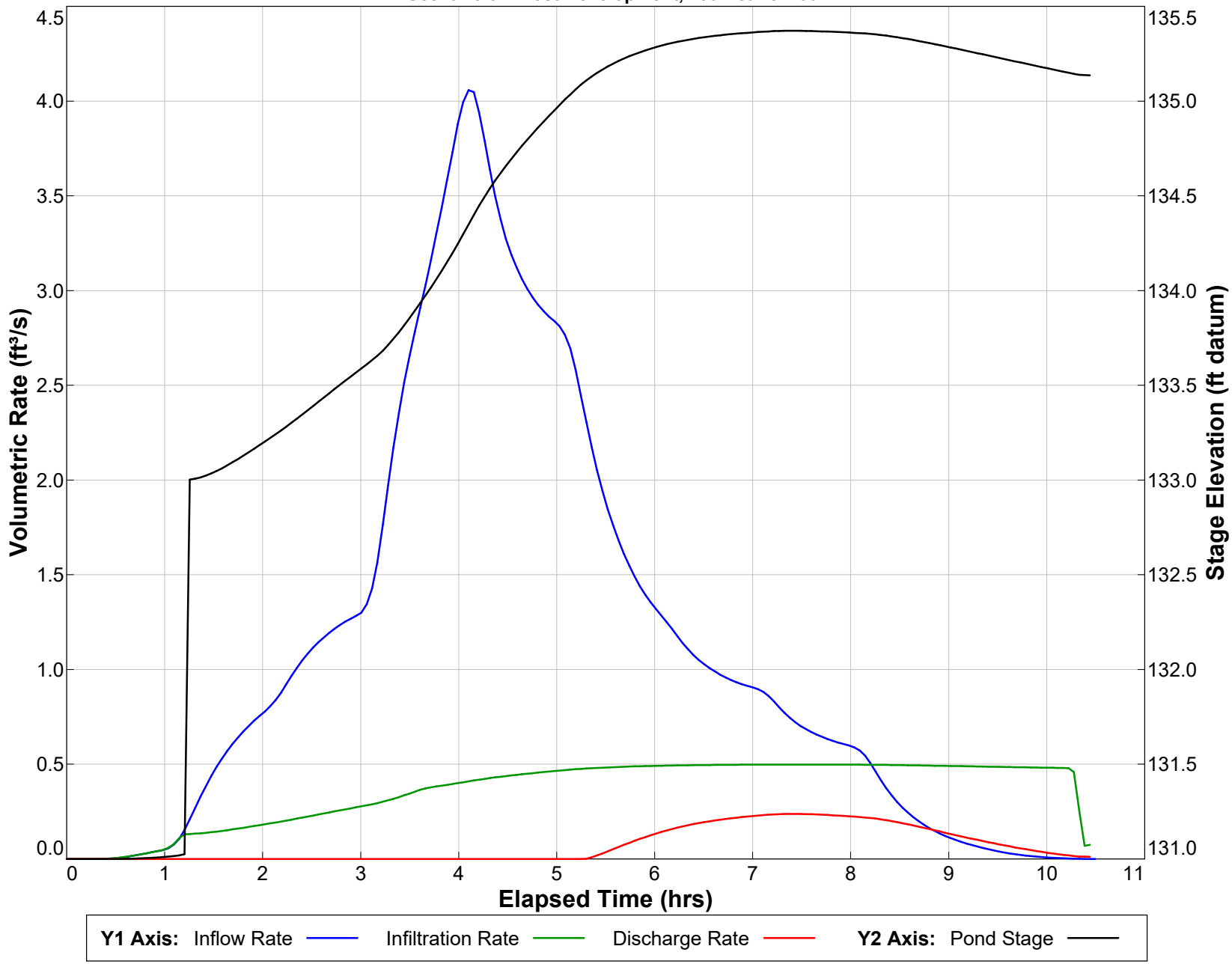
Summary of Results *:: Scenario 5 :: Post-Development, 100-Year 8-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 5 :: Post-Development, 100-Year 8-Hour



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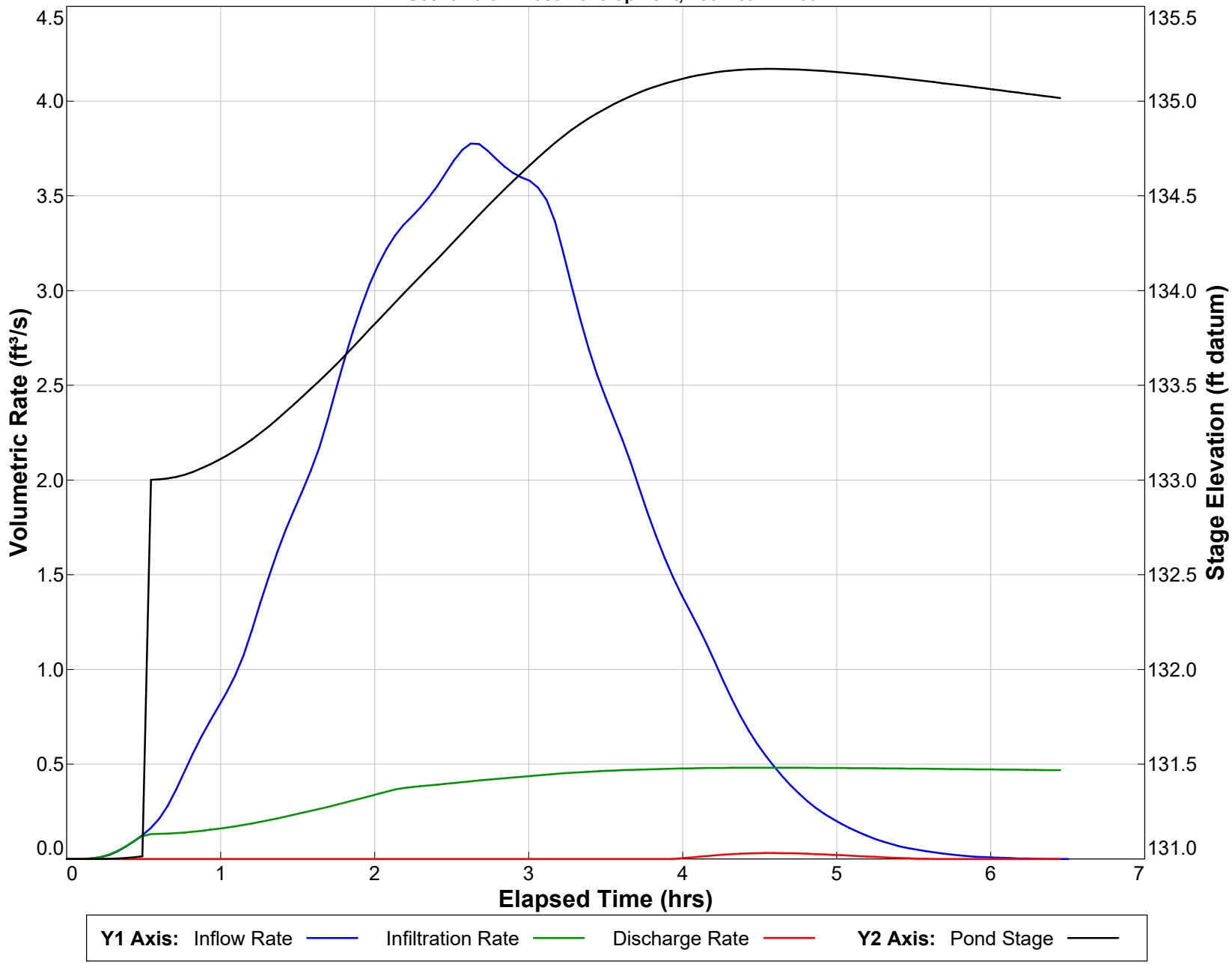
Summary of Results *:: Scenario 6 :: Post-Development, 100-Year 4-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 6 :: Post-Development, 100-Year 4-Hour



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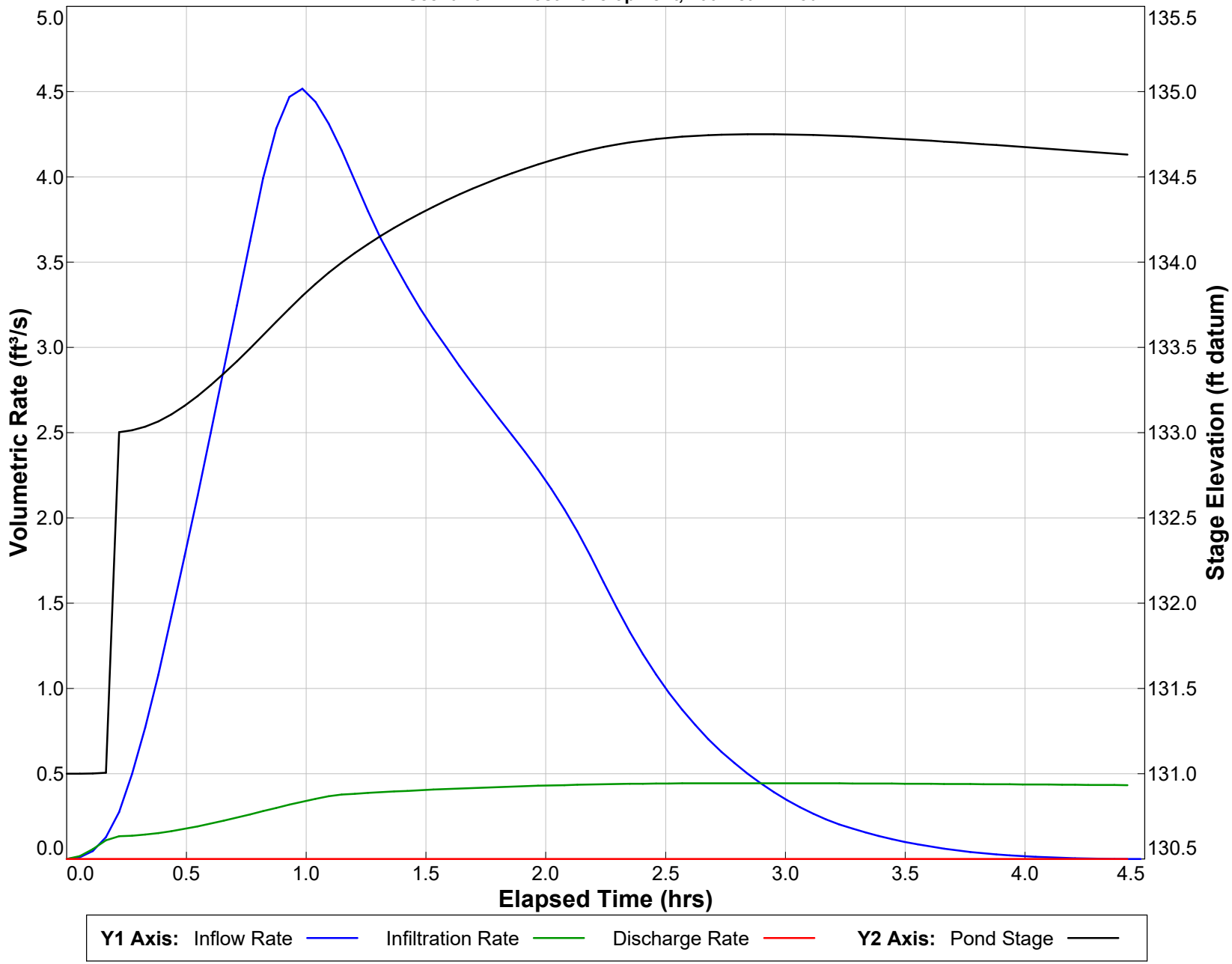
Summary of Results *:: Scenario 7 :: Post-Development, 100-Year 2-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 7 :: Post-Development, 100-Year 2-Hour



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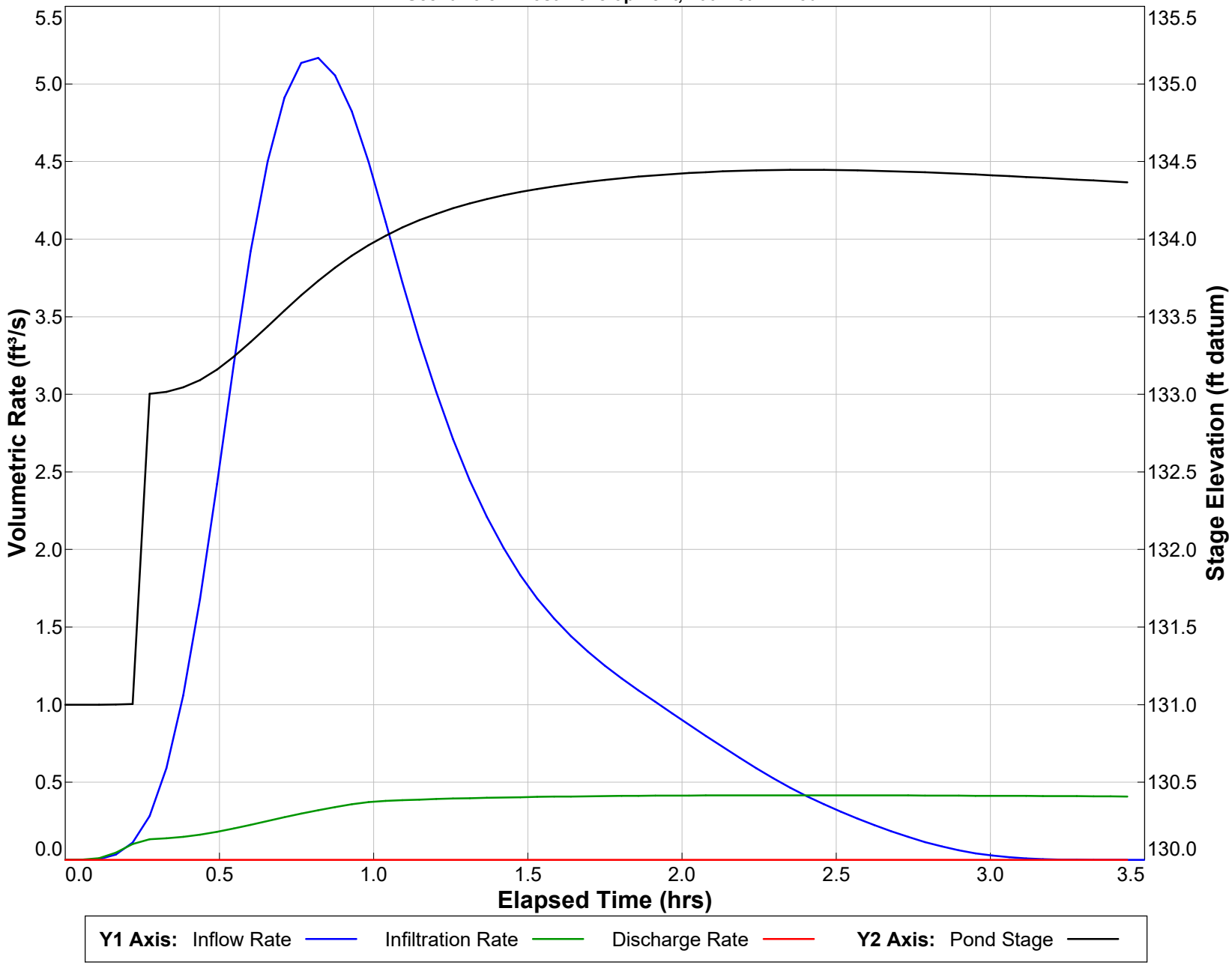
Summary of Results *:: Scenario 8 :: Post-Development, 100-Year 1-Hour*

	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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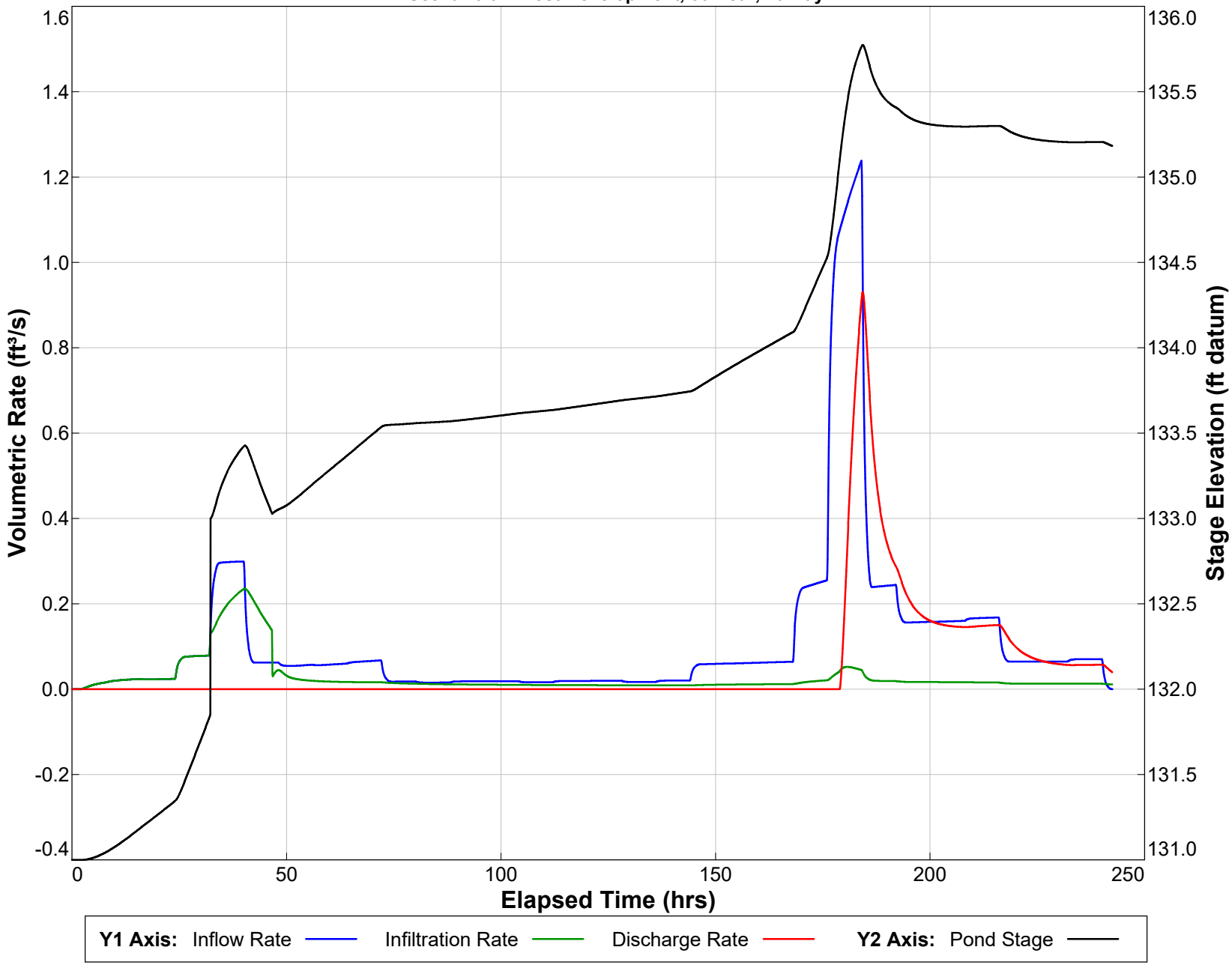
Summary of Results *:: Scenario 9 :: Post-Development, 50-Year, 10-Day*

	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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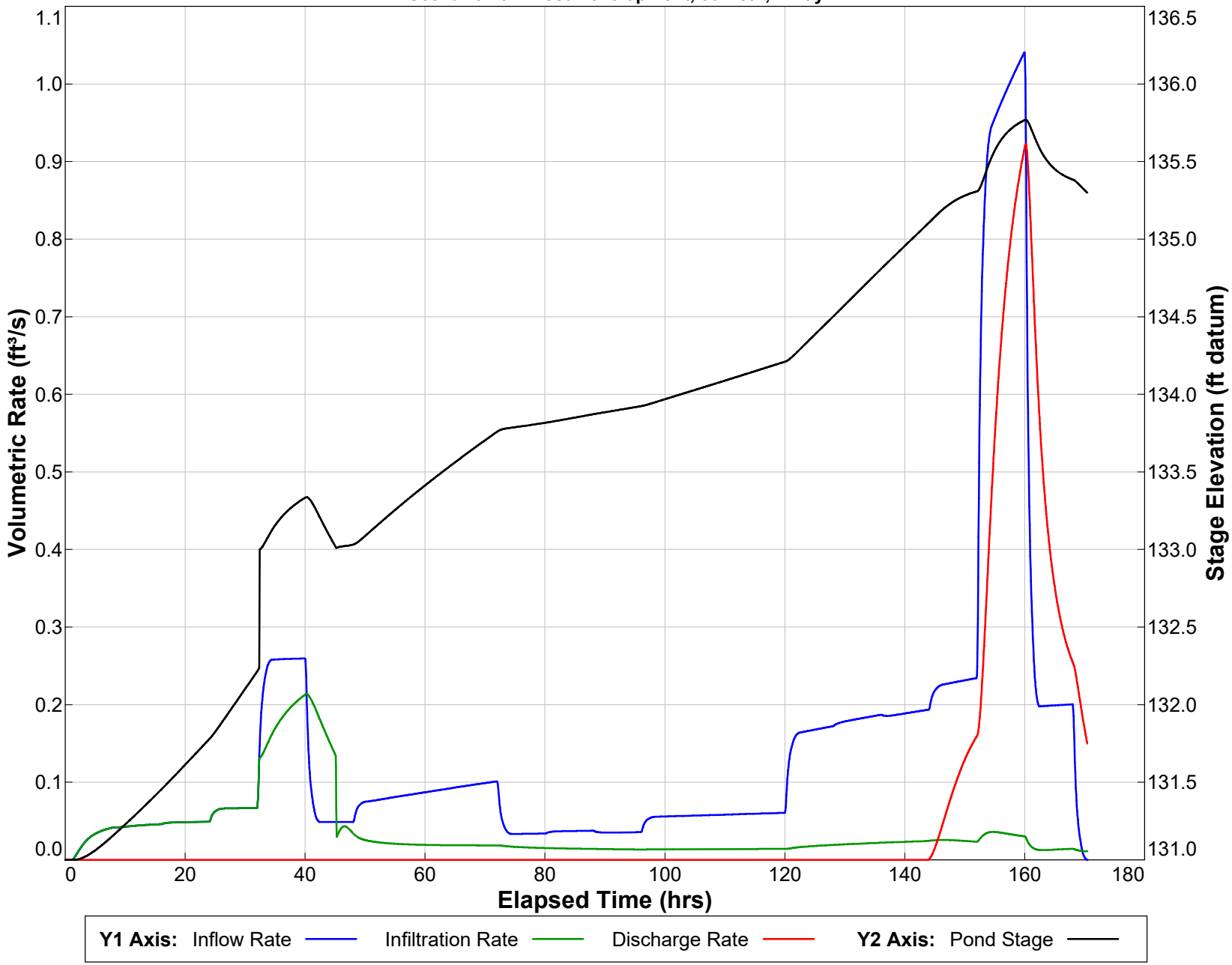
Summary of Results *:: Scenario 10 :: Post-Development, 50-Year, 7-Day*

	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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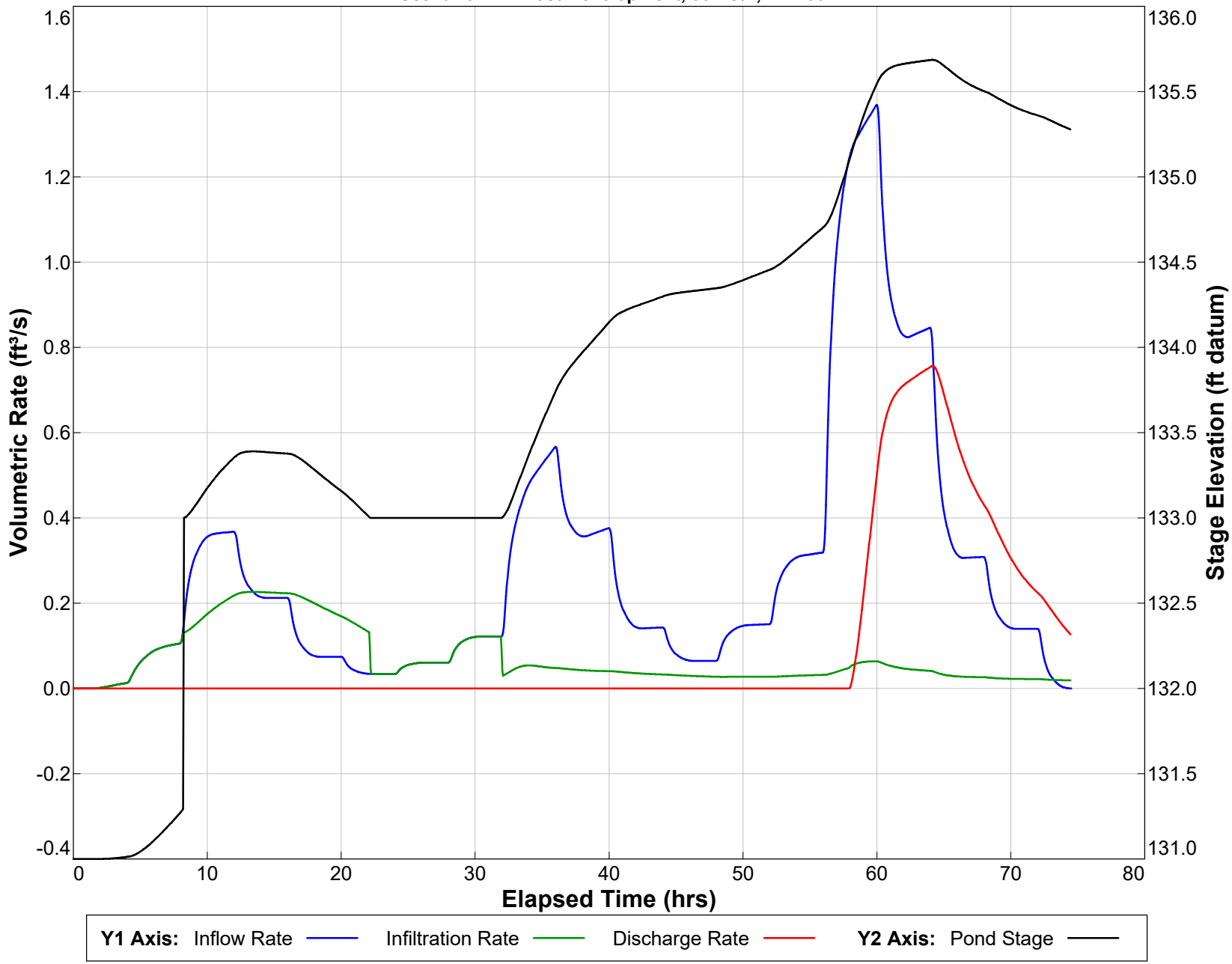
Summary of Results *:: Scenario 11 :: Post-Development, 50-Year, 72-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 11 :: Post-Development, 50-Year, 72-Hour



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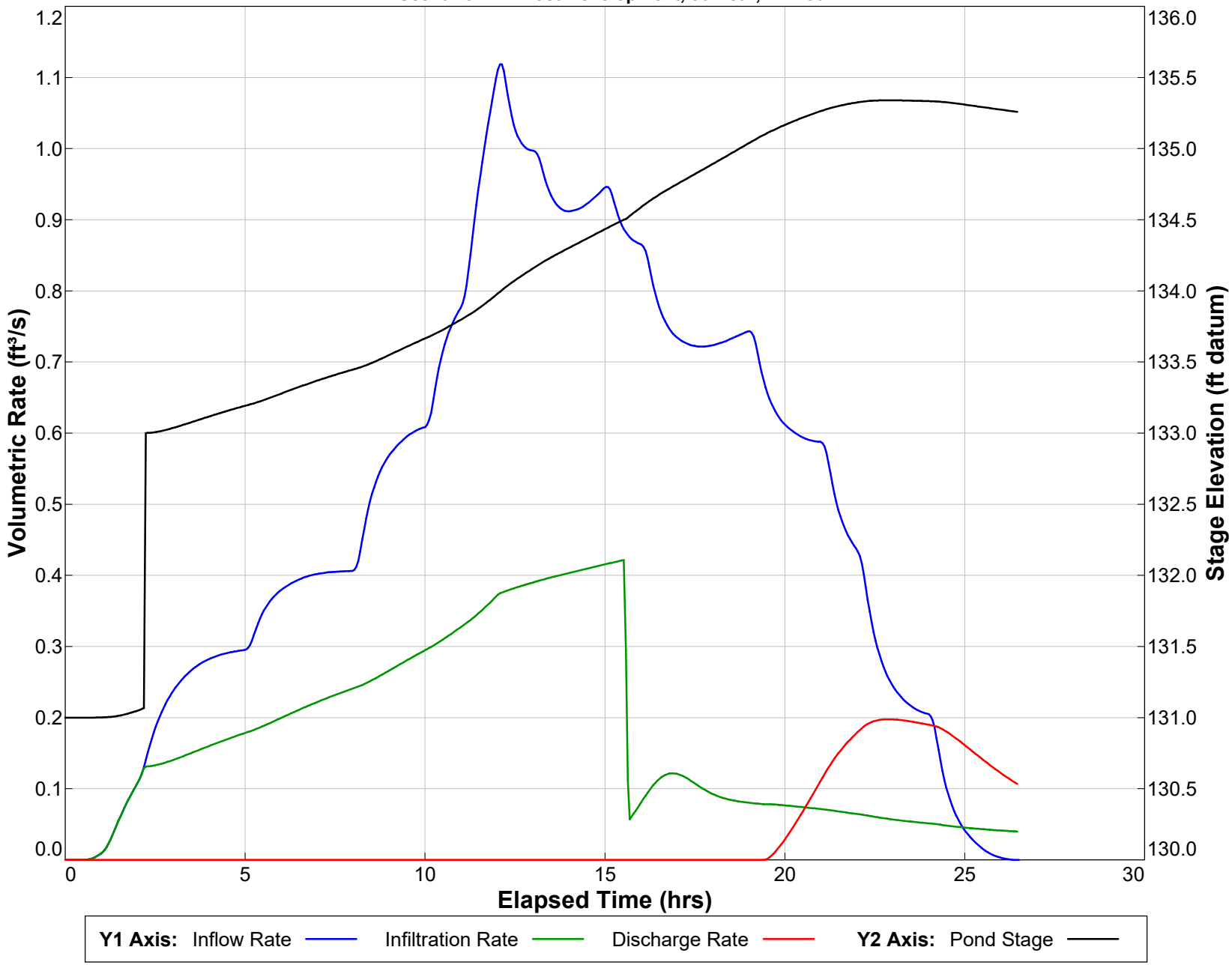
Summary of Results *:: Scenario 12 :: Post-Development, 50-Year, 24-Hour*

	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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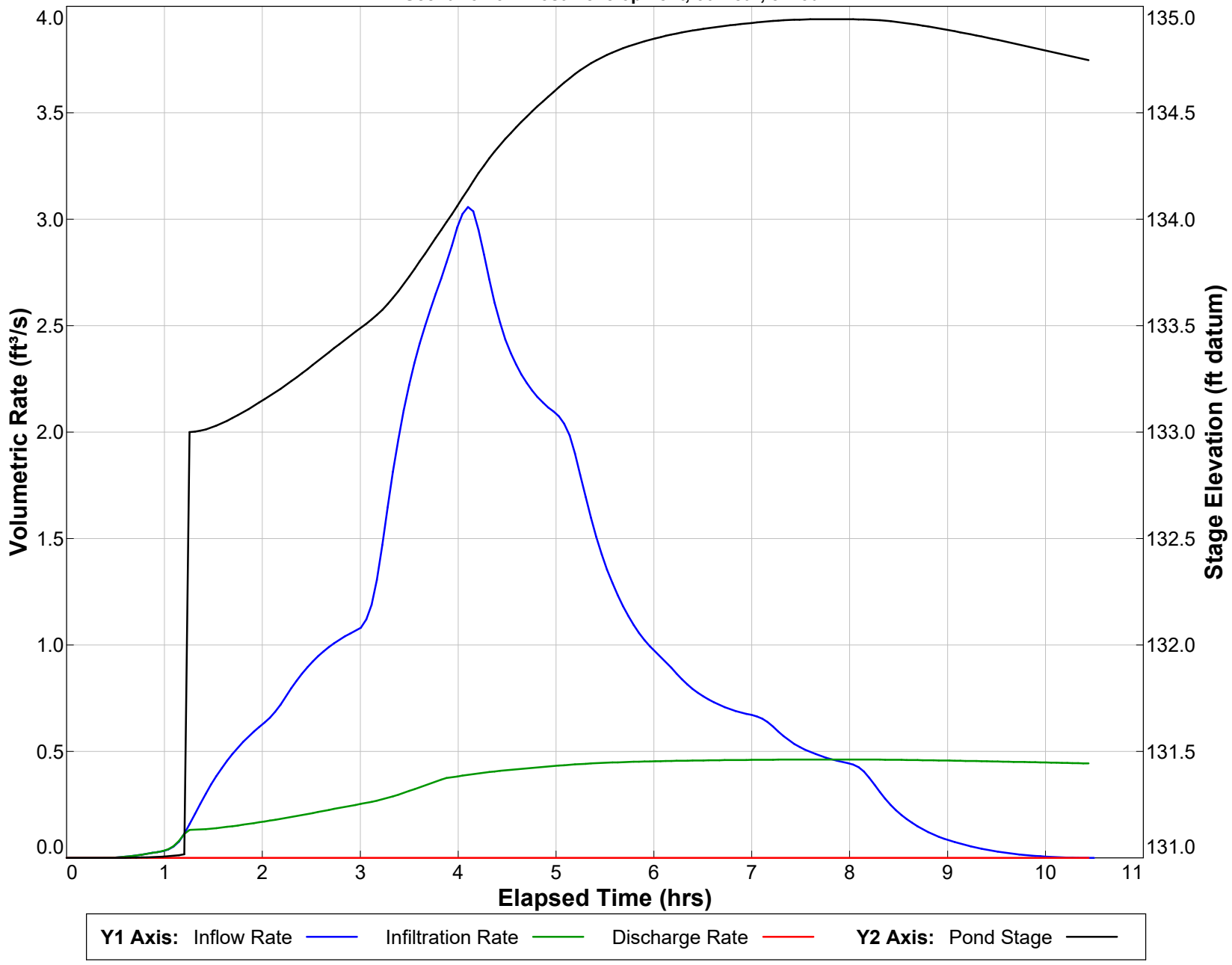
Summary of Results *:: Scenario 13 :: Post-Development, 50-Year, 8-Hour*

	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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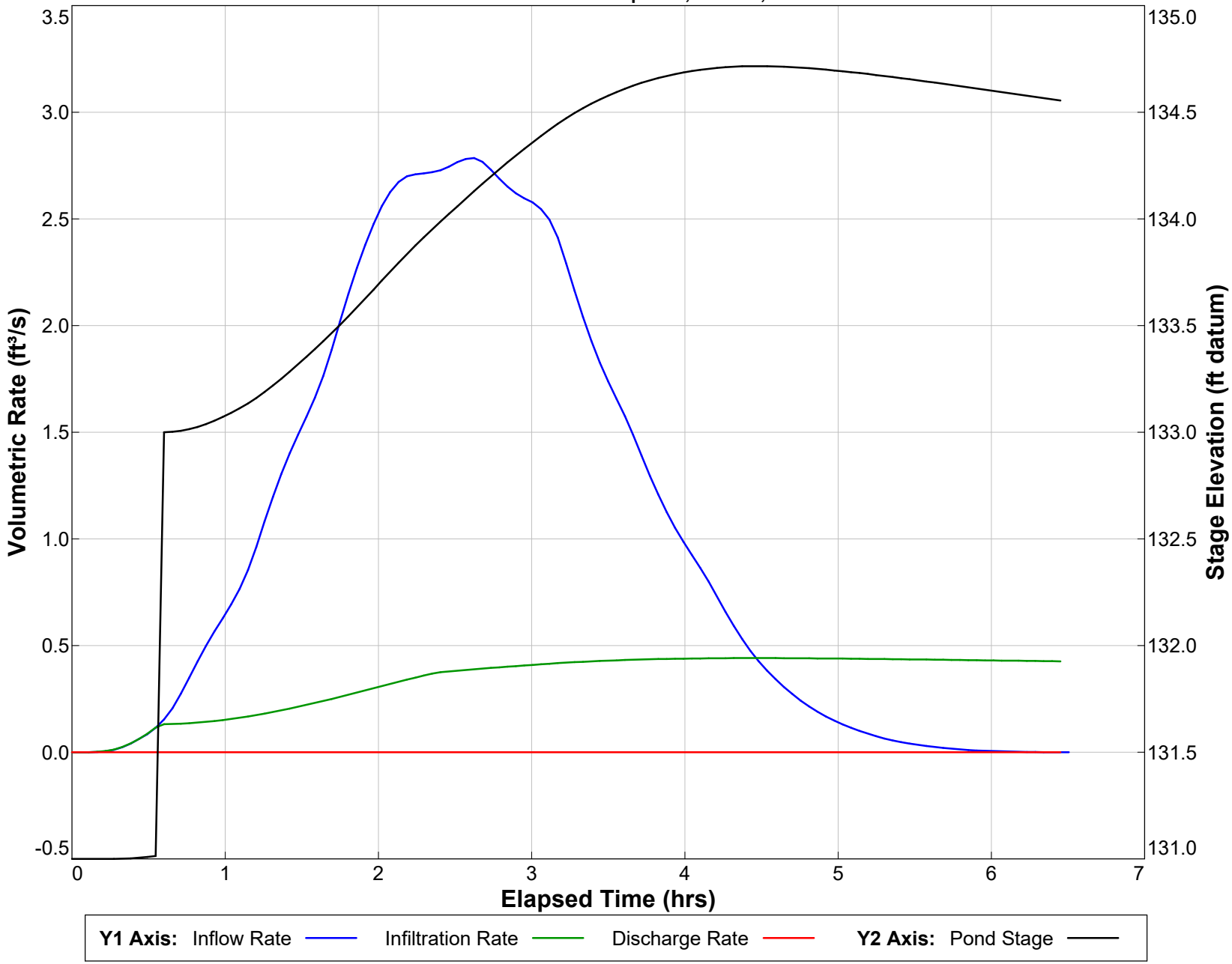
Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 14 :: Post-Development, 50-Year, 4-Hour

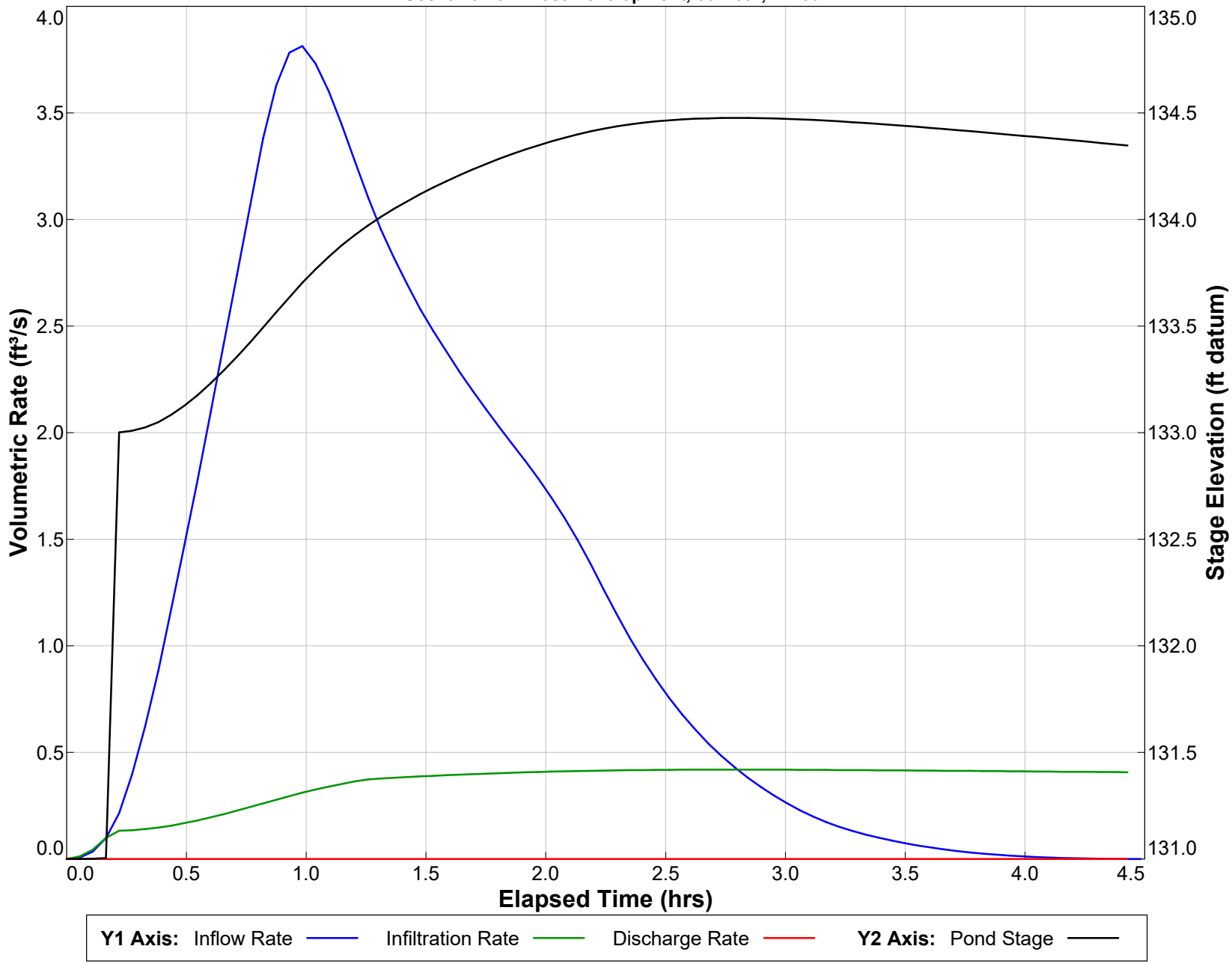


Summary of Results *:: Scenario 15 :: Post-Development, 50-Year, 2-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 15 :: Post-Development, 50-Year, 2-Hour



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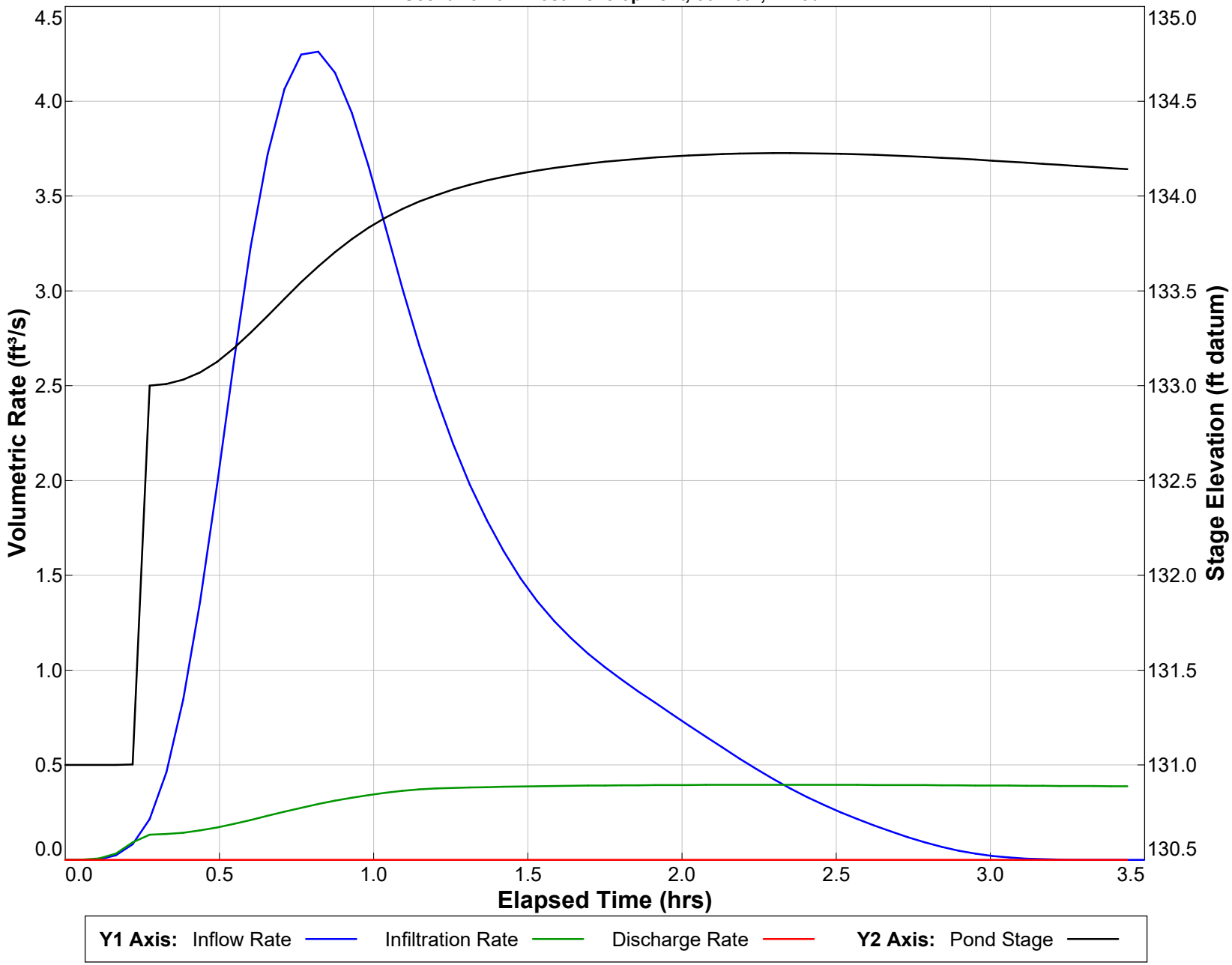
Summary of Results *:: Scenario 16 :: Post-Development, 50-Year, 1-Hour*

	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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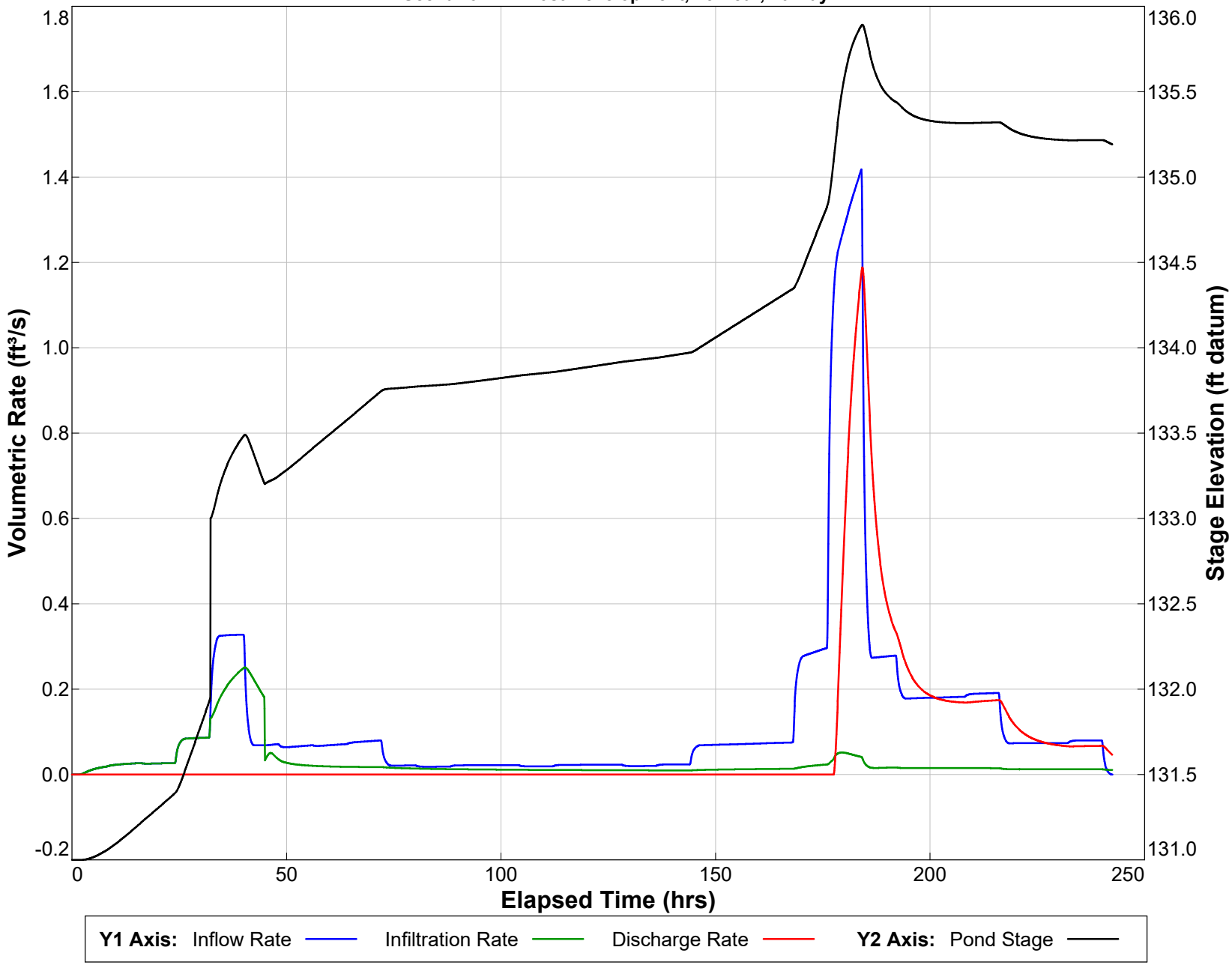
Summary of Results *:: Scenario 17 :: Post-Development, 25-Year, 10-Day*

	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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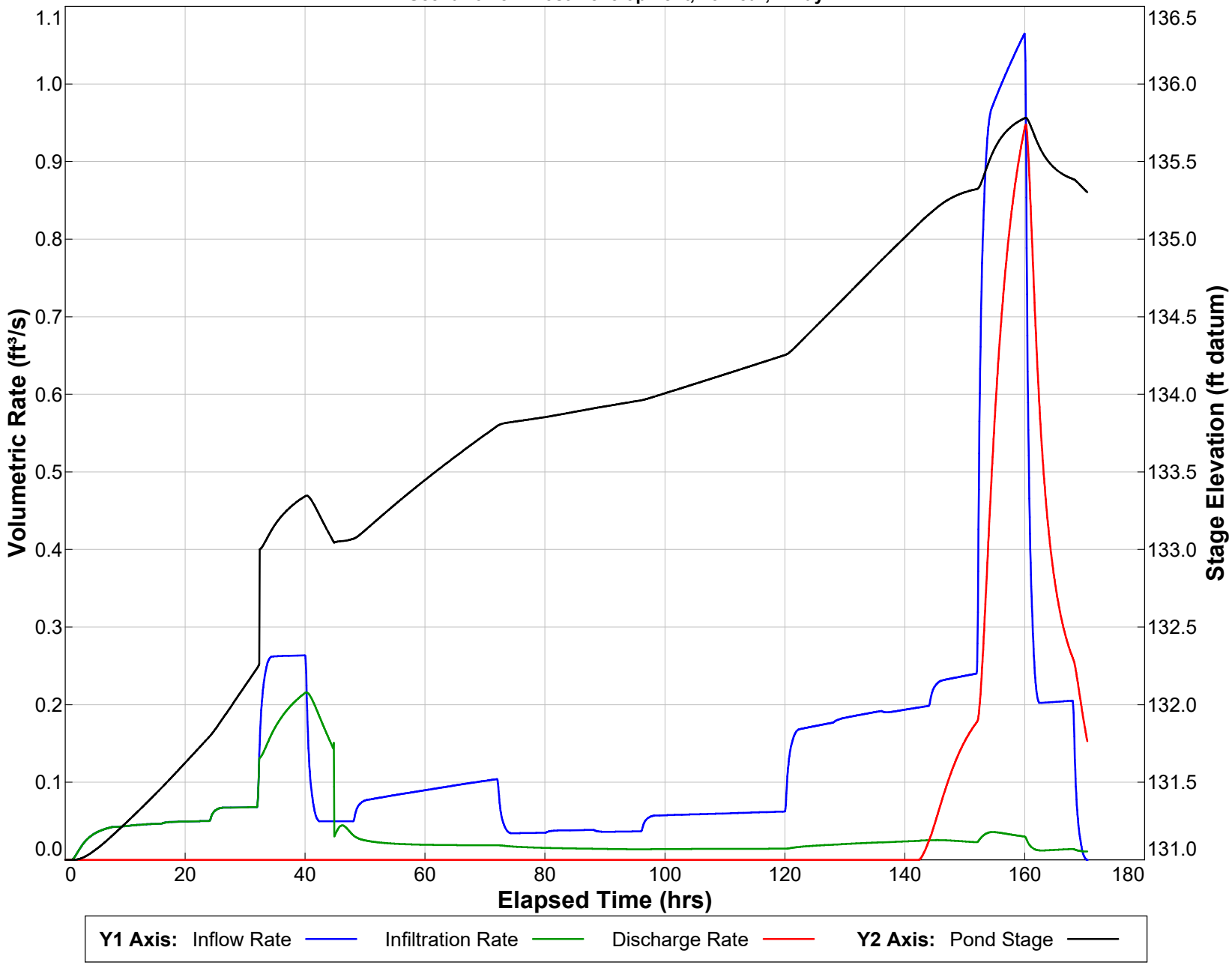
Summary of Results *:: Scenario 18 :: Post-Development, 25-Year, 7-Day*

	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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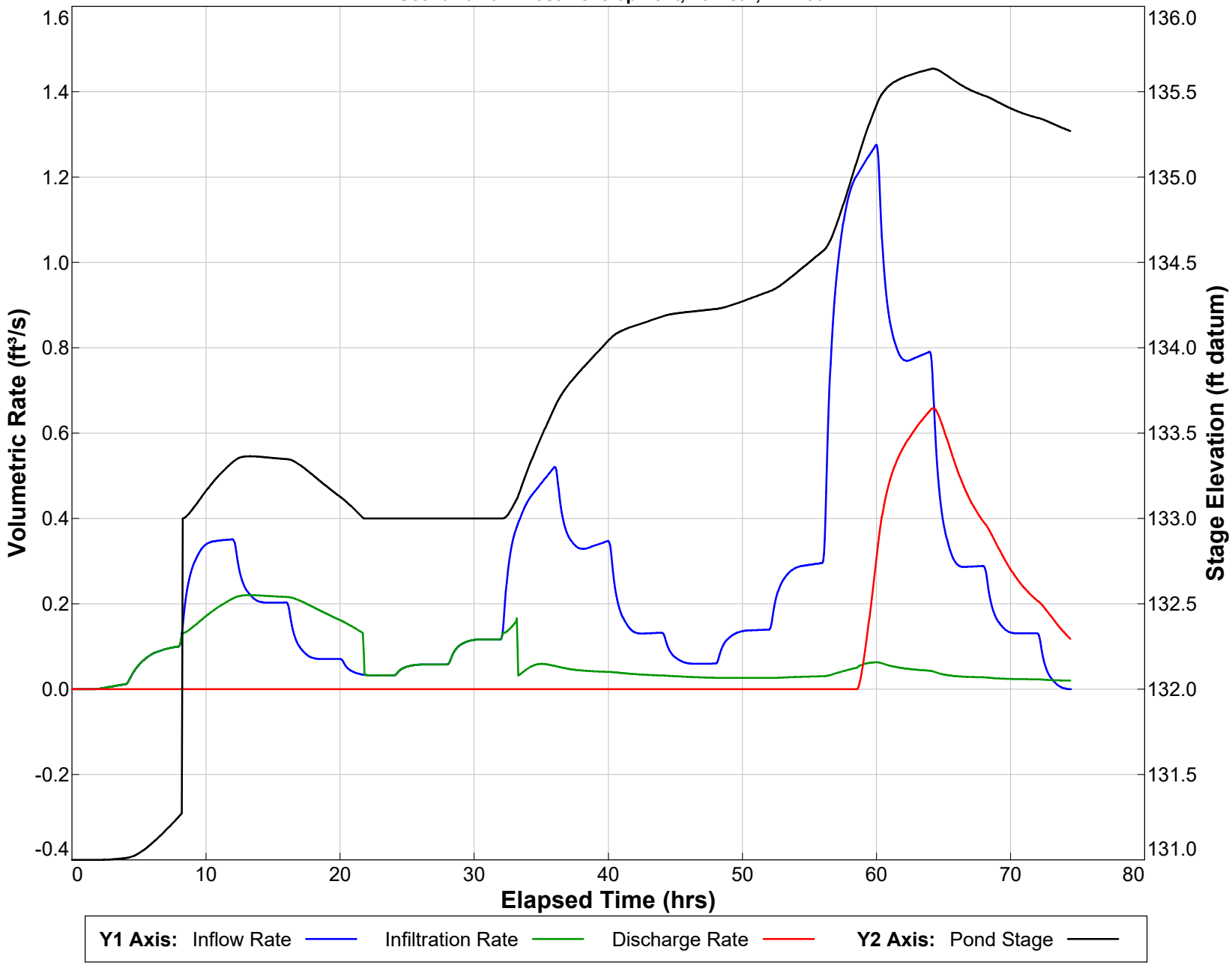
Summary of Results *:: Scenario 19 :: Post-Development, 25-Year, 72-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 19 :: Post-Development, 25-Year, 72-Hour



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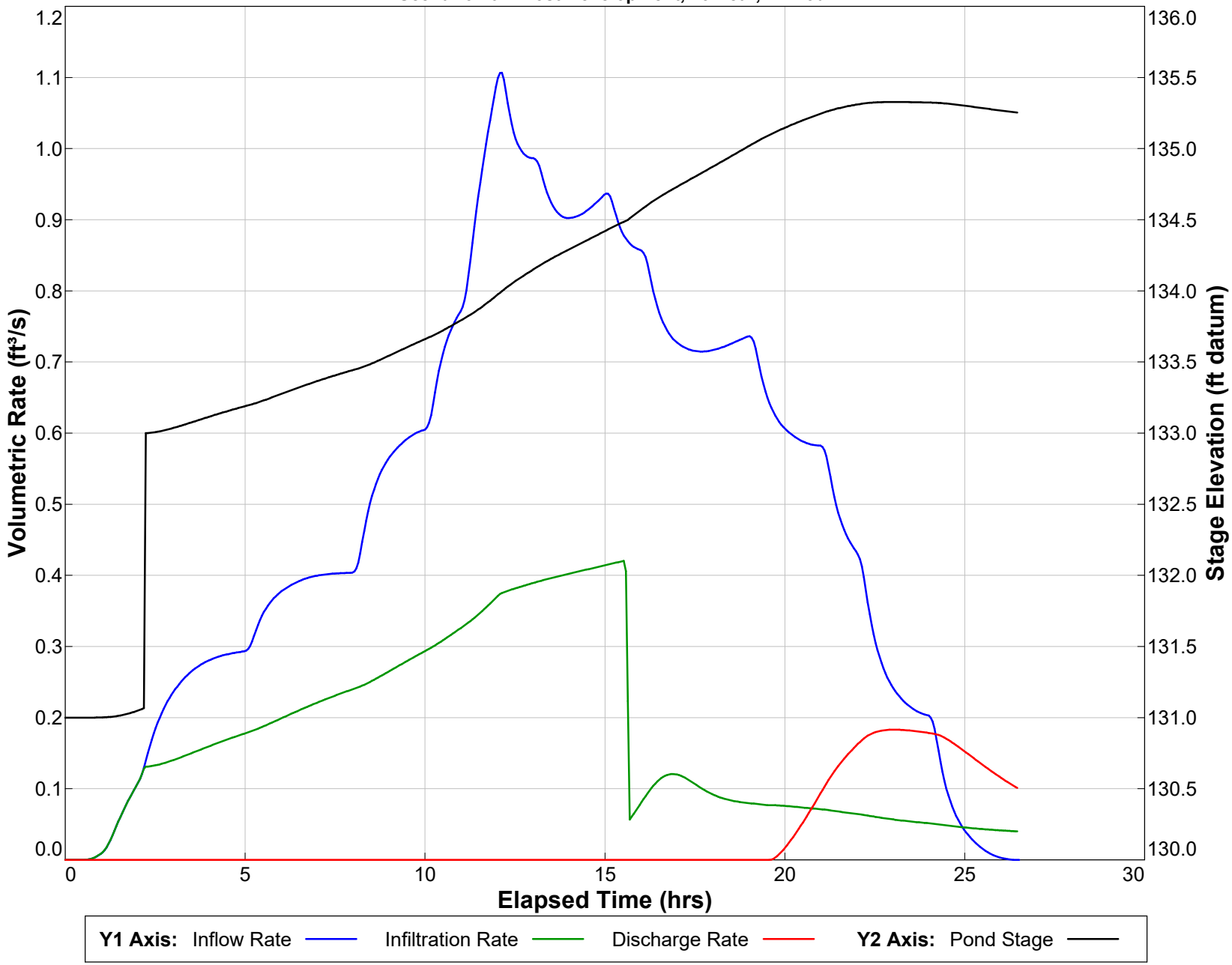
Summary of Results *:: Scenario 20 :: Post-Development, 25-Year, 24-Hour*

	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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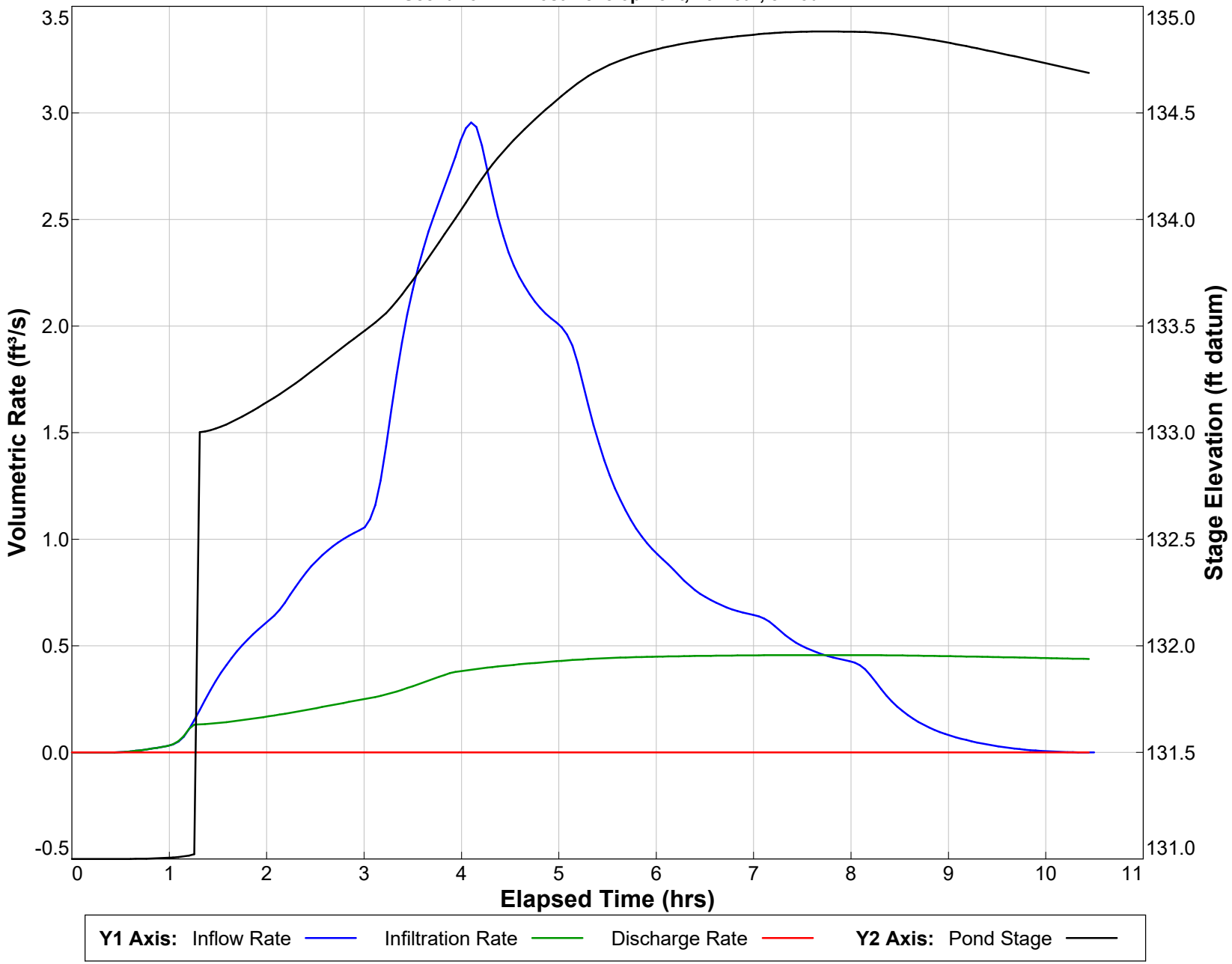
Summary of Results *:: Scenario 21 :: Post-Development, 25-Year, 8-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 21 :: Post-Development, 25-Year, 8-Hour



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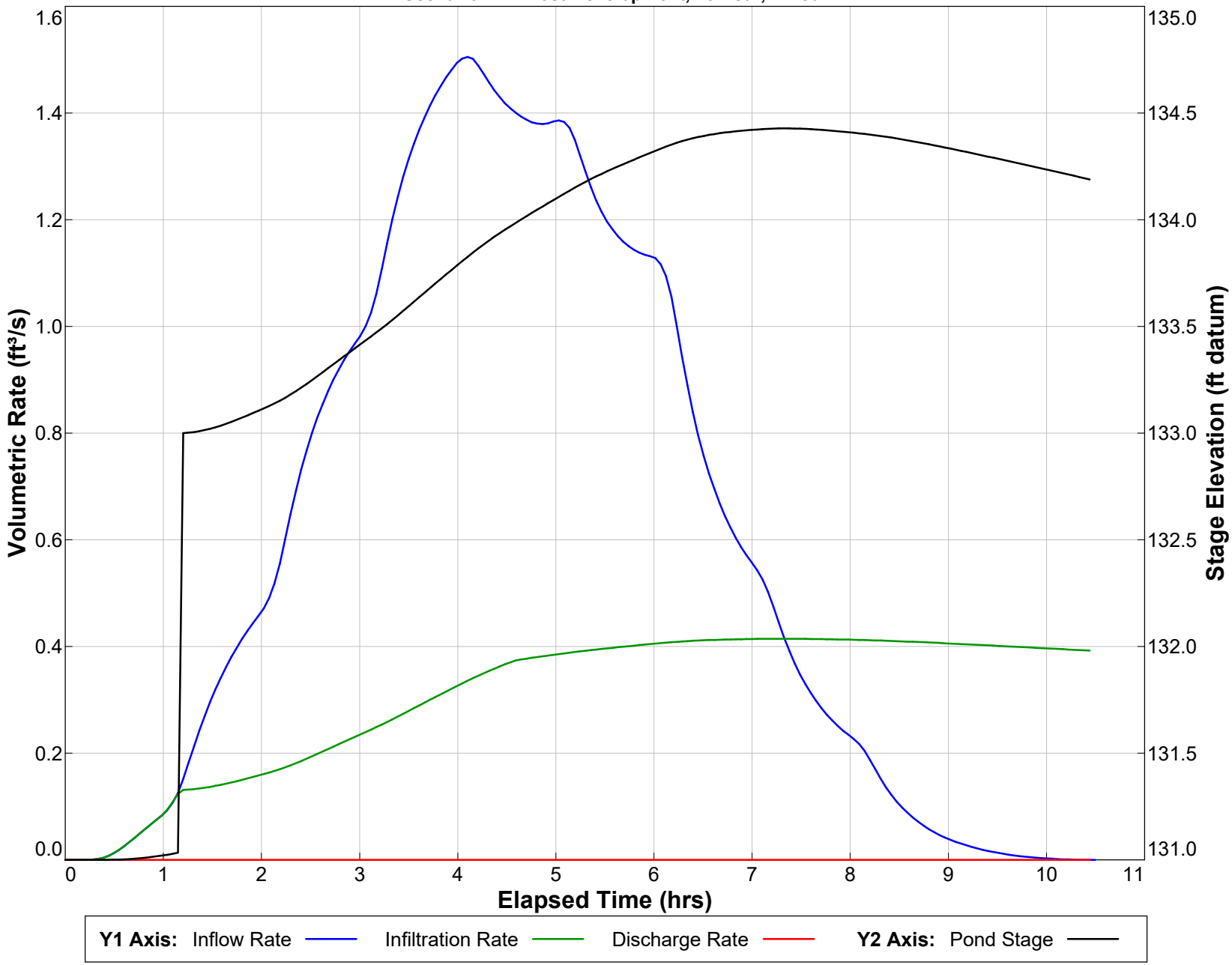
Summary of Results *:: Scenario 22 :: Post-Development, 25-Year, 4-Hour*

	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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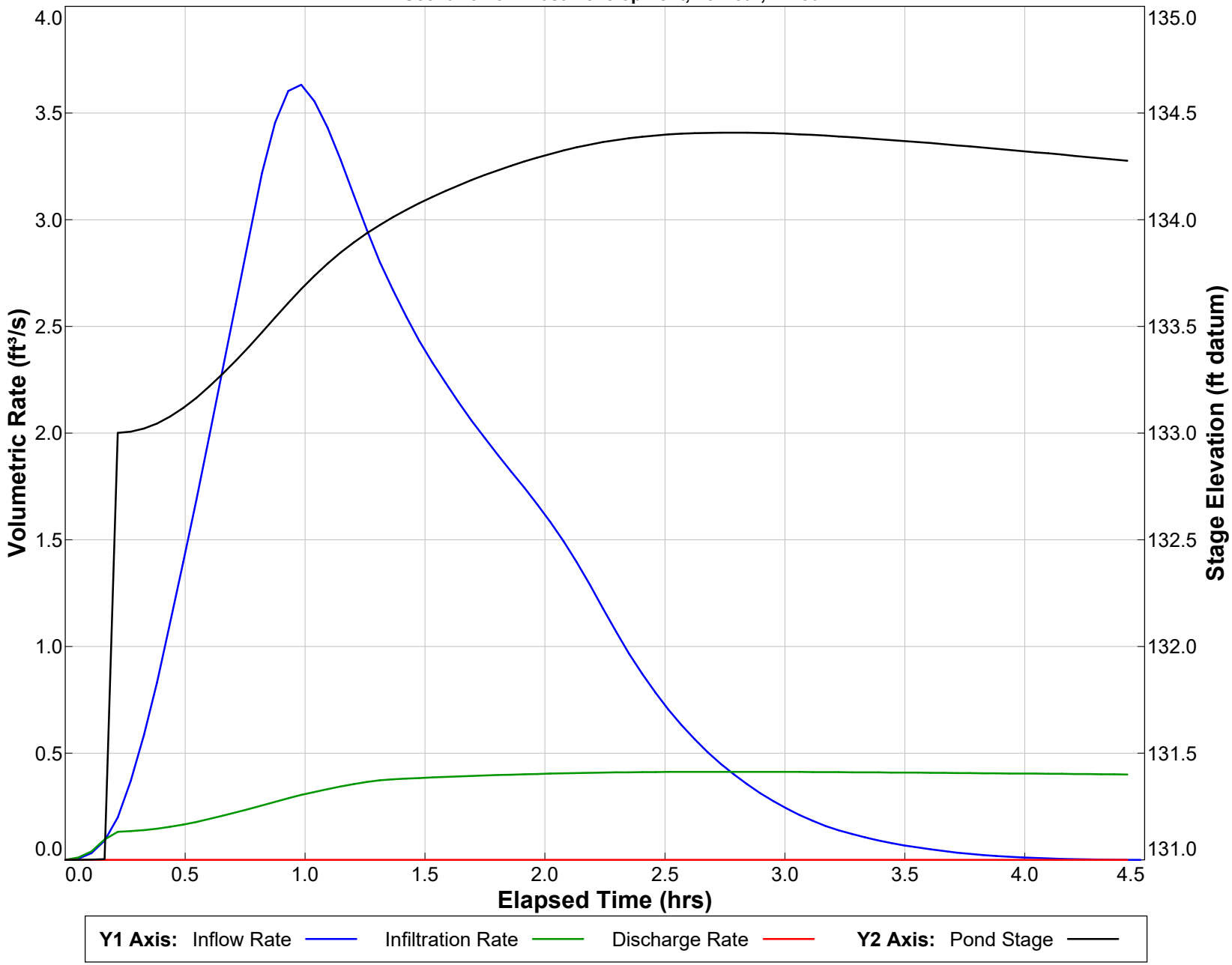
Summary of Results *:: Scenario 23 :: Post-Development, 25-Year, 2-Hour*

	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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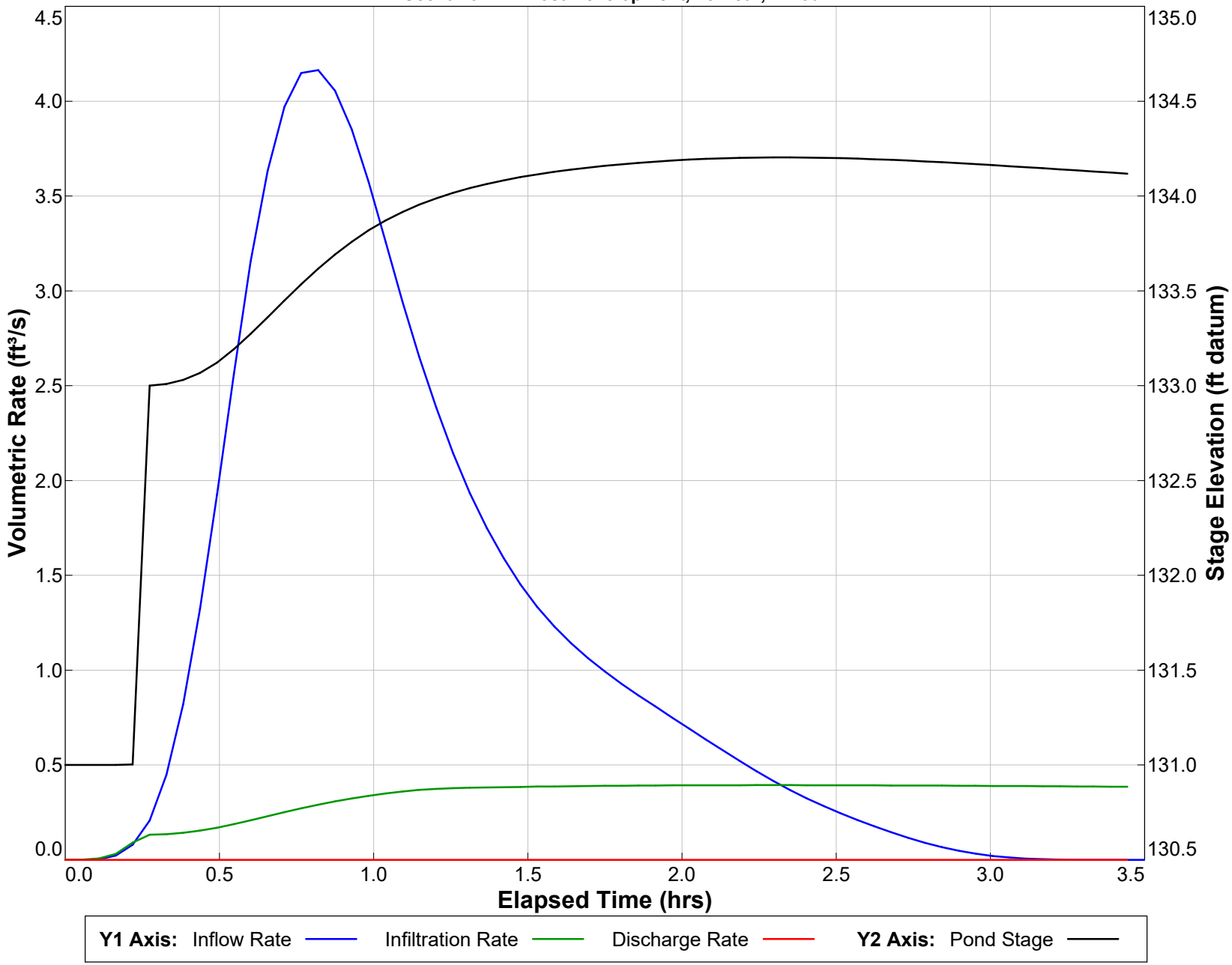
Summary of Results *:: Scenario 24 :: Post-Development, 25-Year, 1-Hour*

	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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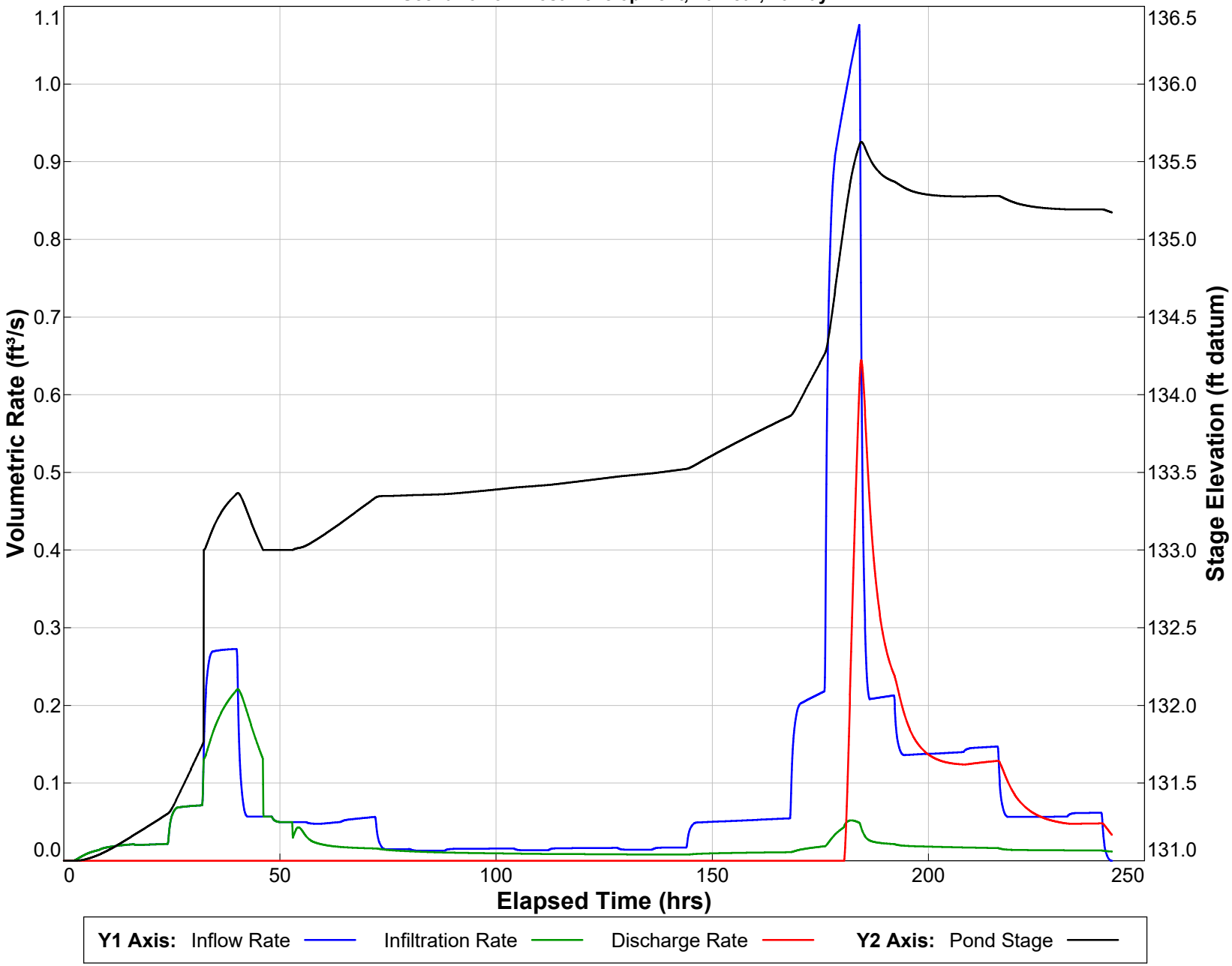
Summary of Results *:: Scenario 25 :: Post-Development, 10-Year, 10-Day*

	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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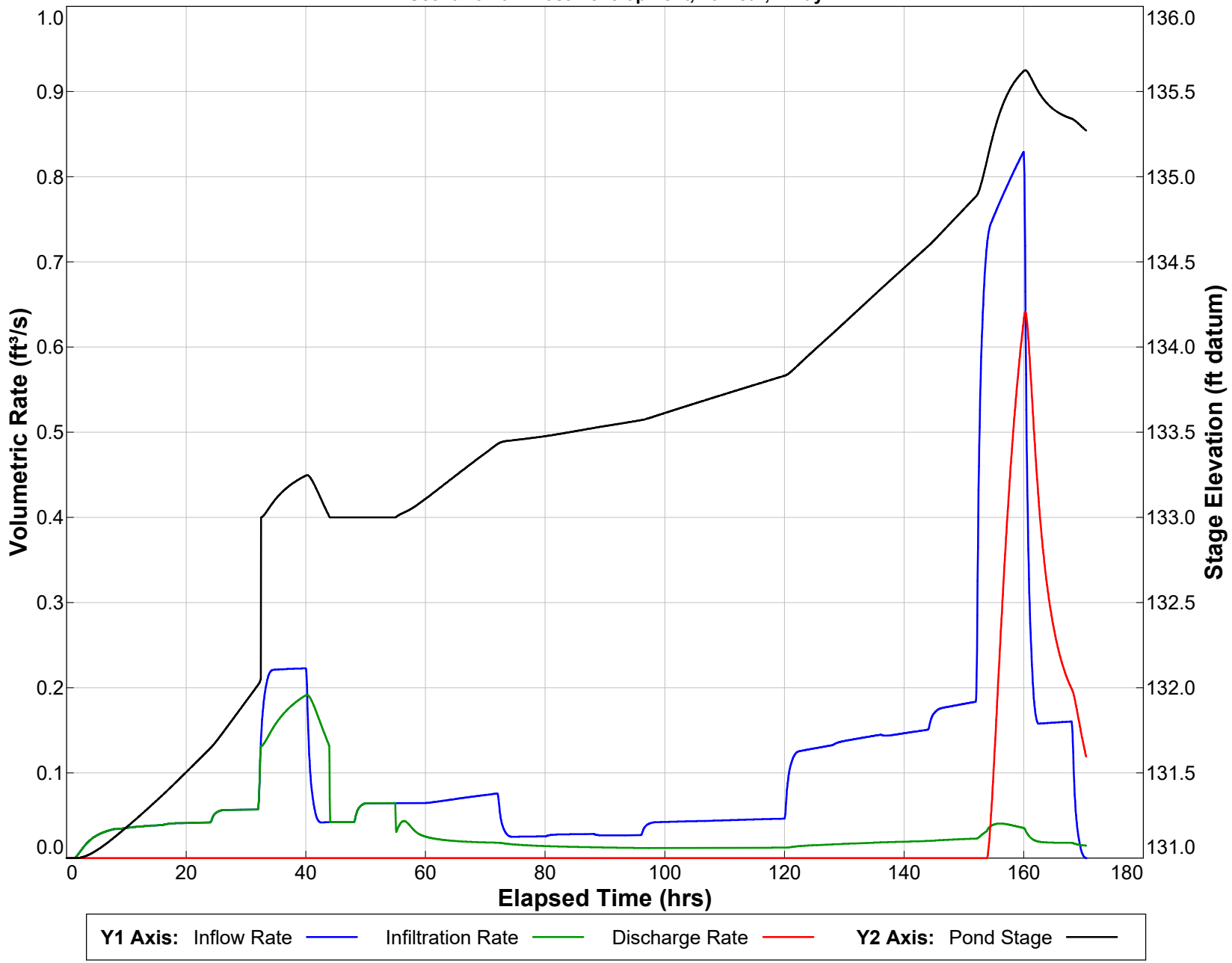
Summary of Results *:: Scenario 26 :: Post-Development, 10-Year, 7-Day*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 26 :: Post-Development, 10-Year, 7-Day



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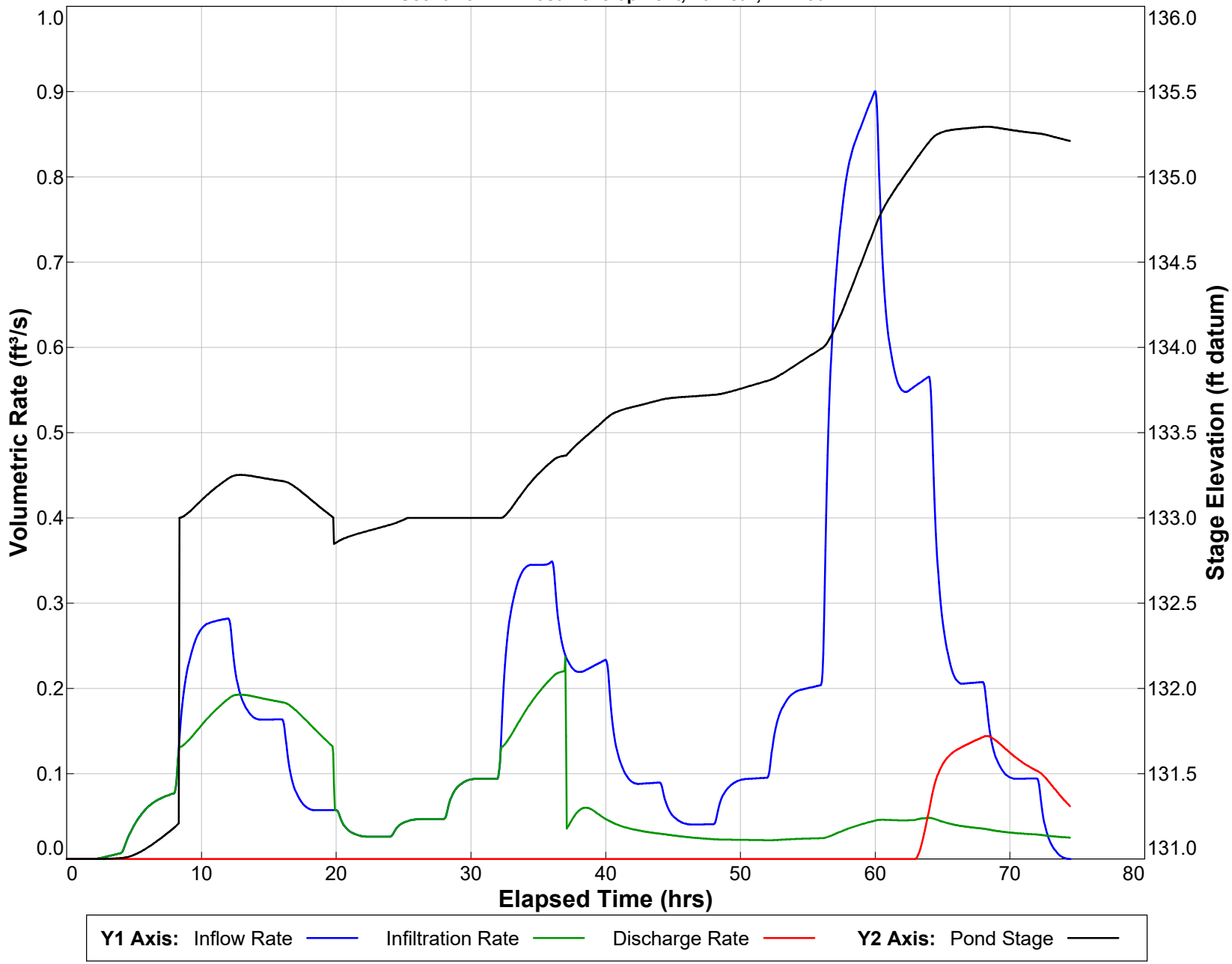
Summary of Results *:: Scenario 27 :: Post-Development, 10-Year, 72-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 27 :: Post-Development, 10-Year, 72-Hour



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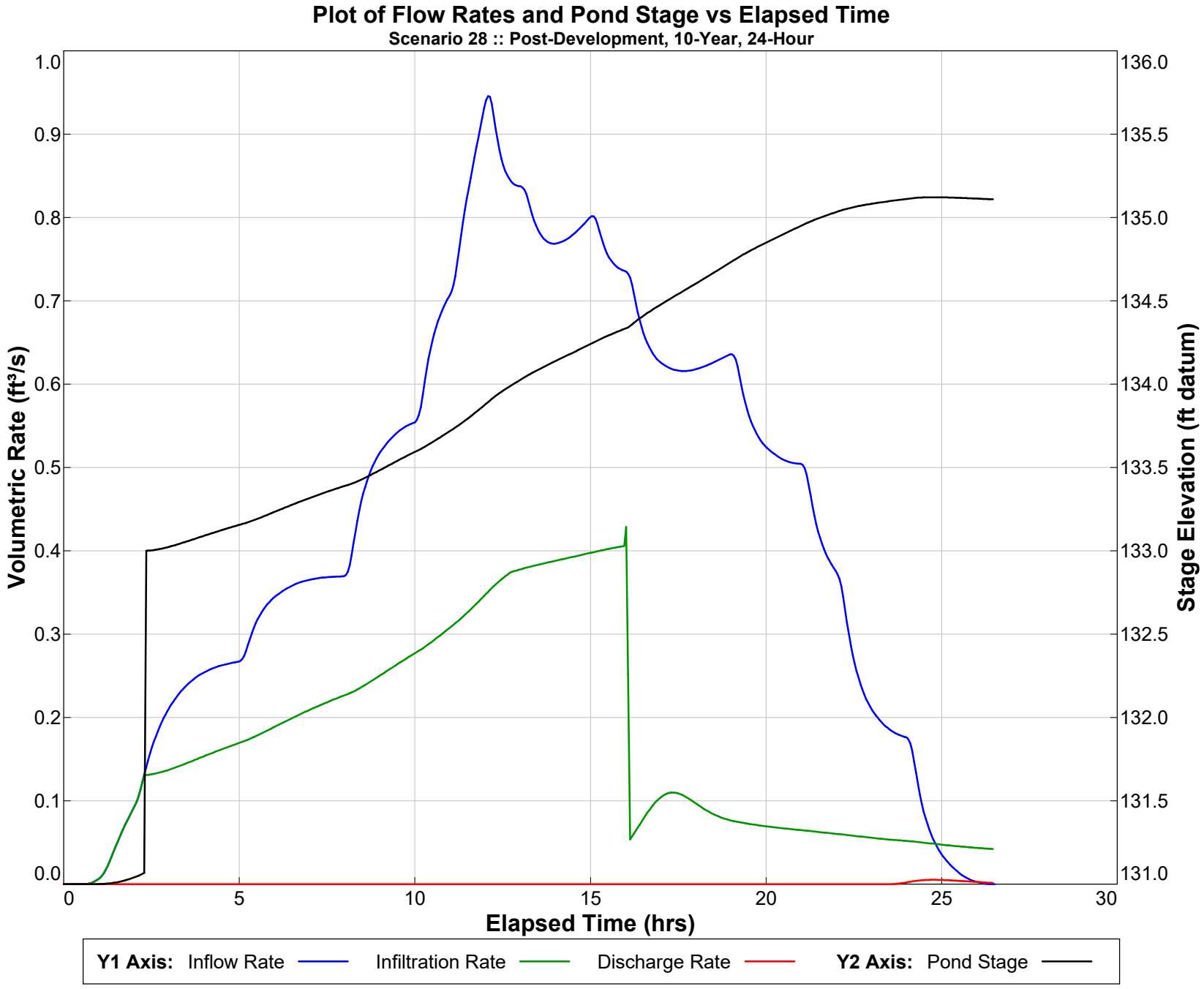
Summary of Results *:: Scenario 28 :: Post-Development, 10-Year, 24-Hour*

	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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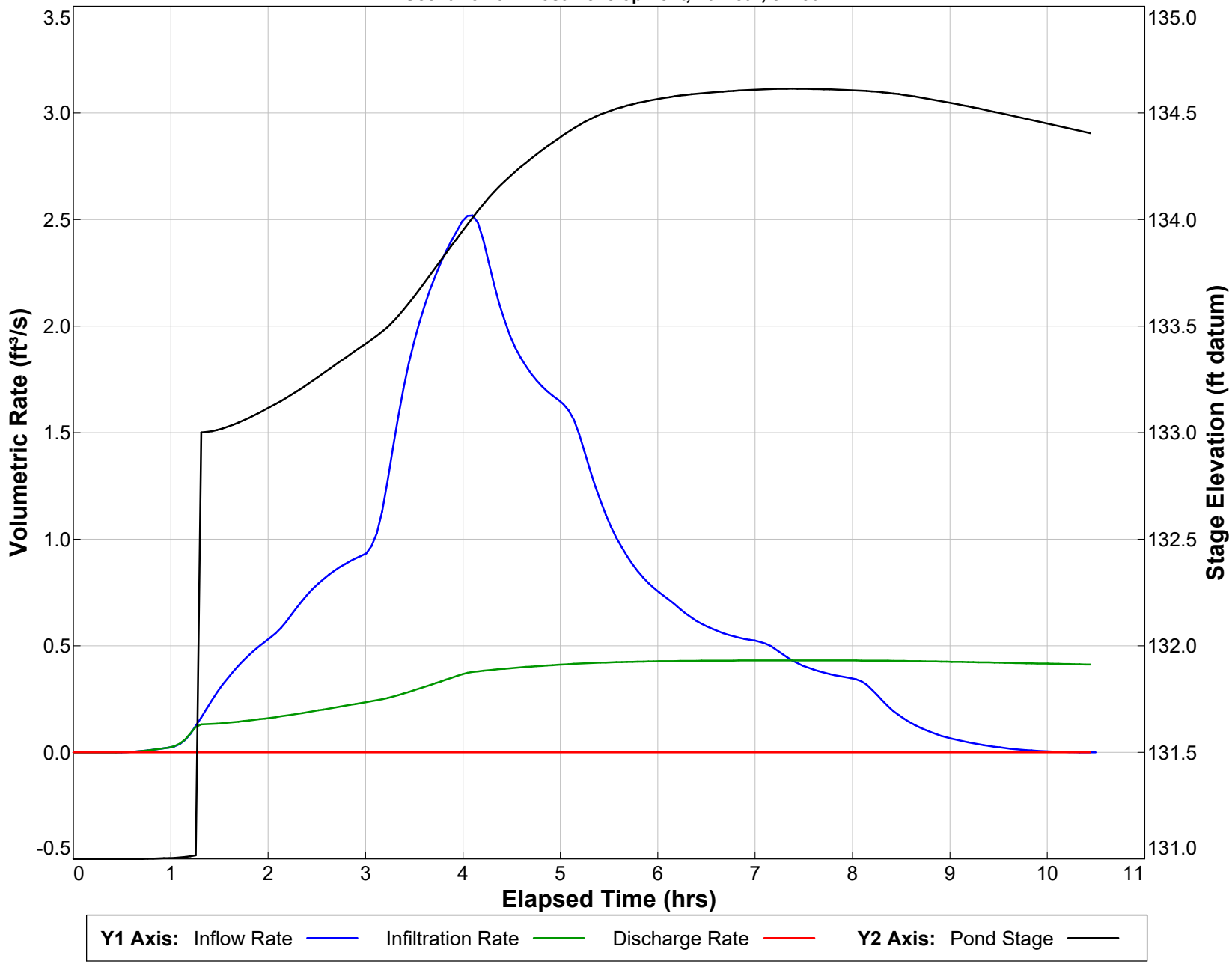
Summary of Results *:: Scenario 29 :: Post-Development, 10-Year, 8-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 29 :: Post-Development, 10-Year, 8-Hour



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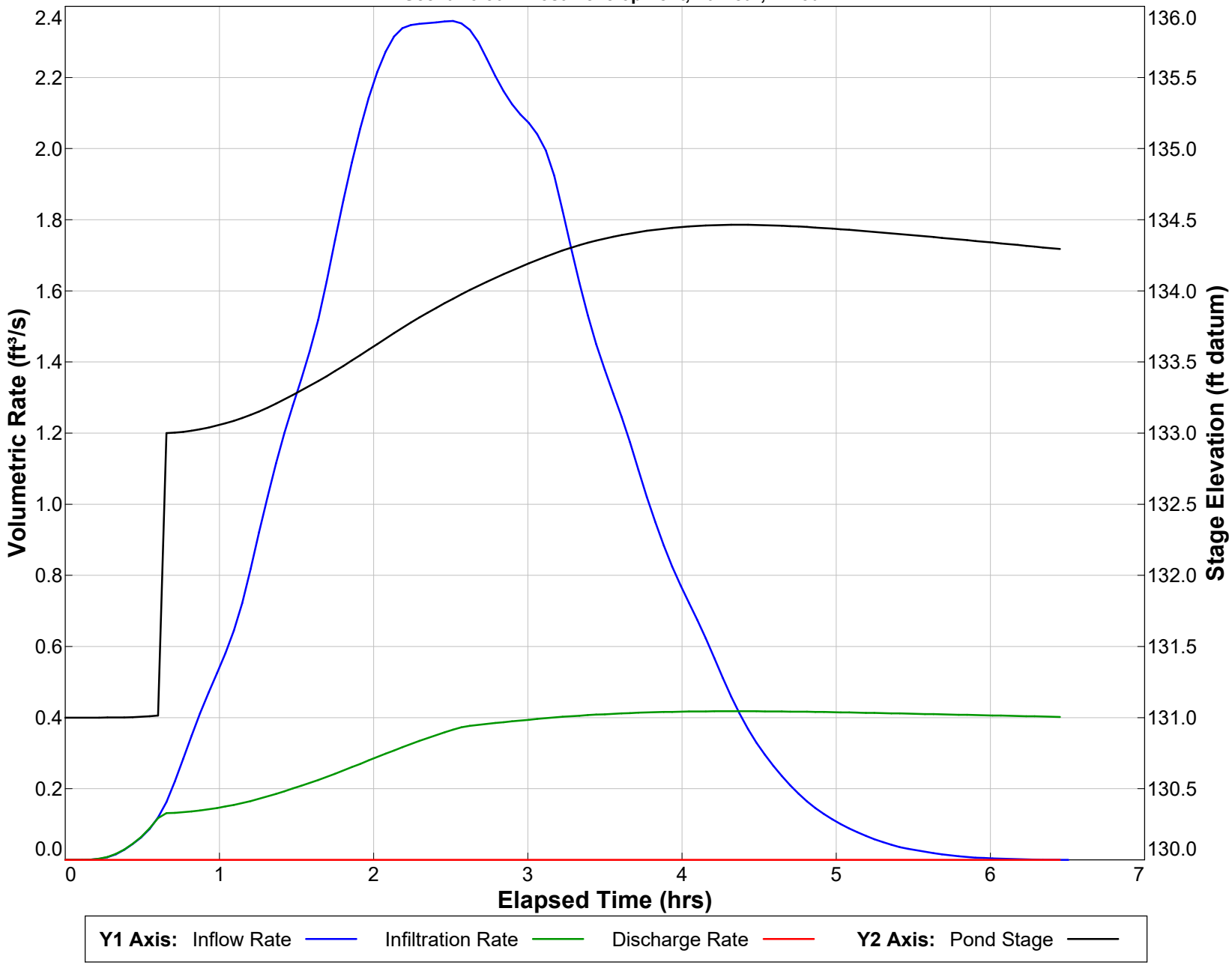
Summary of Results *:: Scenario 30 :: Post-Development, 10-Year, 4-Hour*

	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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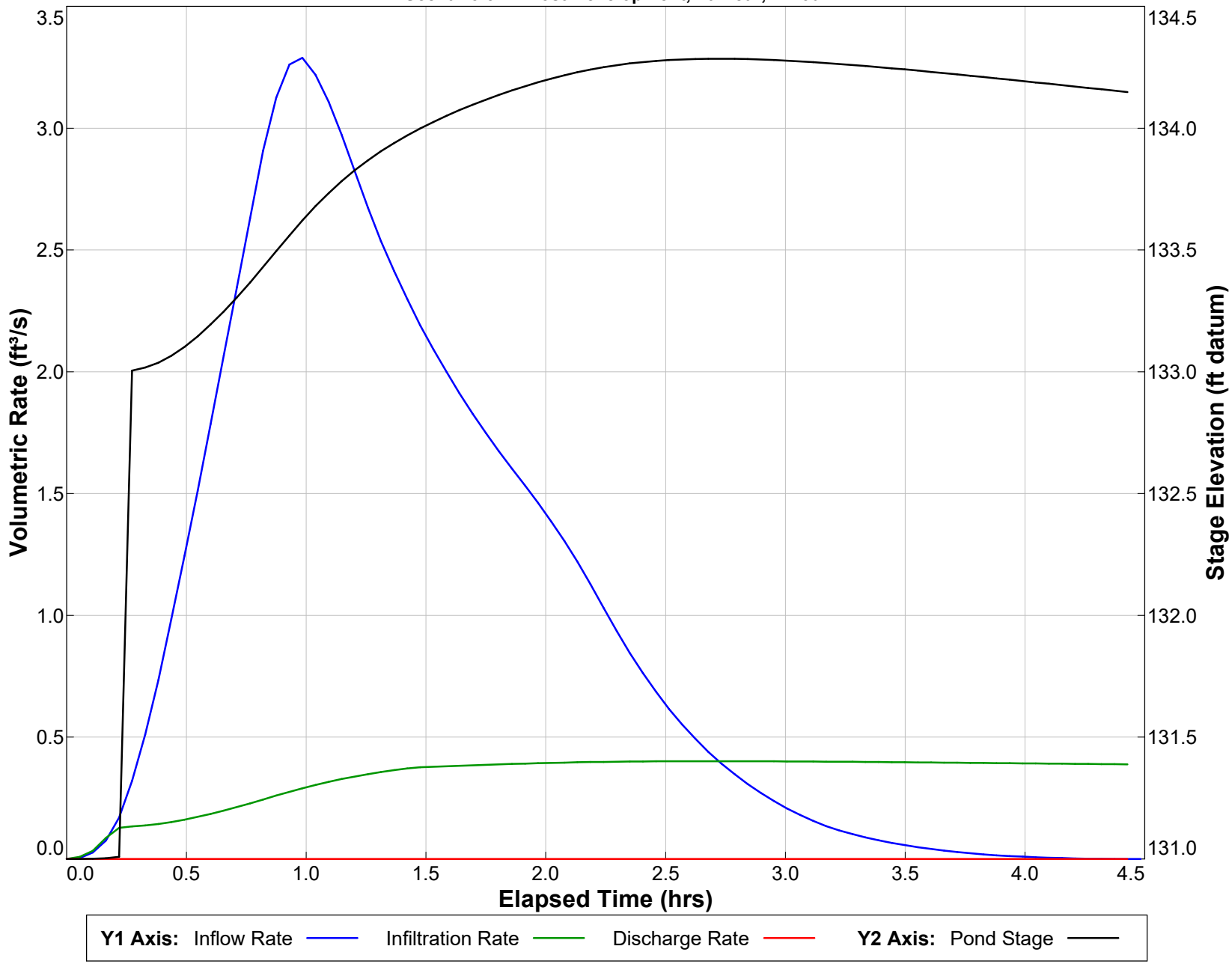
Summary of Results *:: Scenario 31 :: Post-Development, 10-Year, 2-Hour*

	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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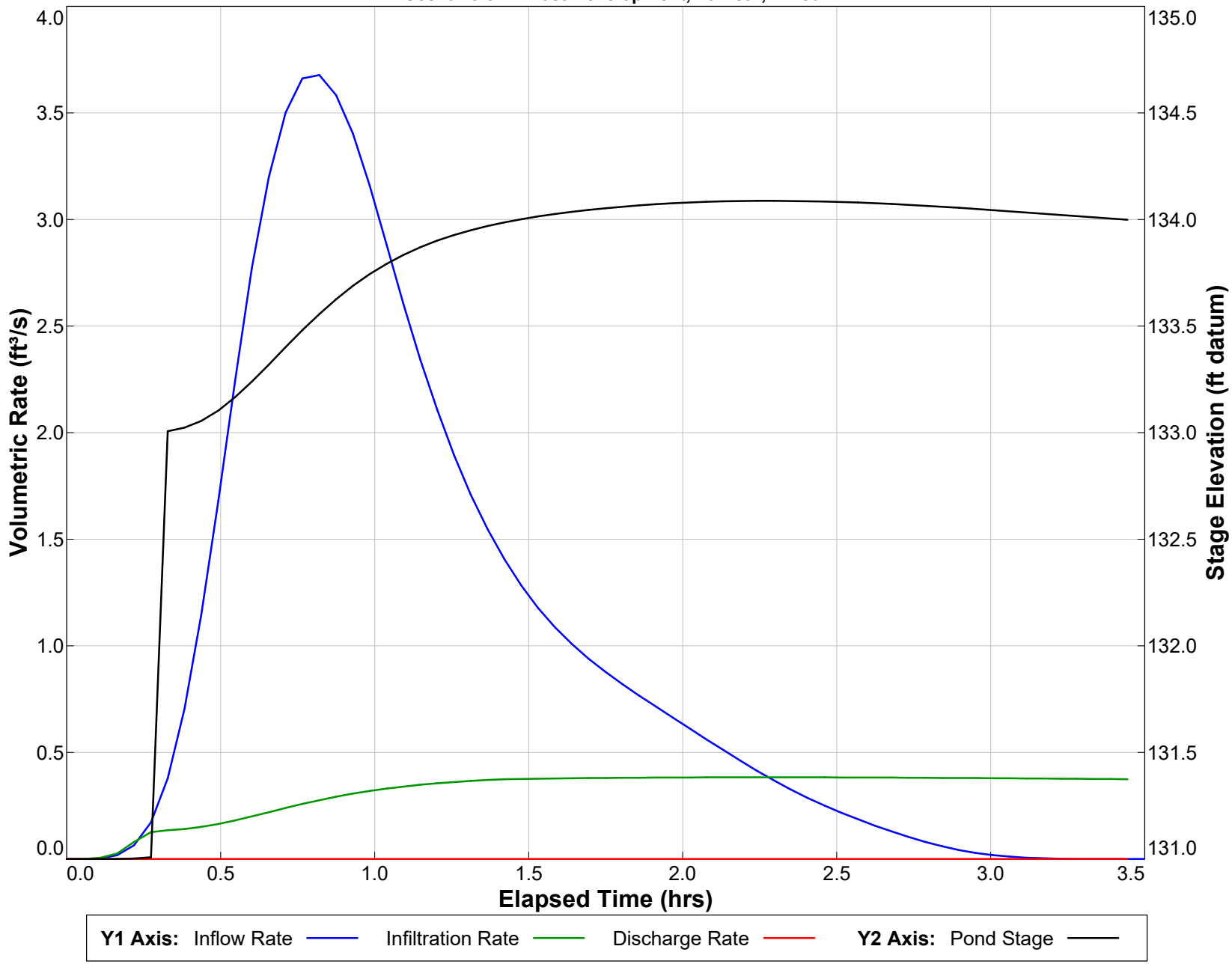
Summary of Results *:: Scenario 32 :: Post-Development, 10-Year, 1-Hour*

	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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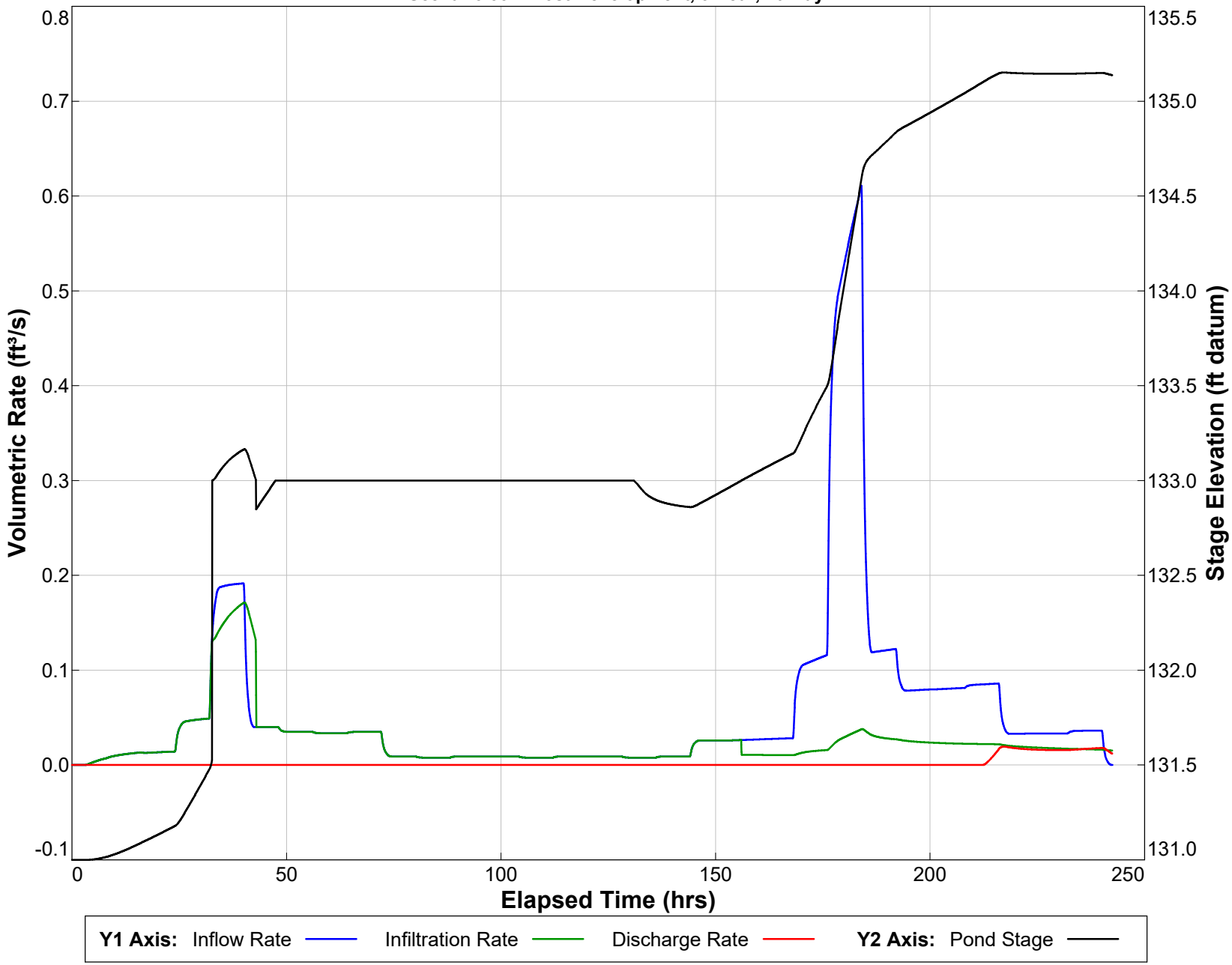
Summary of Results *:: Scenario 33 :: Post-Development, 5-Year, 10-Day*

	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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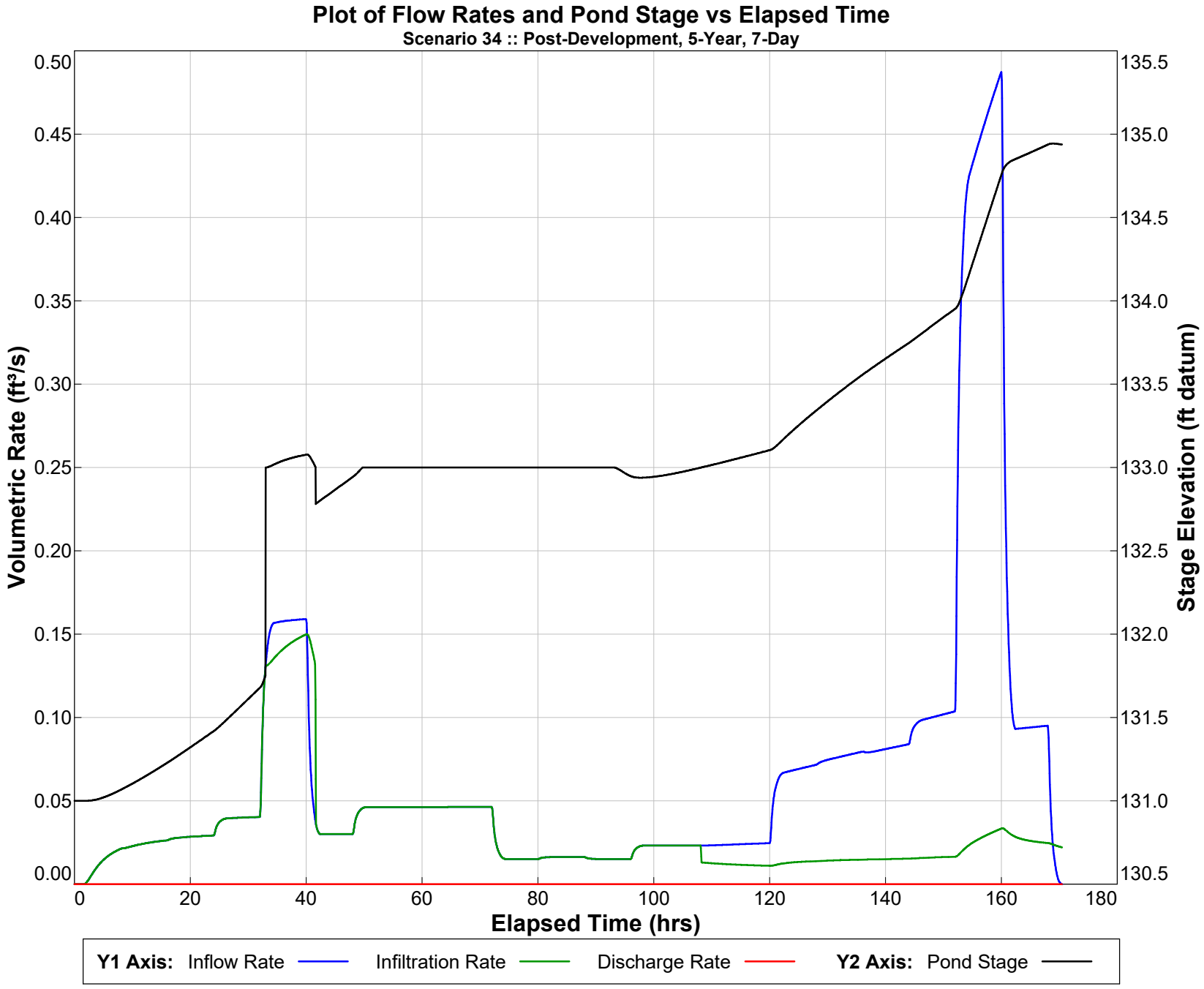
Summary of Results *:: Scenario 34 :: Post-Development, 5-Year, 7-Day*

	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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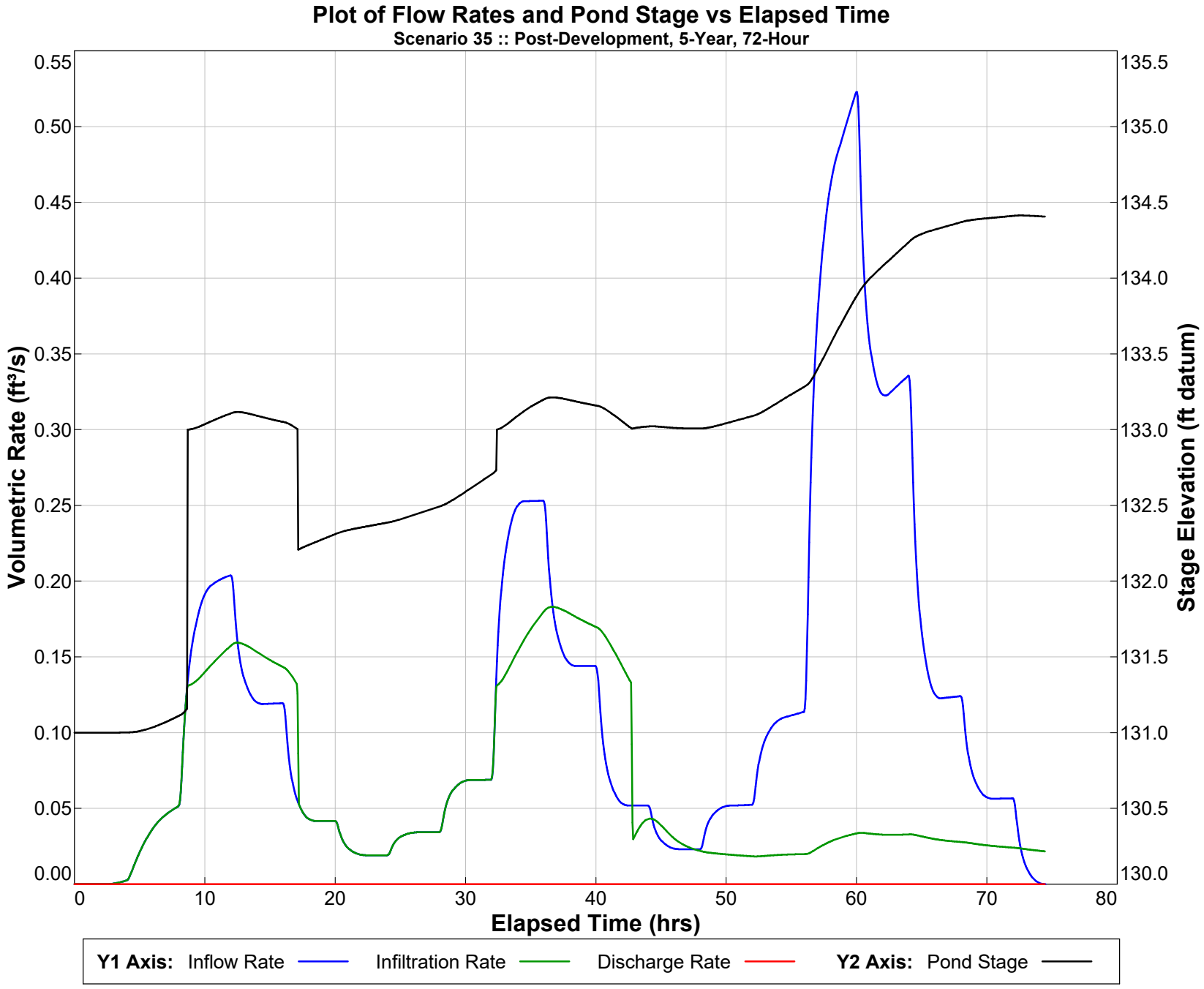
Summary of Results *:: Scenario 35 :: Post-Development, 5-Year, 72-Hour*

	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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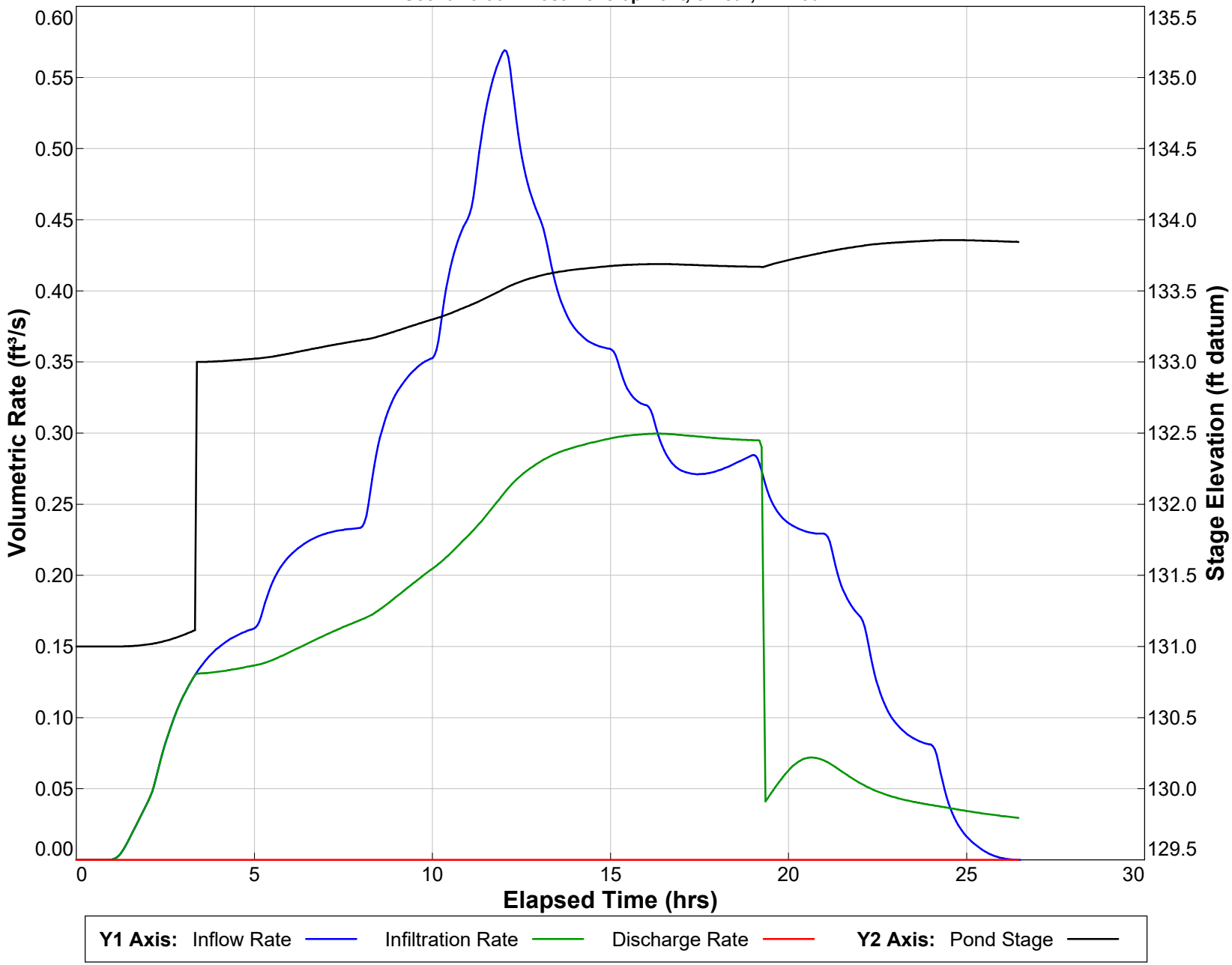
Summary of Results *:: Scenario 36 :: Post-Development, 5-Year, 24-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 36 :: Post-Development, 5-Year, 24-Hour



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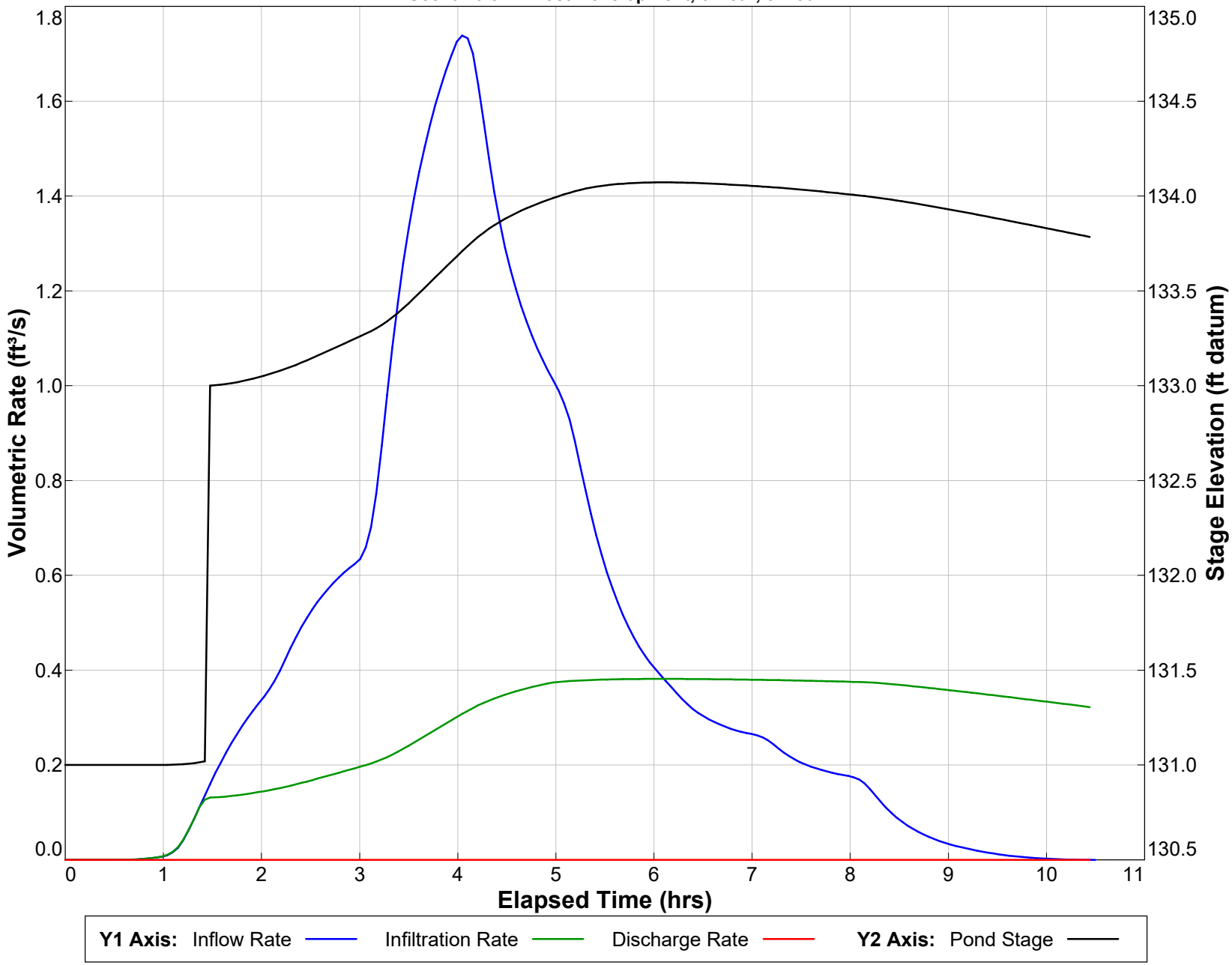
Summary of Results *:: Scenario 37 :: Post-Development, 5-Year, 8-Hour*

	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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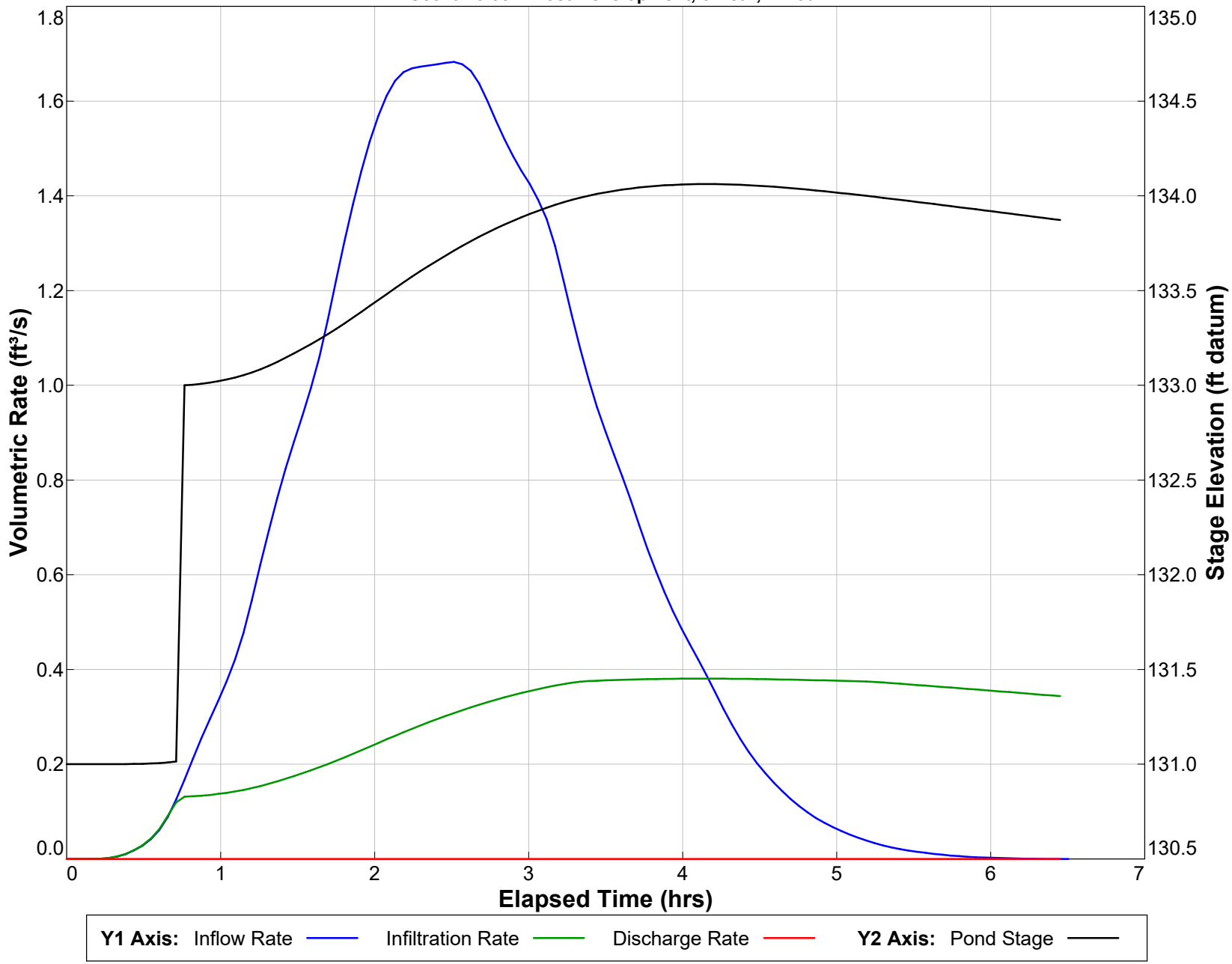
Summary of Results *:: Scenario 38 :: Post-Development, 5-Year, 4-Hour*

	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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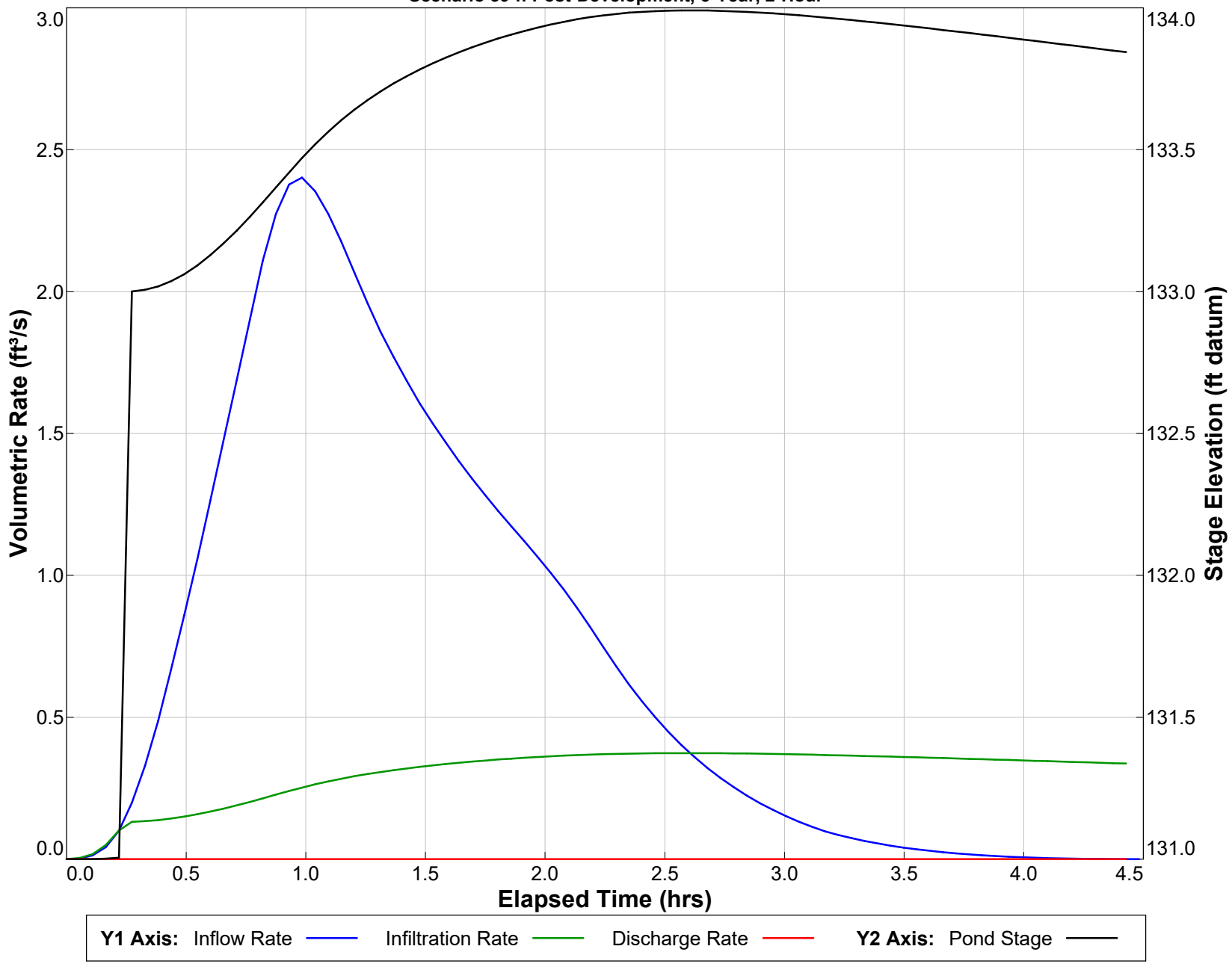
Summary of Results *:: Scenario 39 :: Post-Development, 5-Year, 2-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 39 :: Post-Development, 5-Year, 2-Hour



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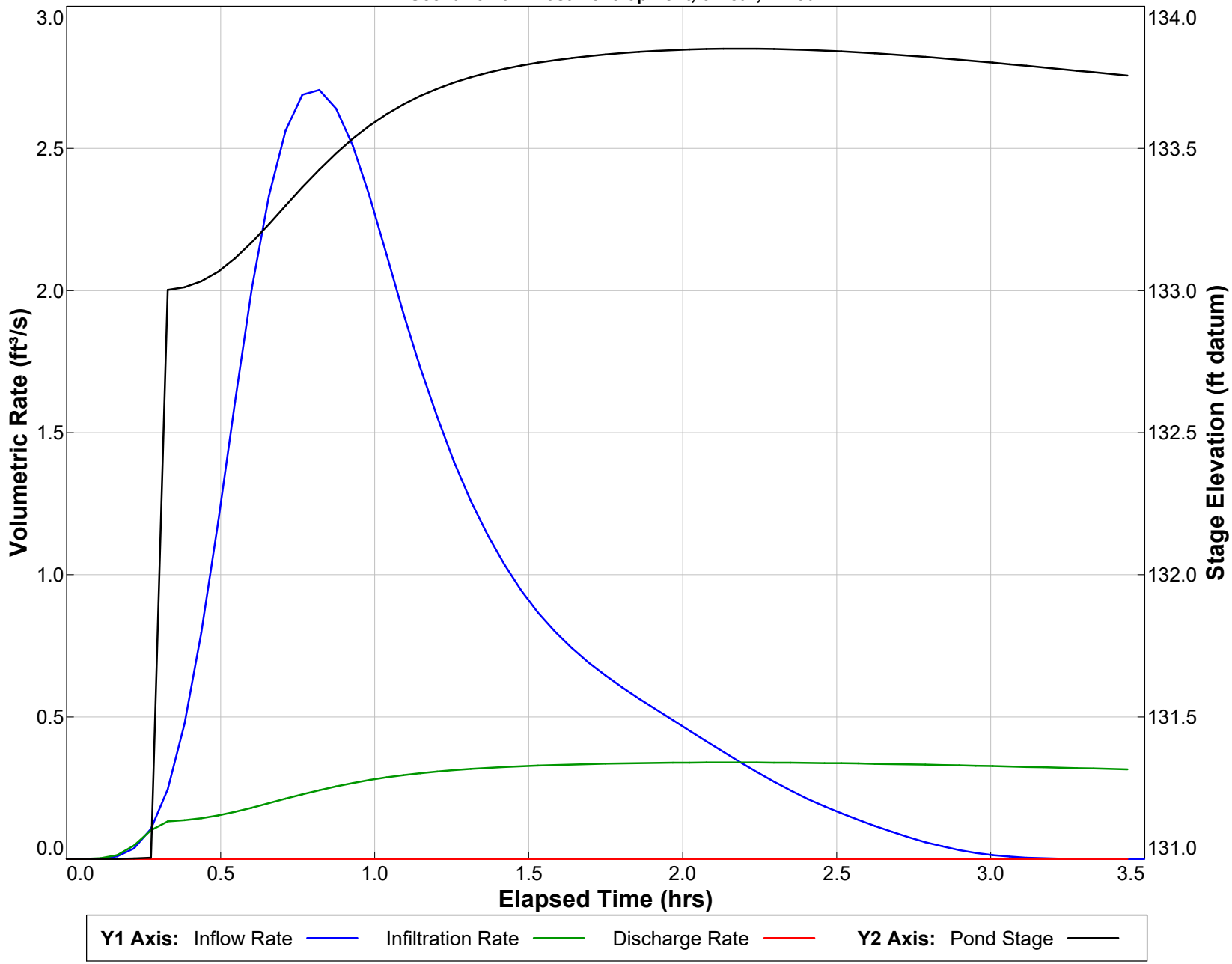
Summary of Results *:: Scenario 40 :: Post-Development, 5-Year, 1-Hour*

	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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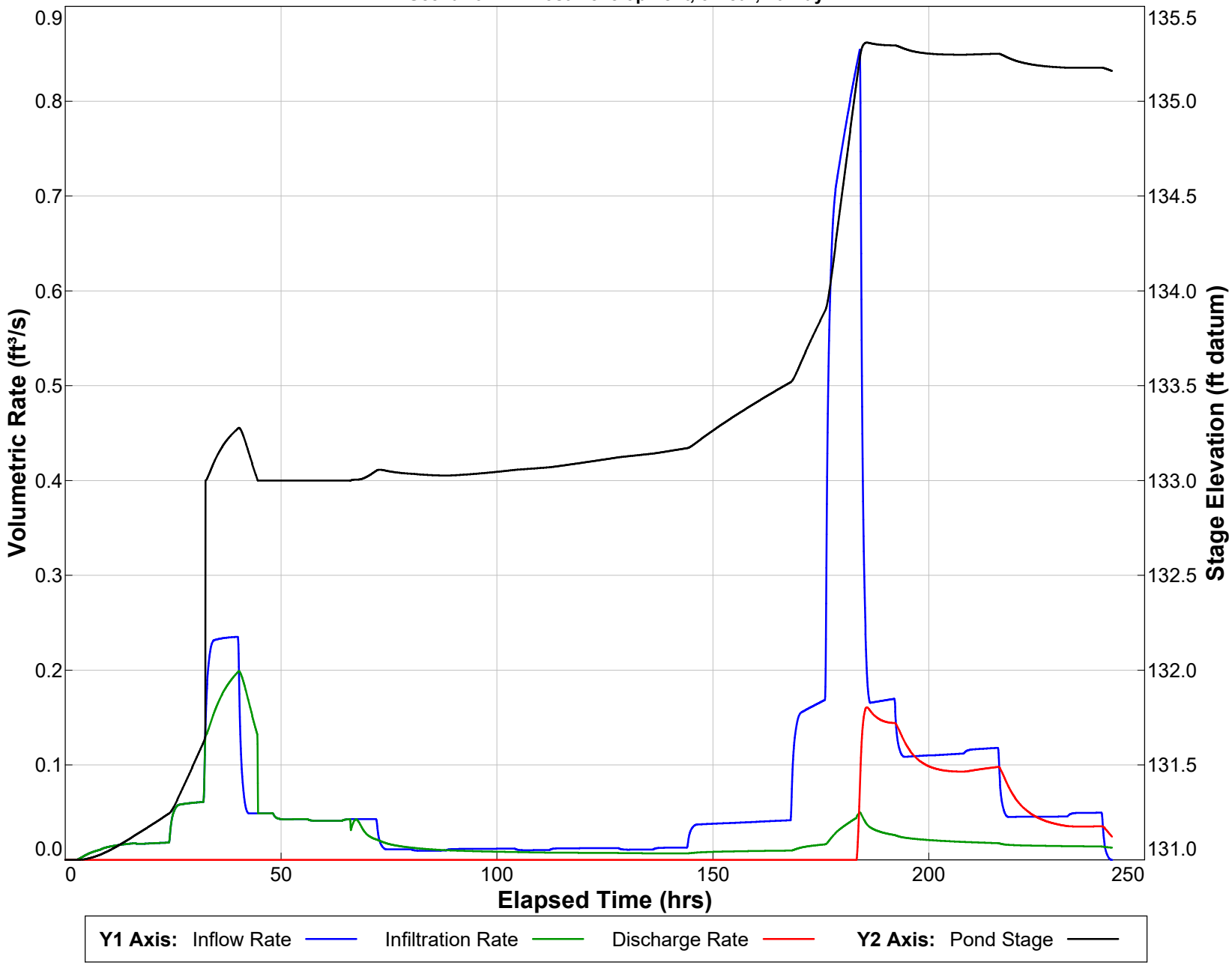
Summary of Results *:: Scenario 41 :: Post-Development, 3-Year, 10-Day*

	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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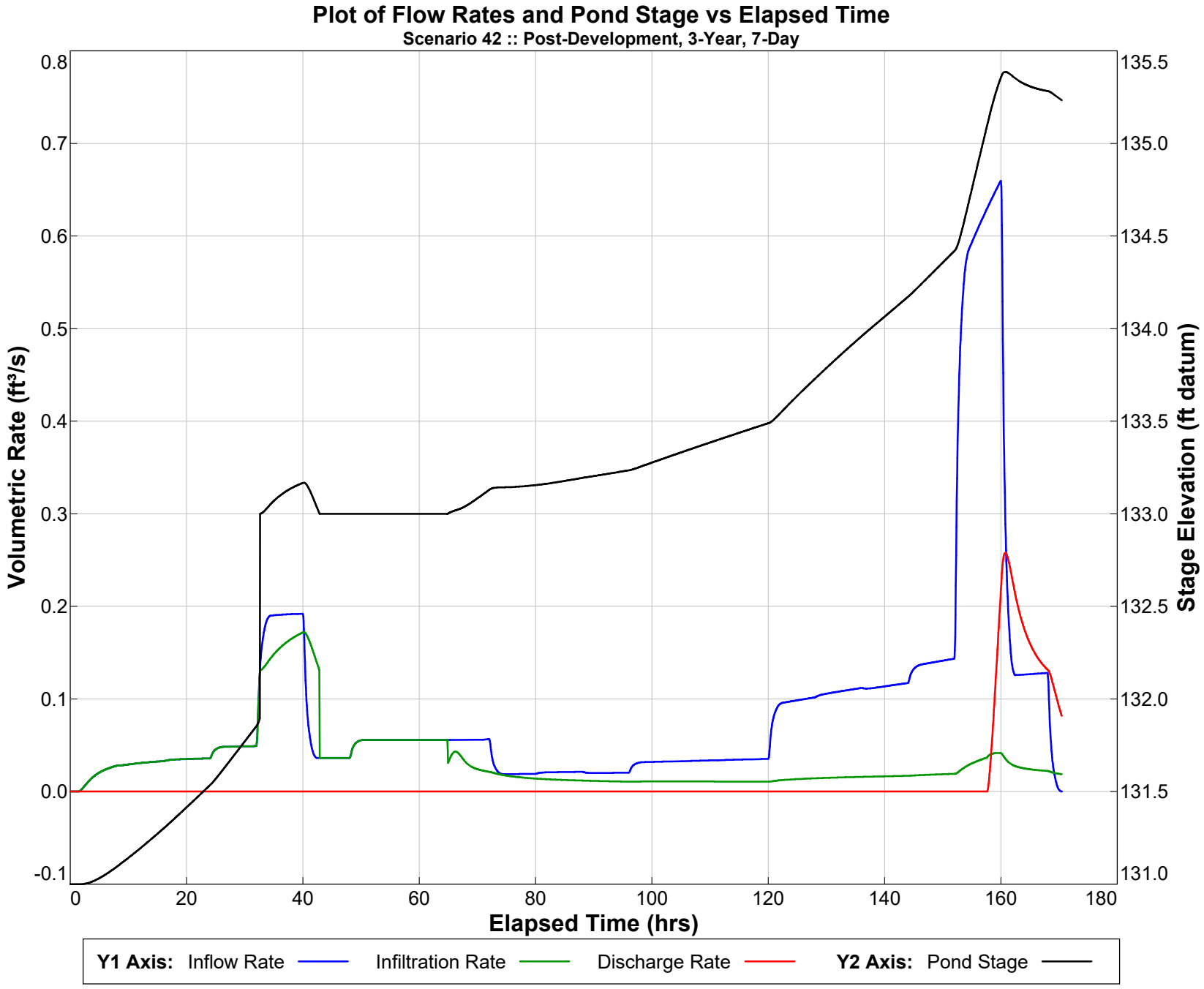
Summary of Results *:: Scenario 42 :: Post-Development, 3-Year, 7-Day*

	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.

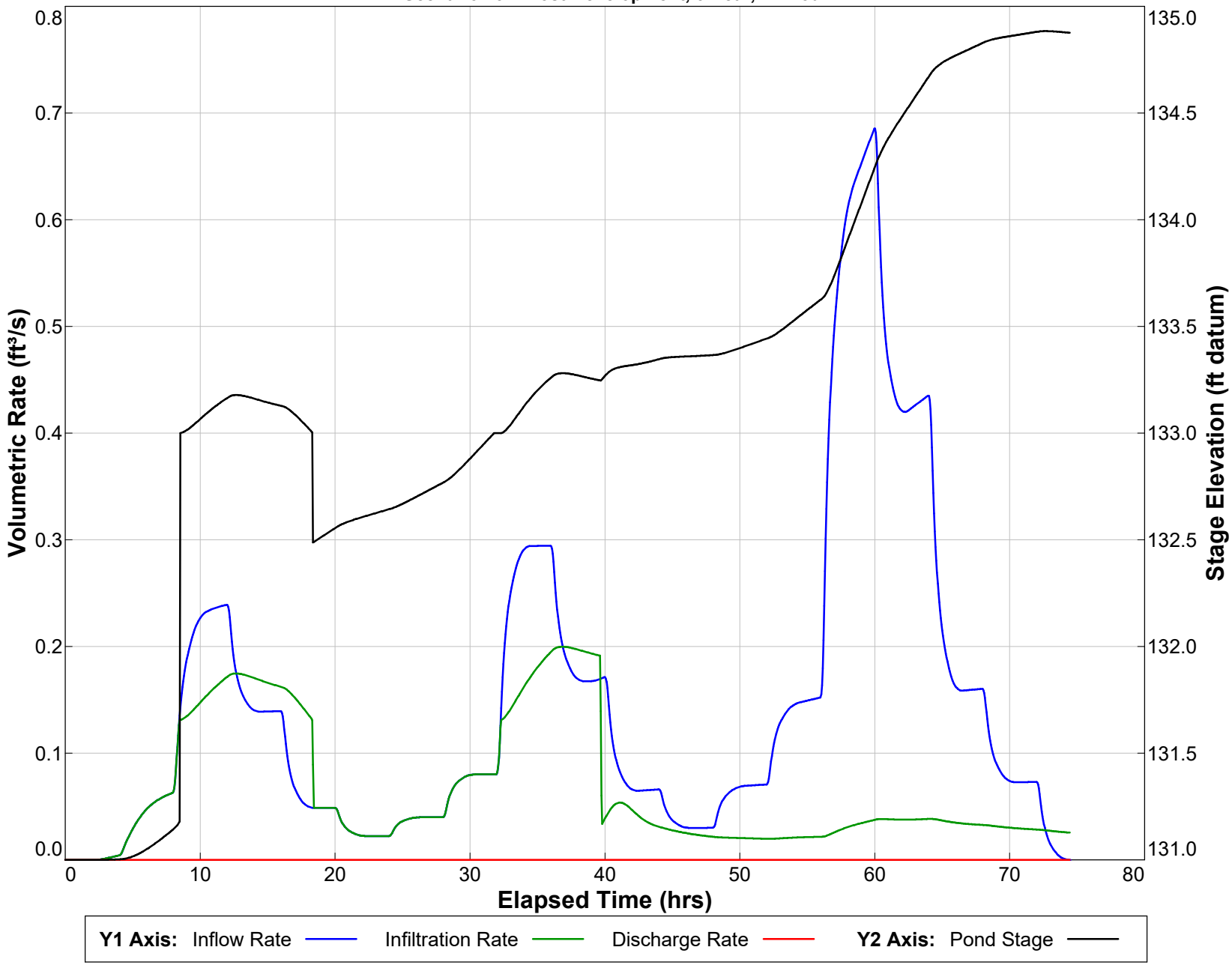

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 42 :: Post-Development, 3-Year, 7-Day
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0.0
-0.1
135.5
135.0
134.5
134.0
133.5
133.0
132.5
132.0
131.5
131.0
0
20
40
60
80
100
120
140
160
180
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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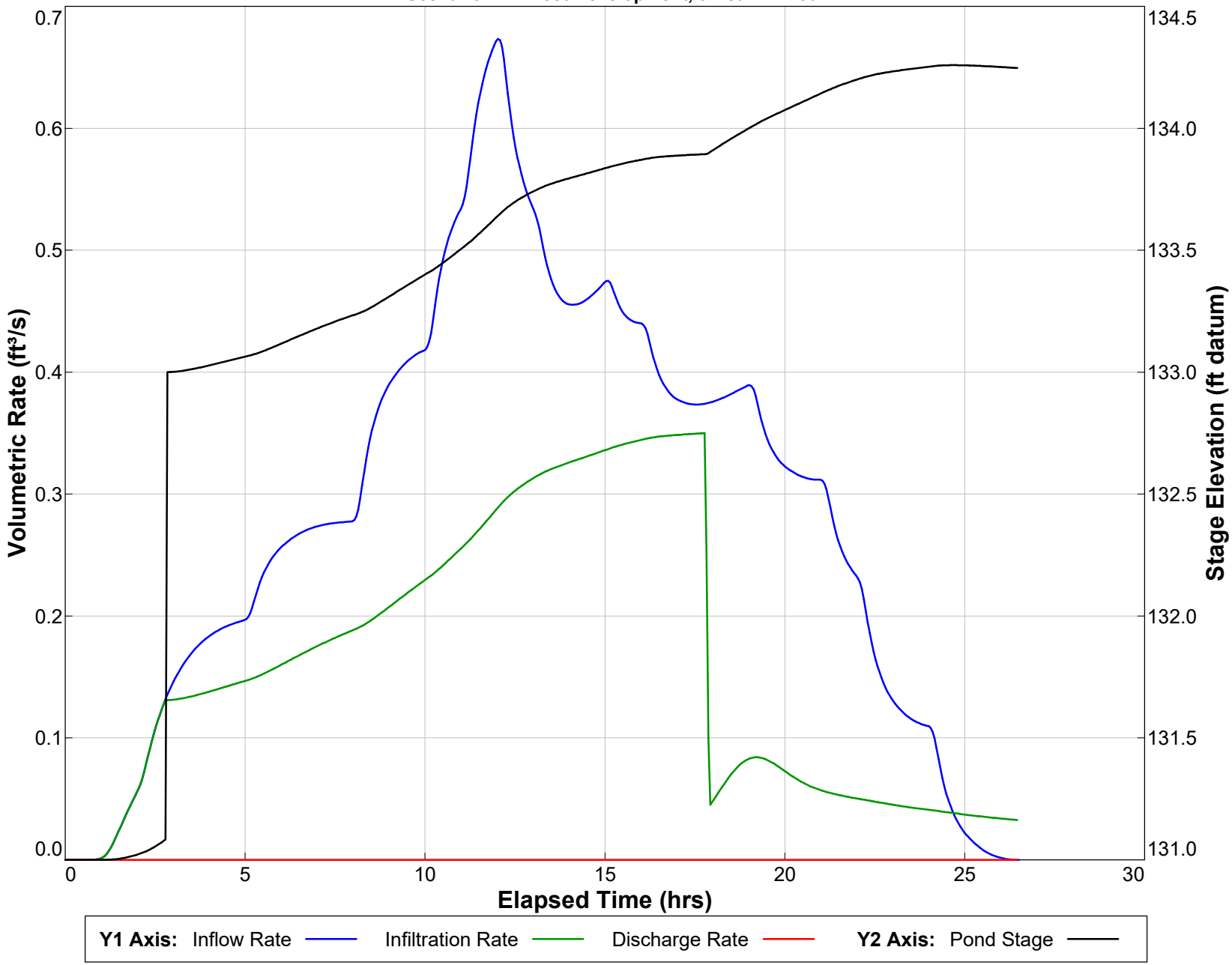
Summary of Results *:: Scenario 44 :: Post-Development, 3-Year 24-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 44 :: Post-Development, 3-Year 24-Hour



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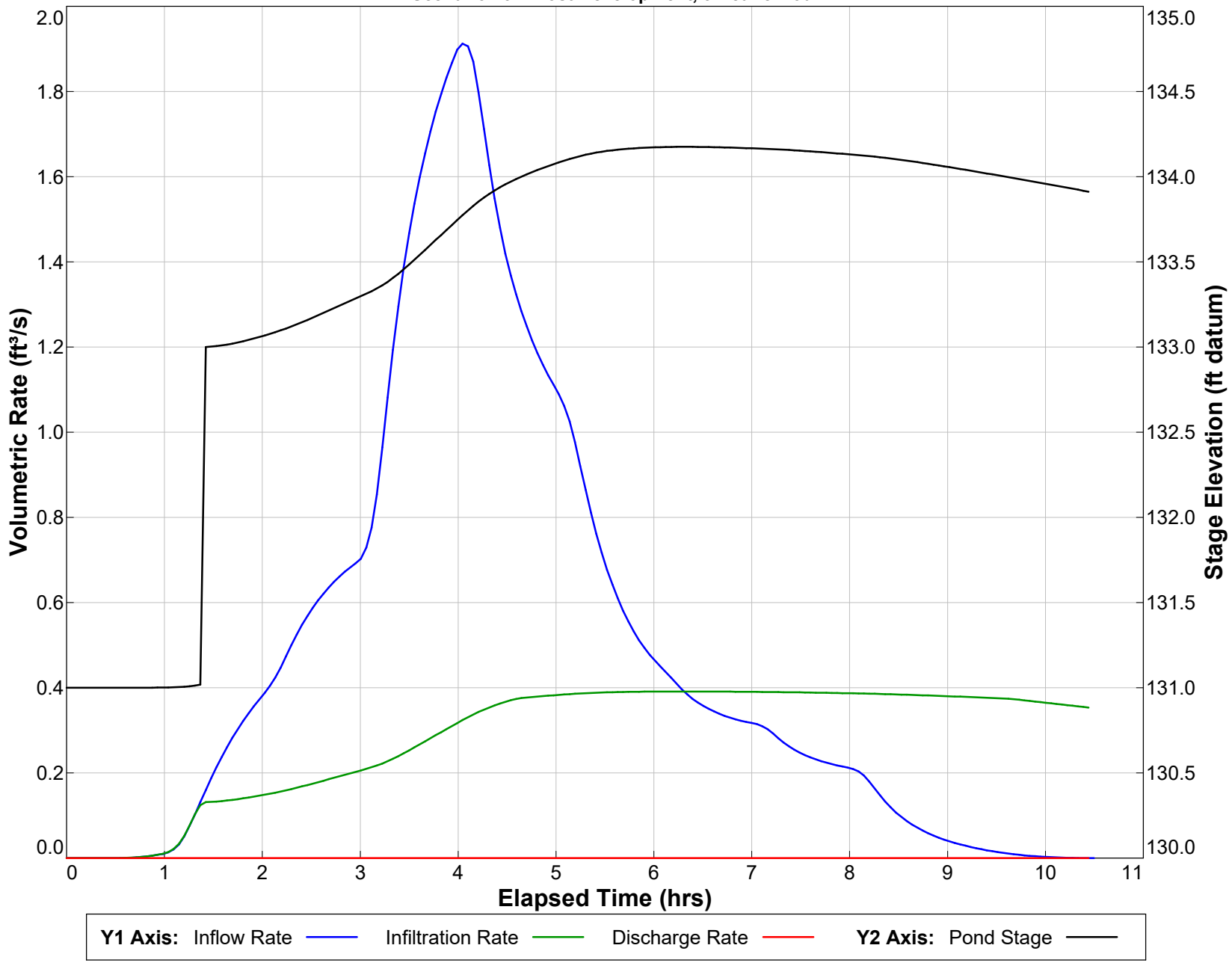
Summary of Results *:: Scenario 45 :: Post-Development, 3-Year 8-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 45 :: Post-Development, 3-Year 8-Hour



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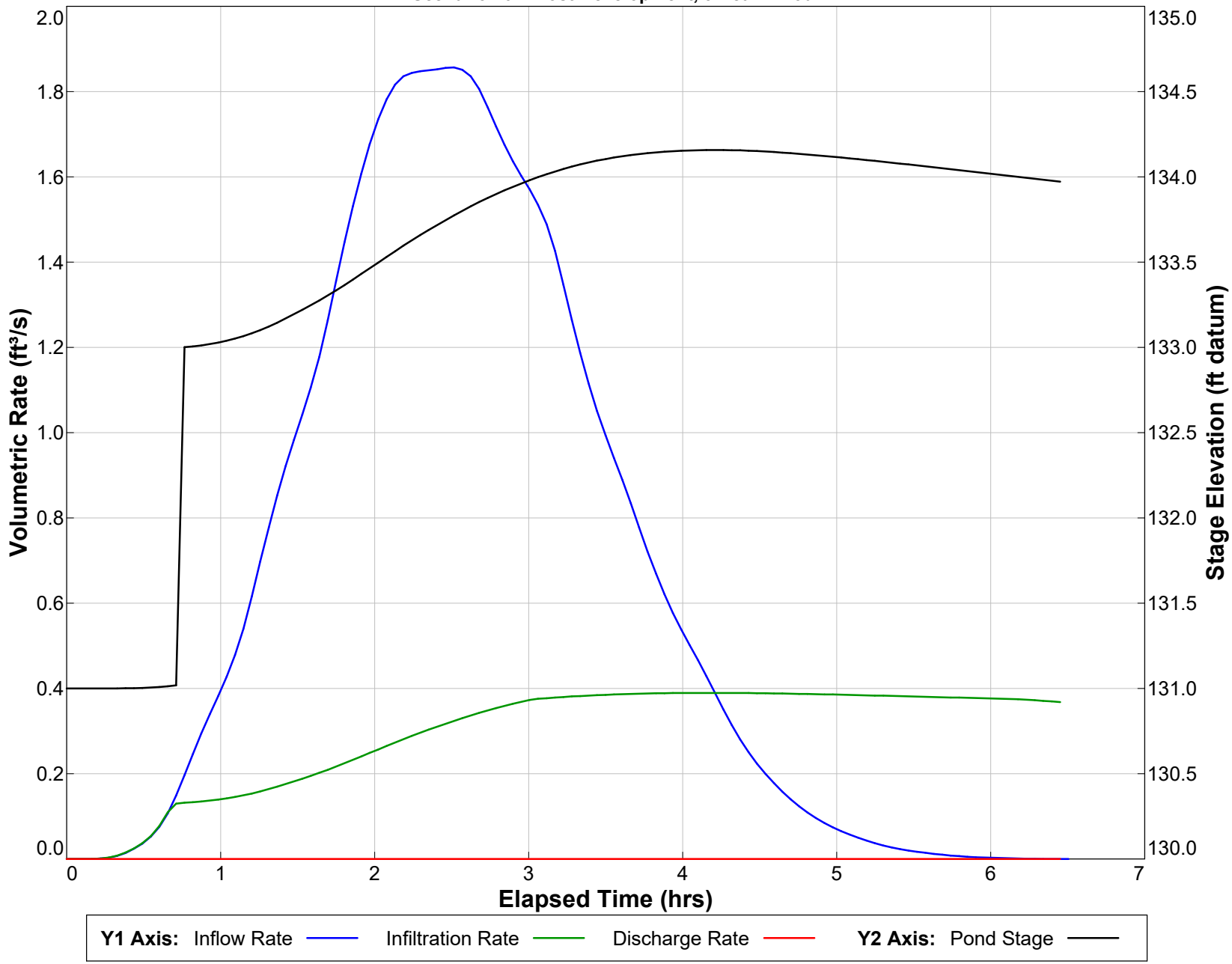
Summary of Results *:: Scenario 46 :: Post-Development, 3-Year 4-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 46 :: Post-Development, 3-Year 4-Hour



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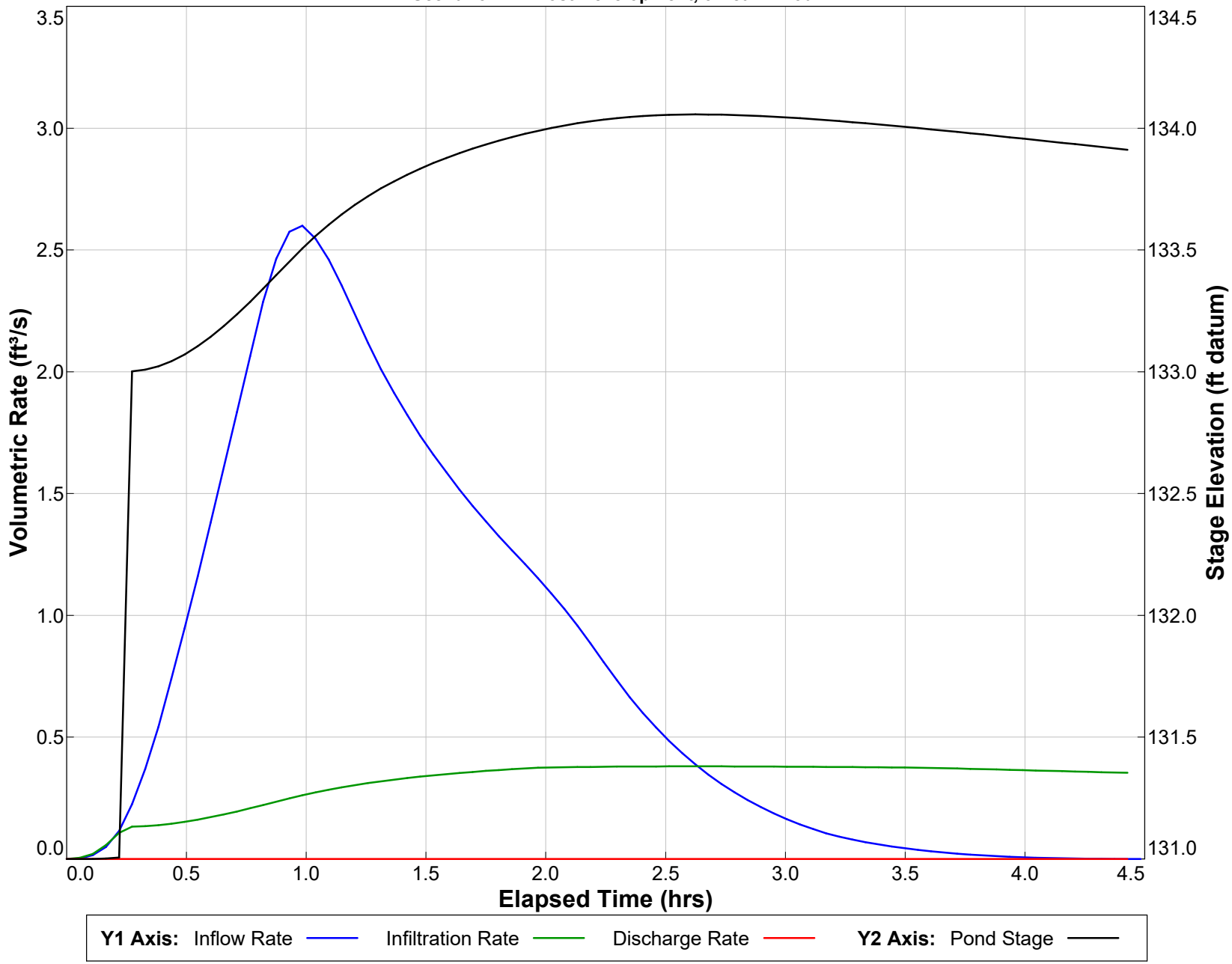
Summary of Results *:: Scenario 47 :: Post-Development, 3-Year 2-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 47 :: Post-Development, 3-Year 2-Hour



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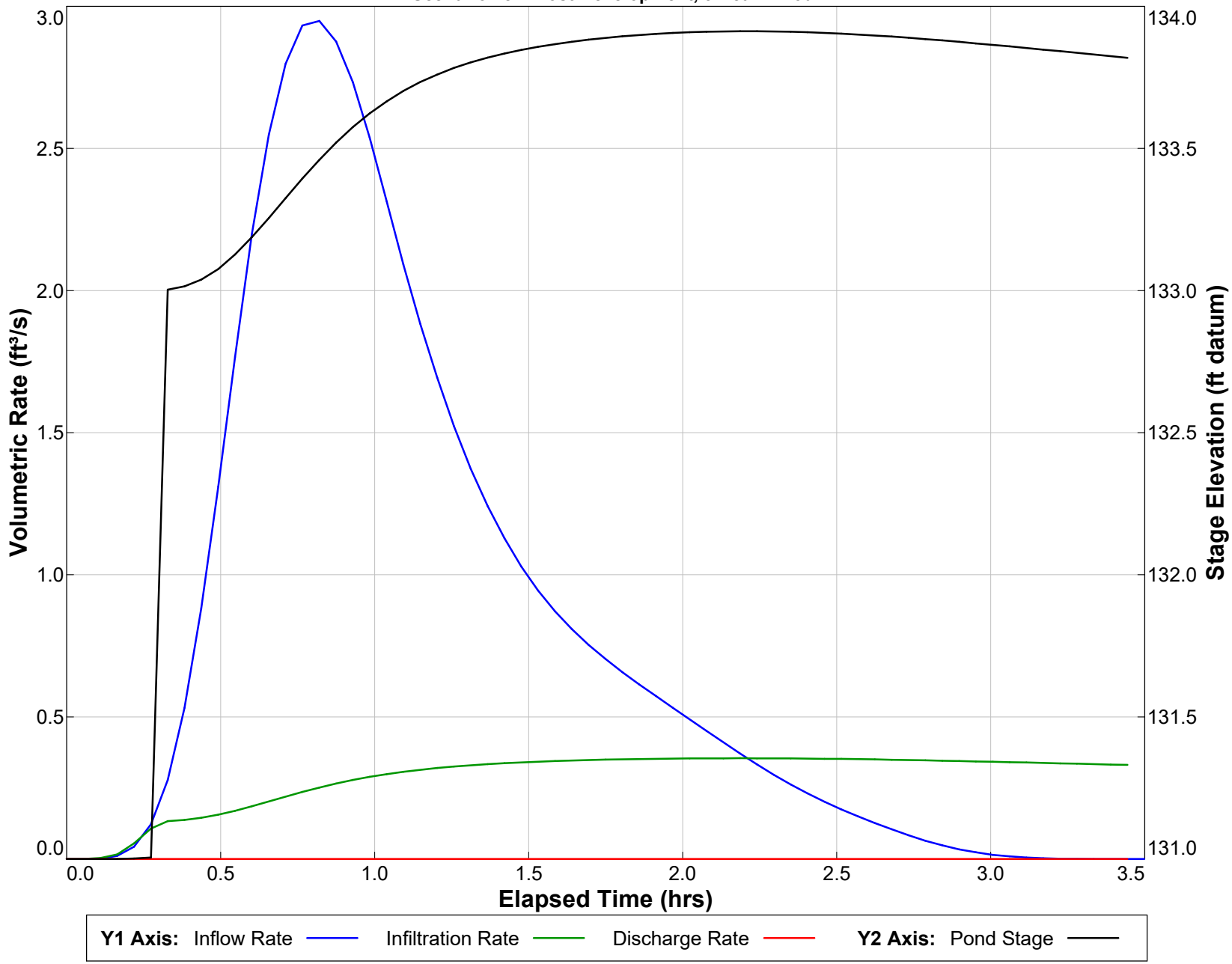
Summary of Results *:: Scenario 48 :: Post-Development, 3-Year 1-Hour*

	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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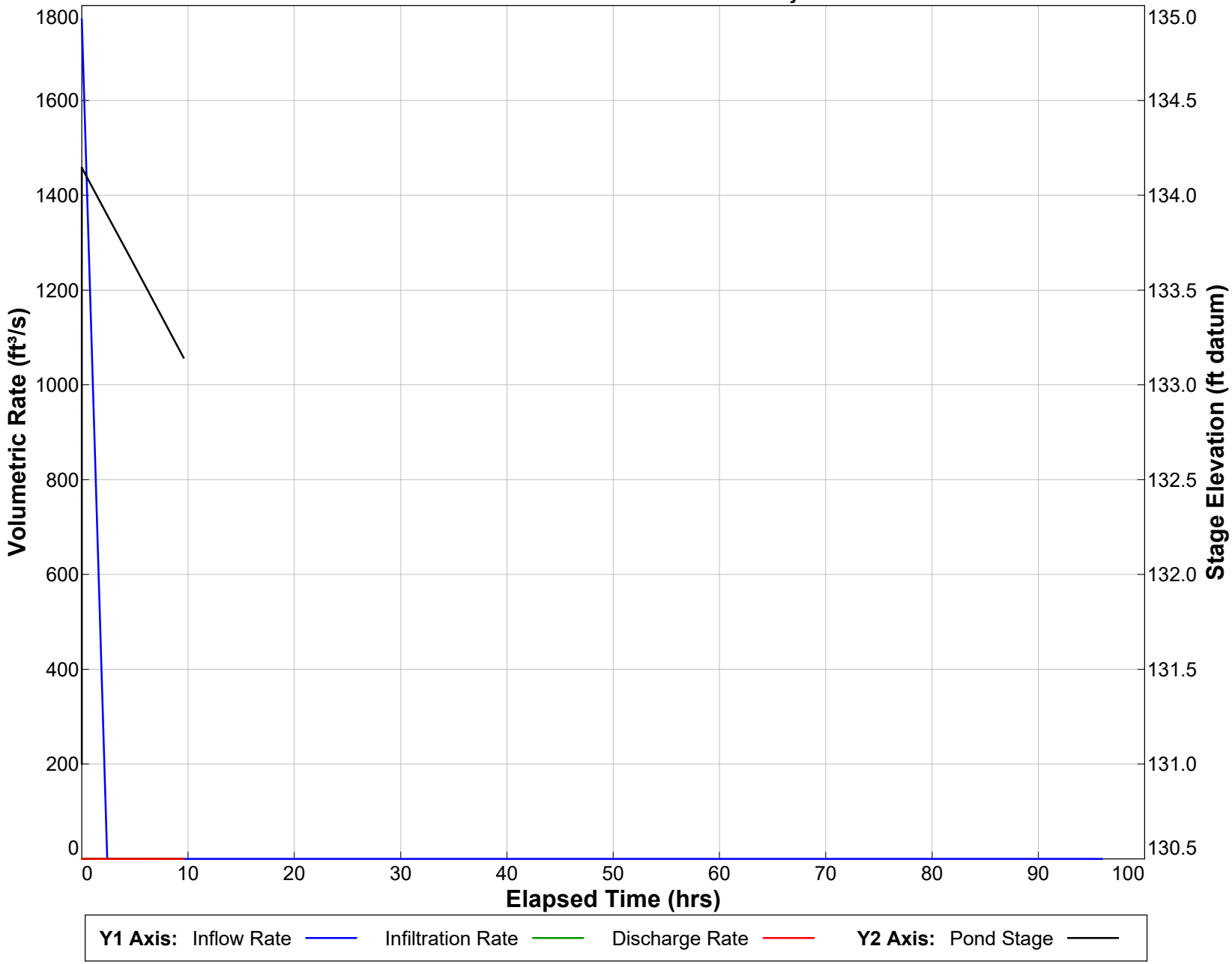
Summary of Results *:: Scenario 49 :: Treatment Volume Recovery*

	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

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 49 :: Treatment Volume Recovery



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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

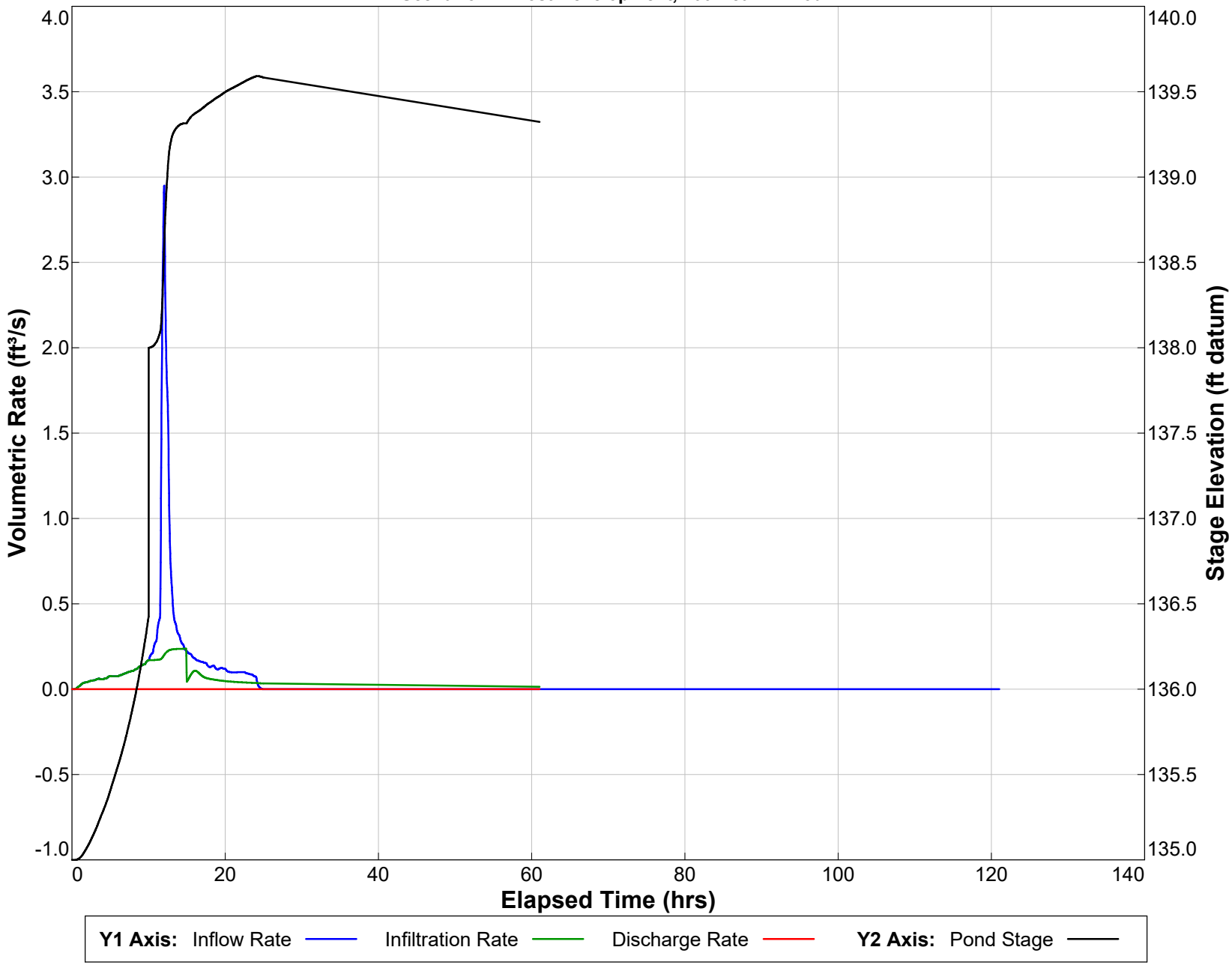
Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.750	2.500
0.200	1.000	3.000
0.300	1.250	4.000
0.400	1.500	
0.500	2.000	

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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 1 :: Post-Development, 100-Year 24-Hour



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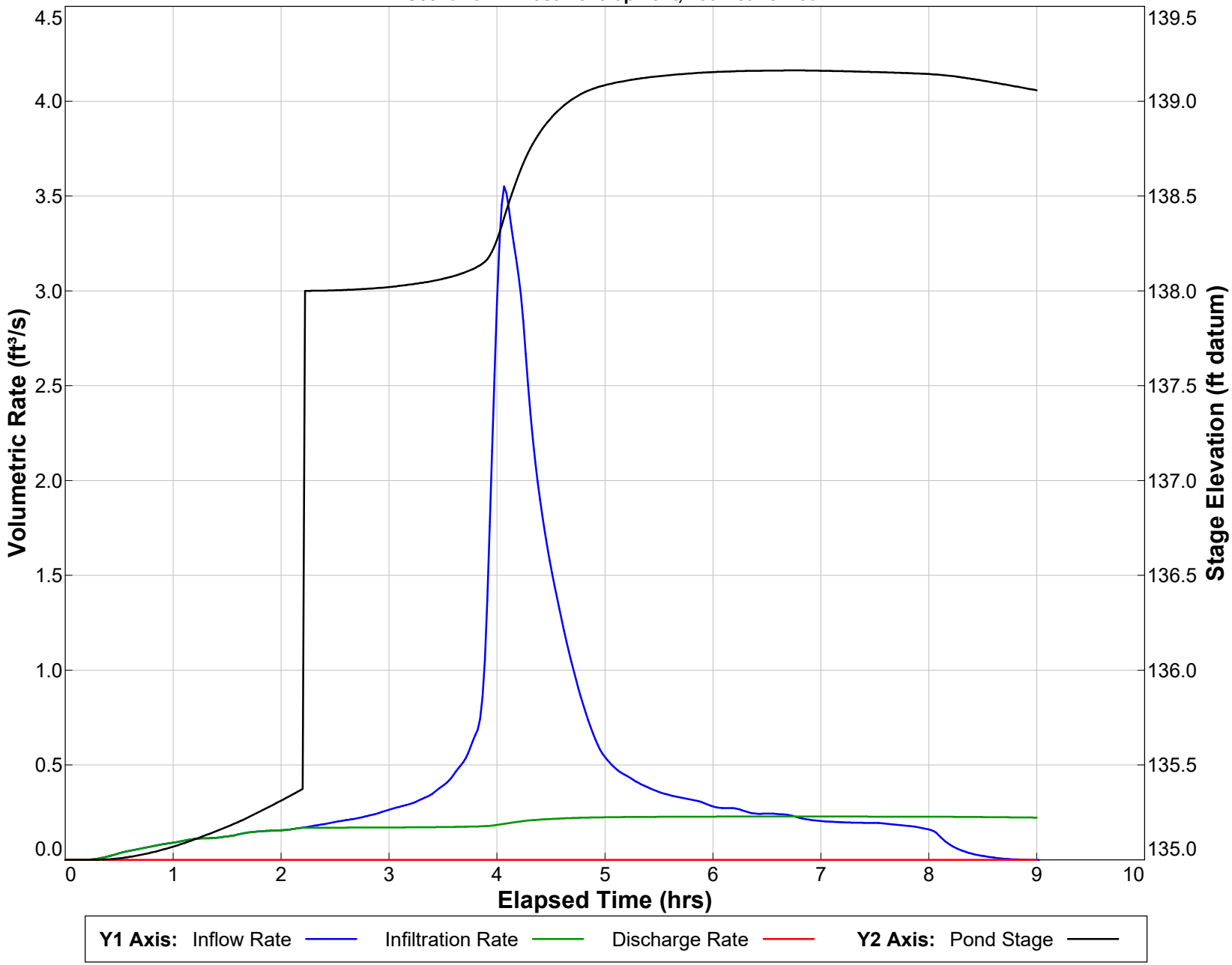
Summary of Results *:: Scenario 2 :: Post-Development, 100-Year 8-Hour*

	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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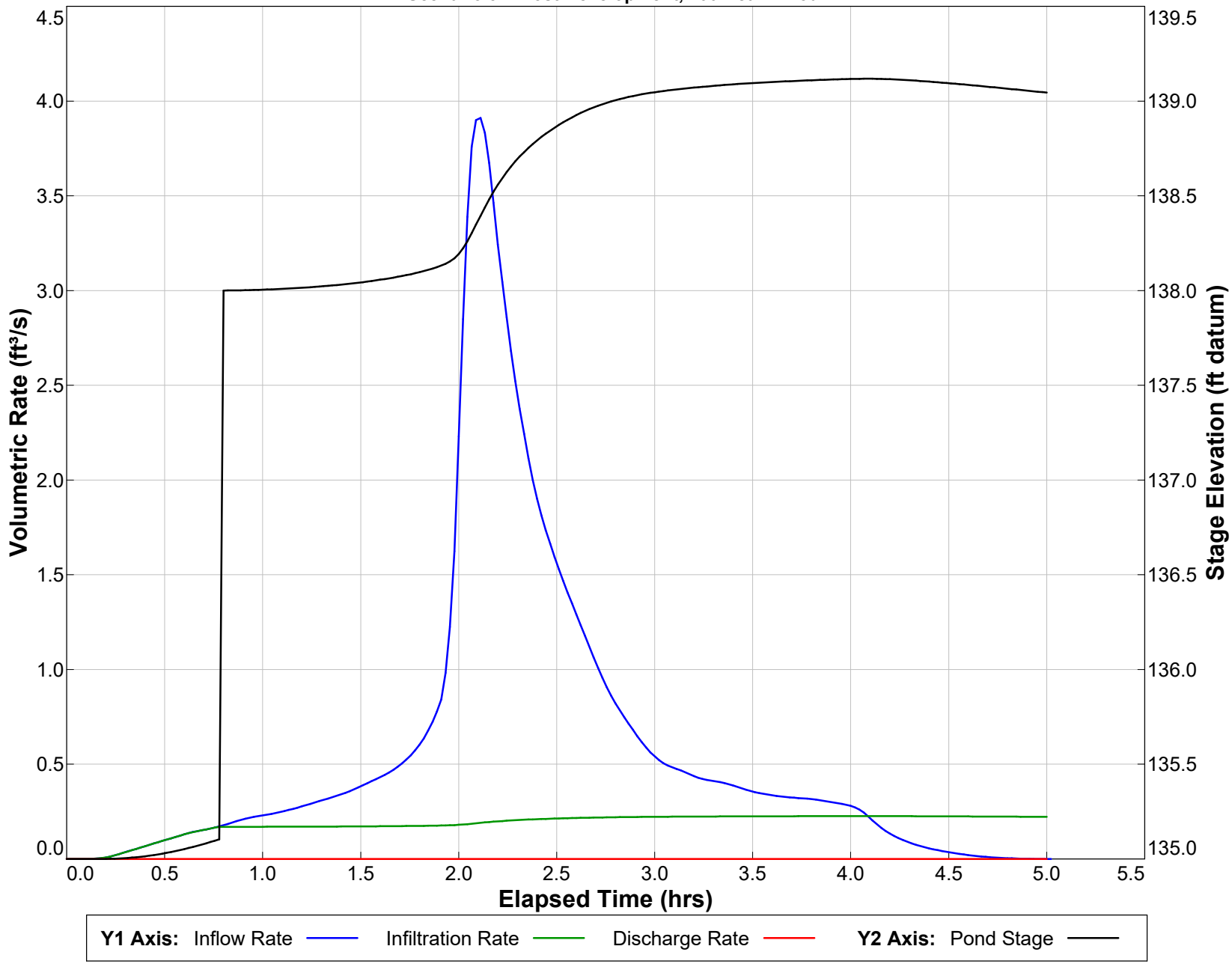
Summary of Results *:: Scenario 3 :: Post-Development, 100-Year 4-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 3 :: Post-Development, 100-Year 4-Hour



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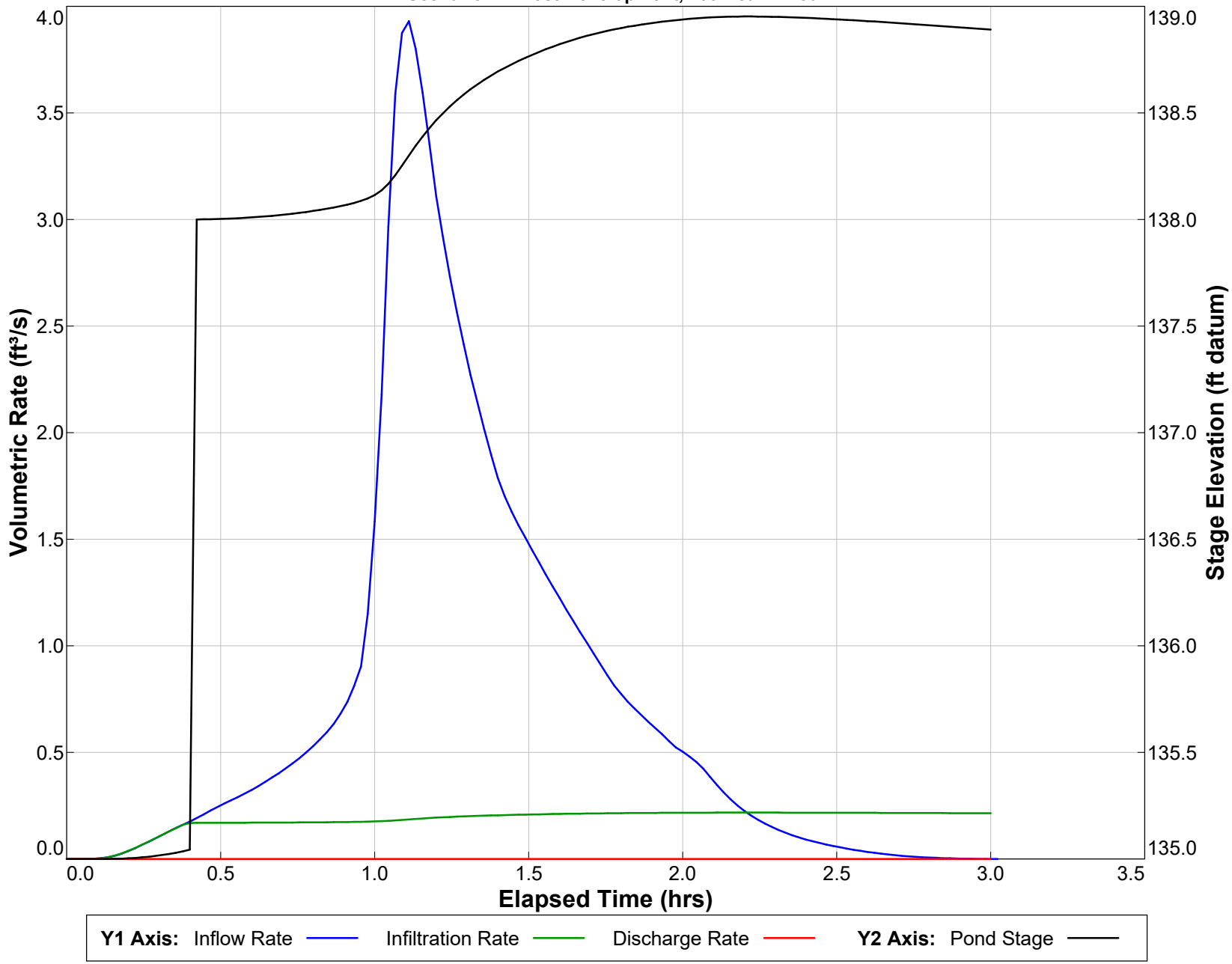
Summary of Results *:: Scenario 4 :: Post-Development, 100-Year 2-Hour*

	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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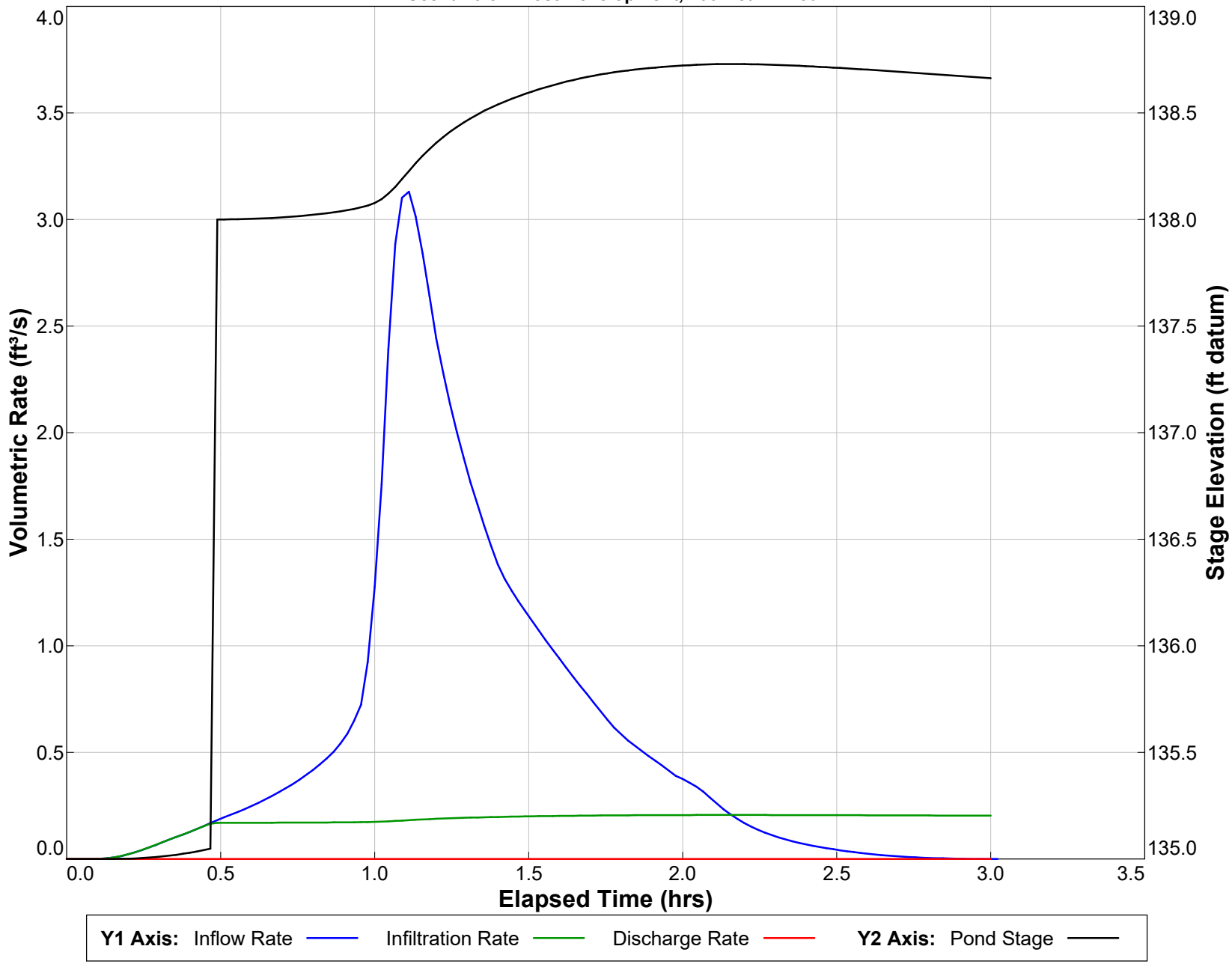
Summary of Results *:: Scenario 5 :: Post-Development, 100-Year 1-Hour*

	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.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 5 :: Post-Development, 100-Year 1-Hour



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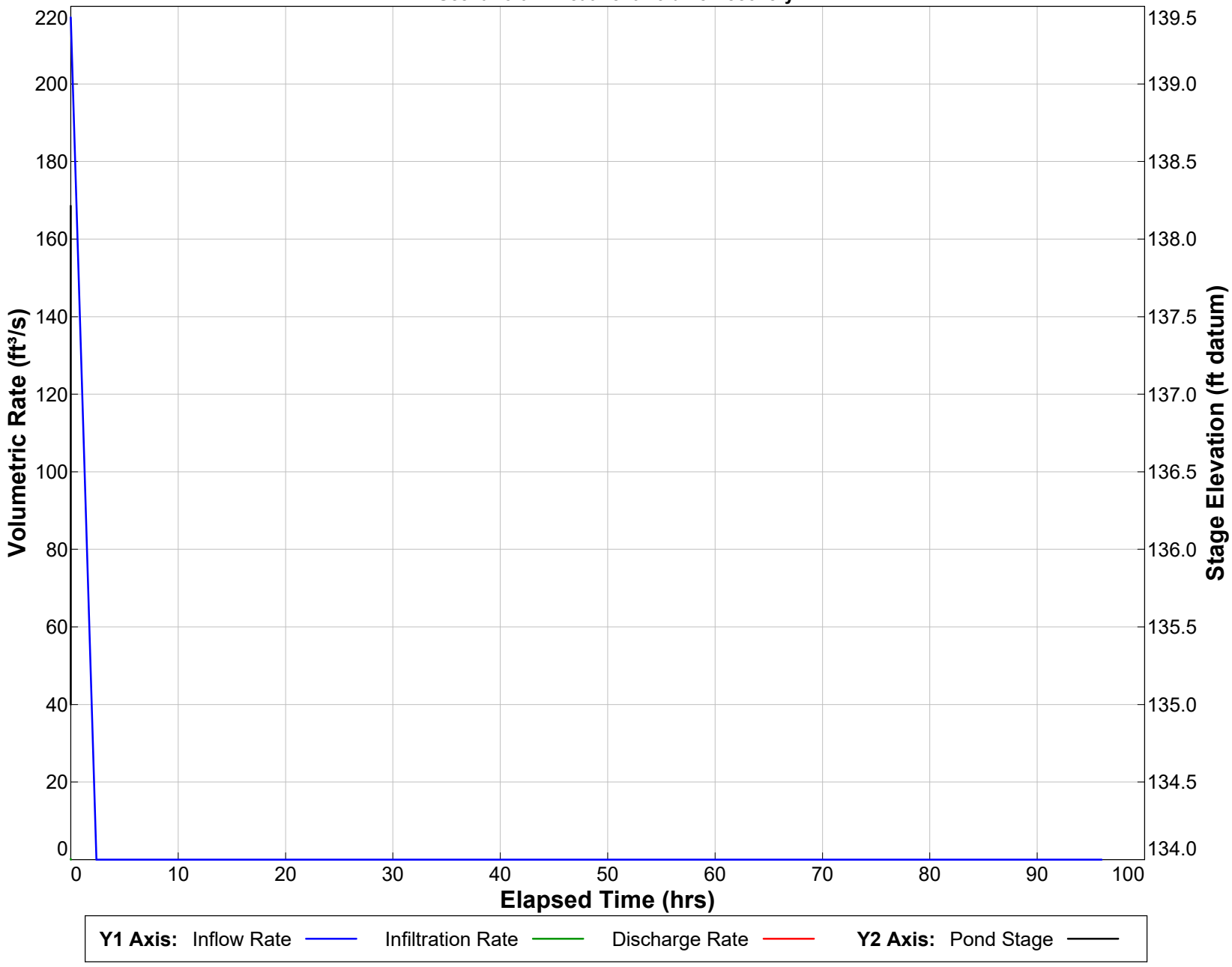
Summary of Results *:: Scenario 6 :: Treatment Volume Recovery*

	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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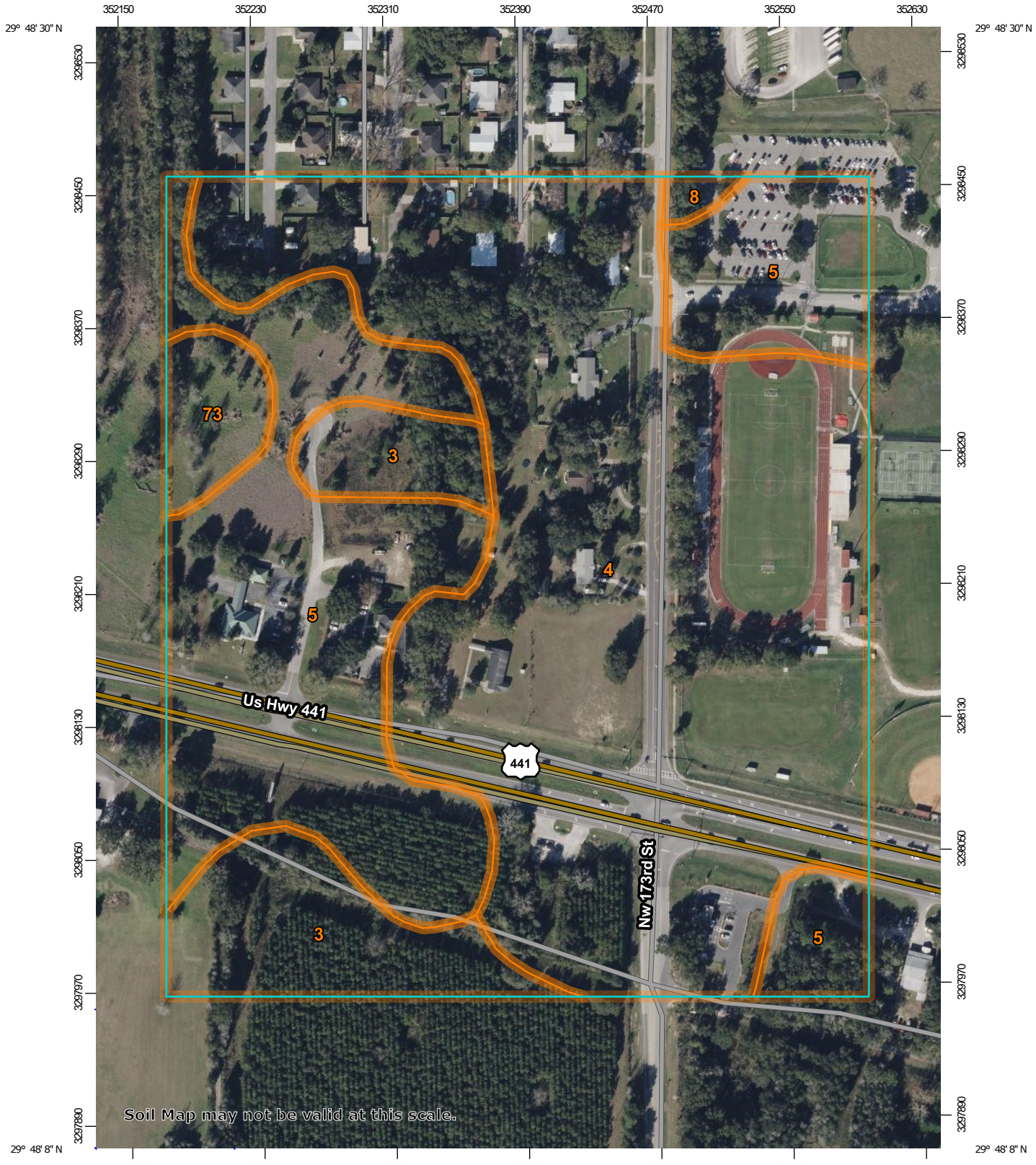
FDOT Critical Duration Analysis

		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.

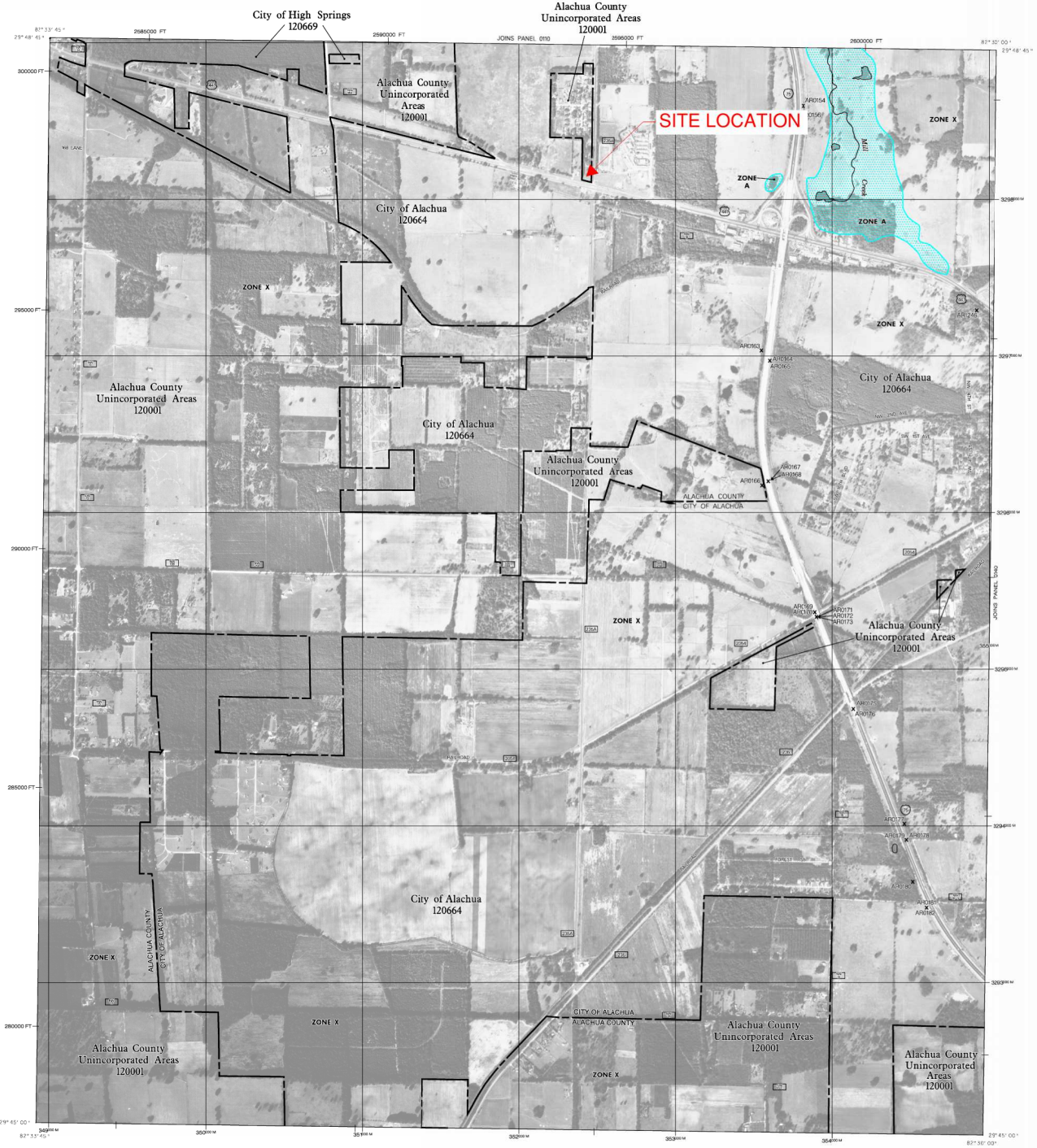
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, 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.

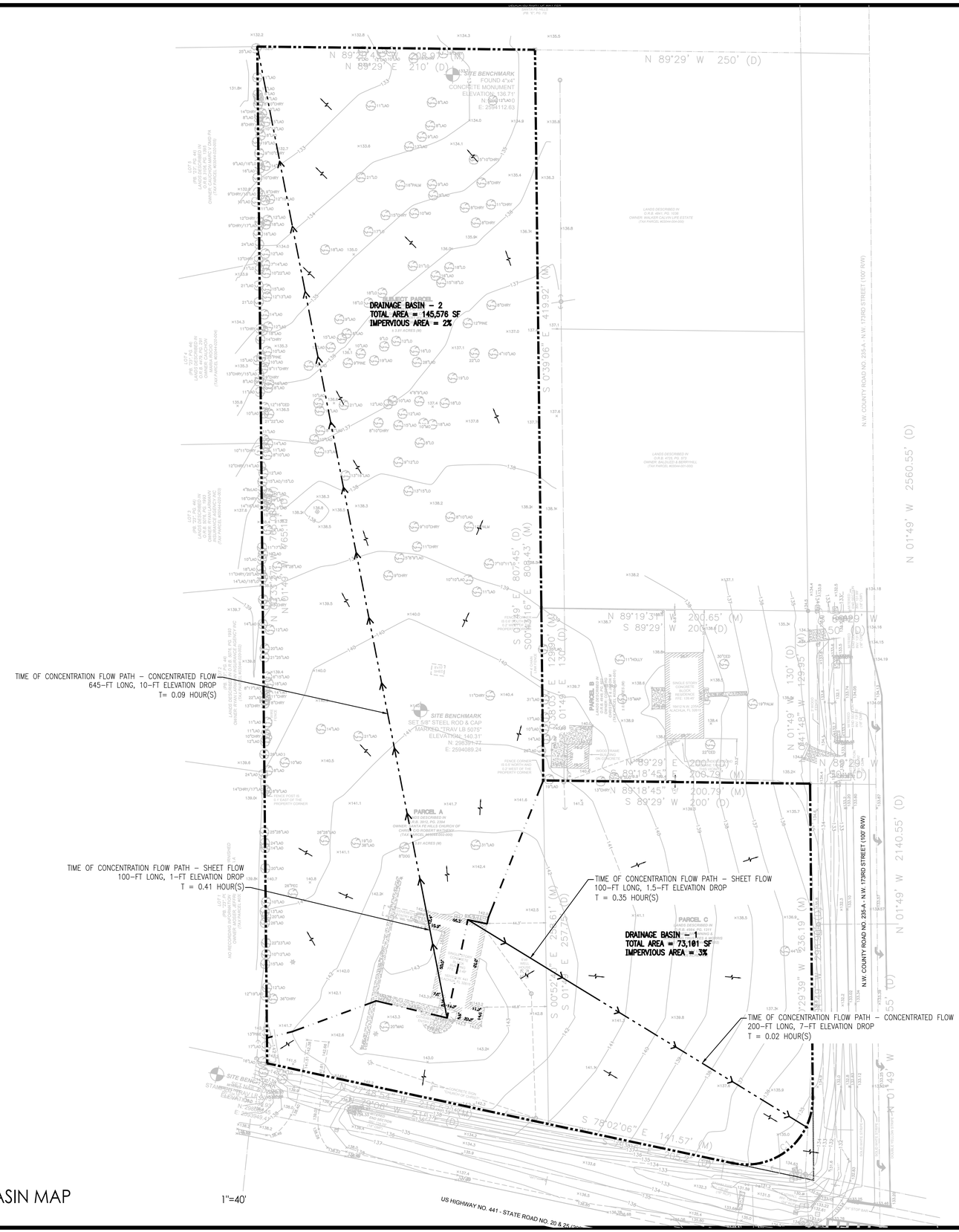
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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.


City of High Springs
120669
Alachua County
Unincorporated Areas
120001
JOINS PANEL 0110
SITE LOCATION
City of Alachua
120664
ZONE X
ZONE A
ZONE AE
Alachua County
Unincorporated Areas
120001
ALACHUA COUNTY
CITY OF ALACHUA
JONES PANEL 0080
ZONE X
ZONE X
ZONE X



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

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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, GFC(CDB, 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: _____

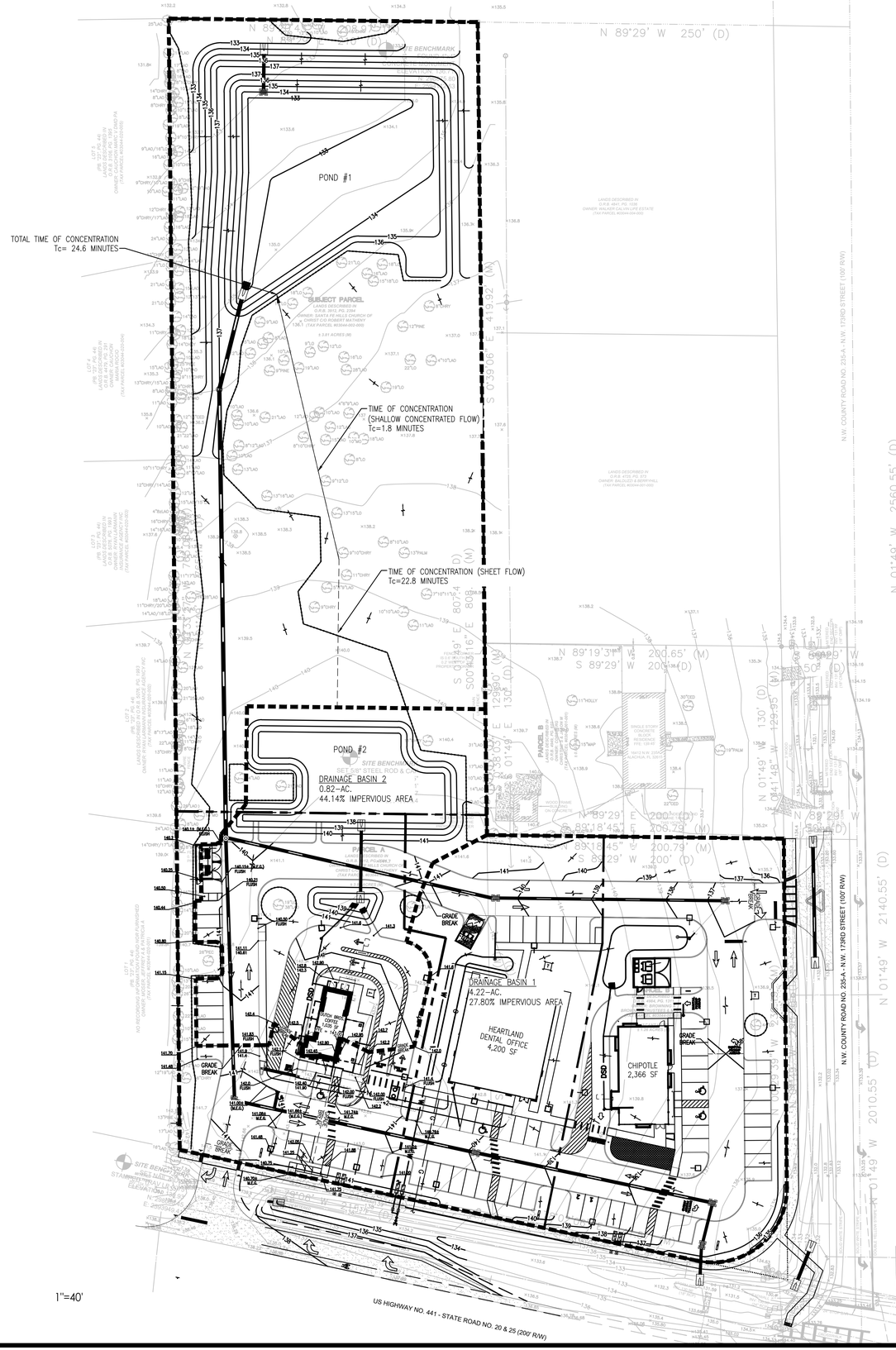
Check one: ✔ Present Developed

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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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

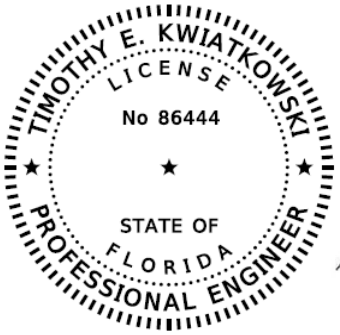
Dear Mr. Jones:

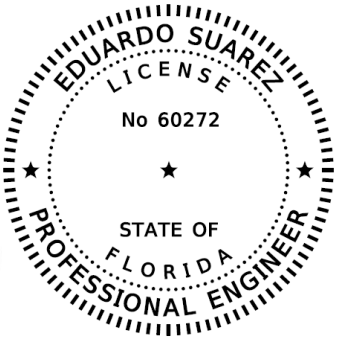
UES Professional Solutions, LLC (UES) has completed the geotechnical engineering services for the subject project in Alachua, Alachua County, Florida. This Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2133148, dated February 19, 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.

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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

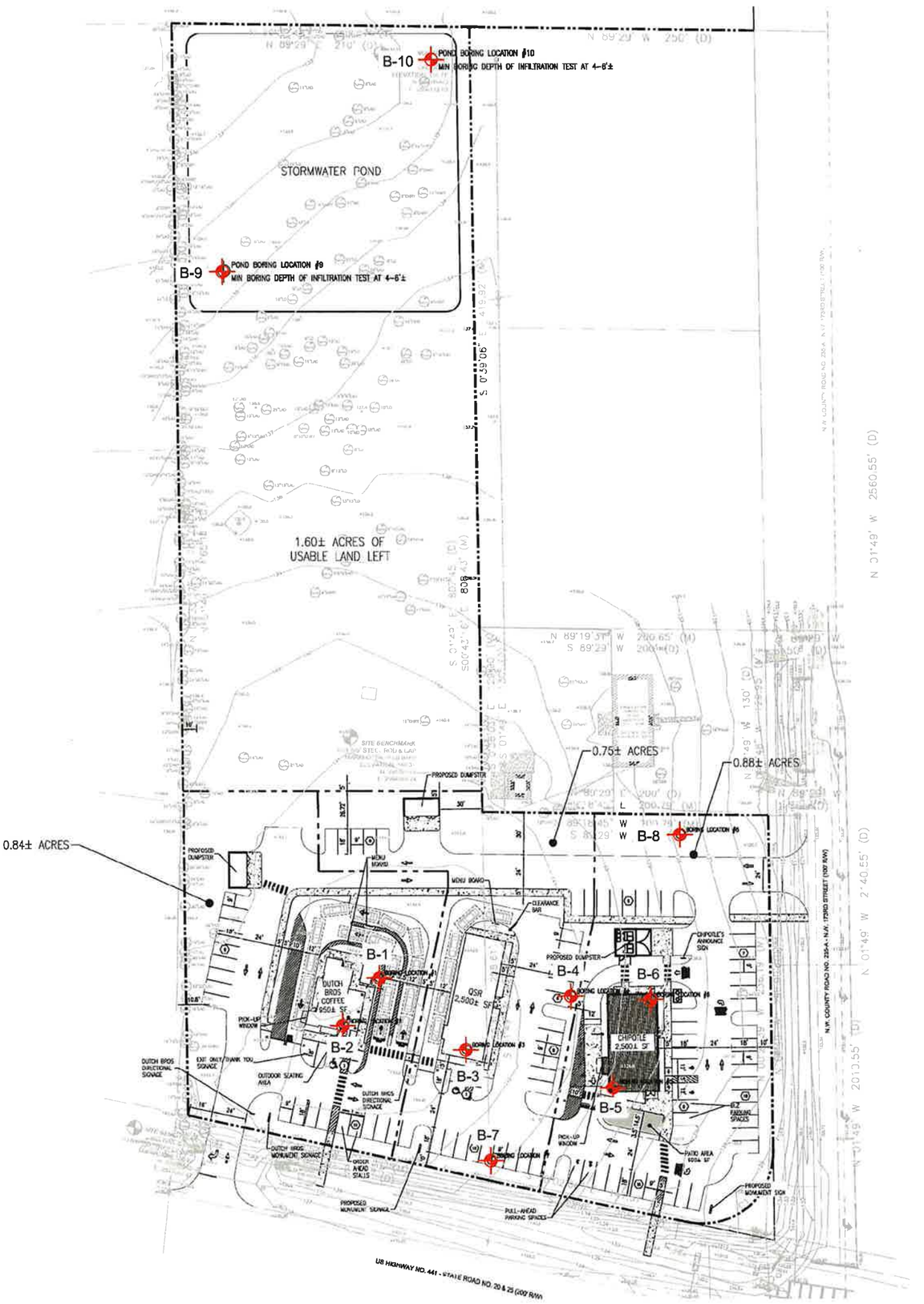
This Report has been prepared for the exclusive use of the Alachua Outparcel, LLC c/o Alakai Capital, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering 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	ALAKAI CAPITAL
BORING LOCATION PLAN	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
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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
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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
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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
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ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

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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
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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		5-5-6	11			Stiff green and orange CLAY [CH]						
9												
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

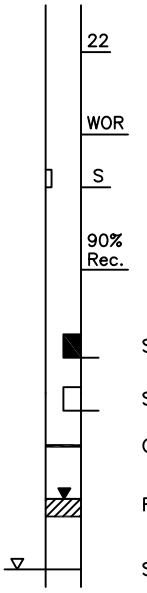
DATE STARTED: 3/6/25
DATE FINISHED: 3/6/25
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

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

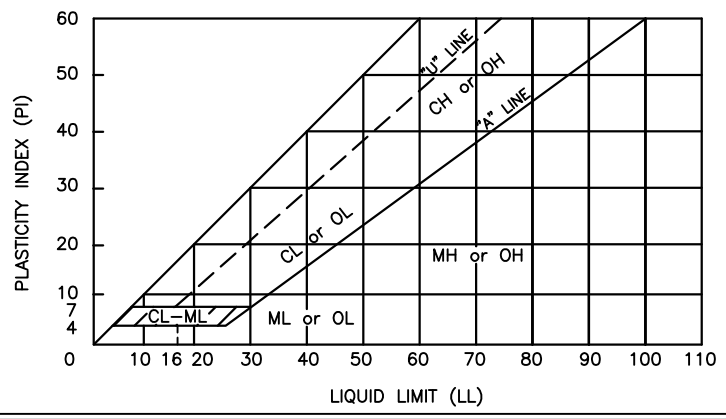
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

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

Telephone: 301/565-2733
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.

SITE PLAN REVIEW
CHIPOTLE - WESTSIDE COMMONS

N.W.C. OF US-441 & NW 173RD STREET
ALACHUA, FL 32615

VICINITY MAP



LOCATION MAP



LEGAL DESCRIPTION

(PARENT PARCEL)
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.

(LOT 1)
A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5248, PAGE 2042 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE NORTH 01°49'00" WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE SOUTH 89°29'00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD S235-A (A 100 FOOT RIGHT OF WAY), AND TO THE POINT OF BEGINNING; THENCE SOUTH 00°29'39" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 50°44'07" WEST, 77.97 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°27'34", AN ARC LENGTH OF 89.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441 / STATE ROAD NUMBER 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 78°01'41" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 106.10 FEET; THENCE NORTH 11°34'44" EAST, A DISTANCE OF 196.63 FEET; THENCE NORTH 00°41'15" EAST, A DISTANCE OF 72.36 FEET TO THE NORTH LINE OF SAID LANDS; THENCE SOUTH 89°18'45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 121.79 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.88 ACRES, MORE OR LESS.

OWNER & CONSULTANTS

OWNER
ALACHUA OUTPARCEL LLC
2469 NORTH JOHN YOUNG PARKWAY, SUITE C
ORLANDO, FL 32804

CIVIL ENGINEER
INTERPLAN LLC
220 E. CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: CHRIS BLURTON
EOR: STUART ANDERSON, PE

LANDSCAPE ARCHITECT
HORIZON CIVILSCAPE SOLUTIONS, LLC
KENNESAW, GEORGIA
407.800.4227
CONTACT: CARLOS SANCHEZ

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	12/22/25	CITY OF ALACHUA COMMENTS	C0.0, C0.1, C0.2, C1.0, C2.0, C3.0, C4.0,		CDB
2	02/03/26	IP QUALITY CONTROL	C0.1		CDB
3	03/18/26	CITY OF ALACHUA COMMENTS	C0.1		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	COVER SHEET
	CIVIL DRAWINGS
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN
C1.0	SITE DIMENSION PLAN
C2.0	SITE UTILITY PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4.0	DETAILS SHEET
C4.1	CITY OF ALACHUA DETAILS
C4.2	CITY OF ALACHUA DETAILS 2
SL1	SITE LIGHTING PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
1 OF 4	ALTA/NSPS LAND TITLE SURVEY
2 OF 4	ALTA/NSPS LAND TITLE SURVEY
3 OF 4	ALTA/NSPS LAND TITLE SURVEY
4 OF 4	ALTA/NSPS LAND TITLE SURVEY
SD-5	EXTERIOR ELEVATIONS
SD-6	EXTERIOR PERSPECTIVES

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

1 12/30/25 COA COMMENTS
NO DATE REMARKS

REVISIONS

CHIPOTLE
N.W.C OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/13/2025

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.

GC NOTE:

A COPY OF THIS SHEET C0.1 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

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 ⚠1

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.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE **CITY OF ALACHUA**, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION."

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 DOWNSTREAM EACH BACKFLOW PREVENTER SHALL BE POLYETHYLENE (PE) DR-9.

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.

8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS.

9. SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN IN THE DETAIL.

10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.

11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAIL.

12. WET TAP(S) TO PRESSURIZED MAINS SHALL BE DONE BY A SUBCONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.

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, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

5. 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.

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: **N.W.C. OF US-441 & NW 173RD STREET, 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.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF **ALACHUA** 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 **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 **EAST** PROPERTY LINE.

SITE DATA ⚠2 ⚠1

SITE AREA	38,450 SF	0.88 AC	
EXISTING			
IMPERVIOUS { PAVEMENT/SIDEWALKS	10,654 SF	28%	28%
IMPERVIOUS { BUILDING	0 SF	0%	
TOTAL IMPERVIOUS	10,654 SF		
OPEN SPACE (GREEN)	27,796 SF	72%	
PROPOSED			
IMPERVIOUS { PAVEMENT/SIDEWALKS	21,272 SF	59%	65%
IMPERVIOUS { BUILDING	2,366 SF	6%	
TOTAL IMPERVIOUS	23,638 SF		
OPEN SPACE (GREEN)	13,346 SF	35%	
FLOOR AREA RATIO	F.A.R. = 0.06		
FUTURE LAND USE	COMMERCIAL		
ZONING	COMMUNITY COMMERCIAL (CC)		
EXISTING USE	VACANT		
PROPOSED USE	COMMERCIAL (RESTAURANT)		

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	65 FT	21.7 FT (1 STORY)
		10 FT (CANOPY)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	20 FT	79 FT
SIDE (EAST)	0 FT	79 FT
SIDE (WEST)	0 FT	21 FT
REAR (NORTH)	15 FT	127 FT
LANDSCAPE BUFFER		
FRONT (SOUTH)	10 FT	10 FT
SIDE (EAST)	5 FT	10 FT
SIDE (WEST)	5 FT	5 FT
REAR (NORTH)	25 FT	30 FT

⚠3

PARKING REQUIRED	REQUIRED	MAXIMUM (125% OF REQUIRED)
(2,366 SF(BLDG) + 612 SF (PATIO)) x 1/150 SF	20 SPACES	25 SPACES

PARKING PROVIDED	
REGULAR	24
HANDICAP	2
TOTAL	26

NOTE: 2 PARKING SPACES TO BE DEDICATED TO 'PICK UP' ORDERS.

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	M
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

DISINF

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).

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

1 12/30/25 COA COMMENTS
NO DATE REMARKS

REVISIONS

CHIPOTLE

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 5/9/2025

C0.2

SITE DEMOLITION PLAN

CHECKED: CDB DRAWN: GFC

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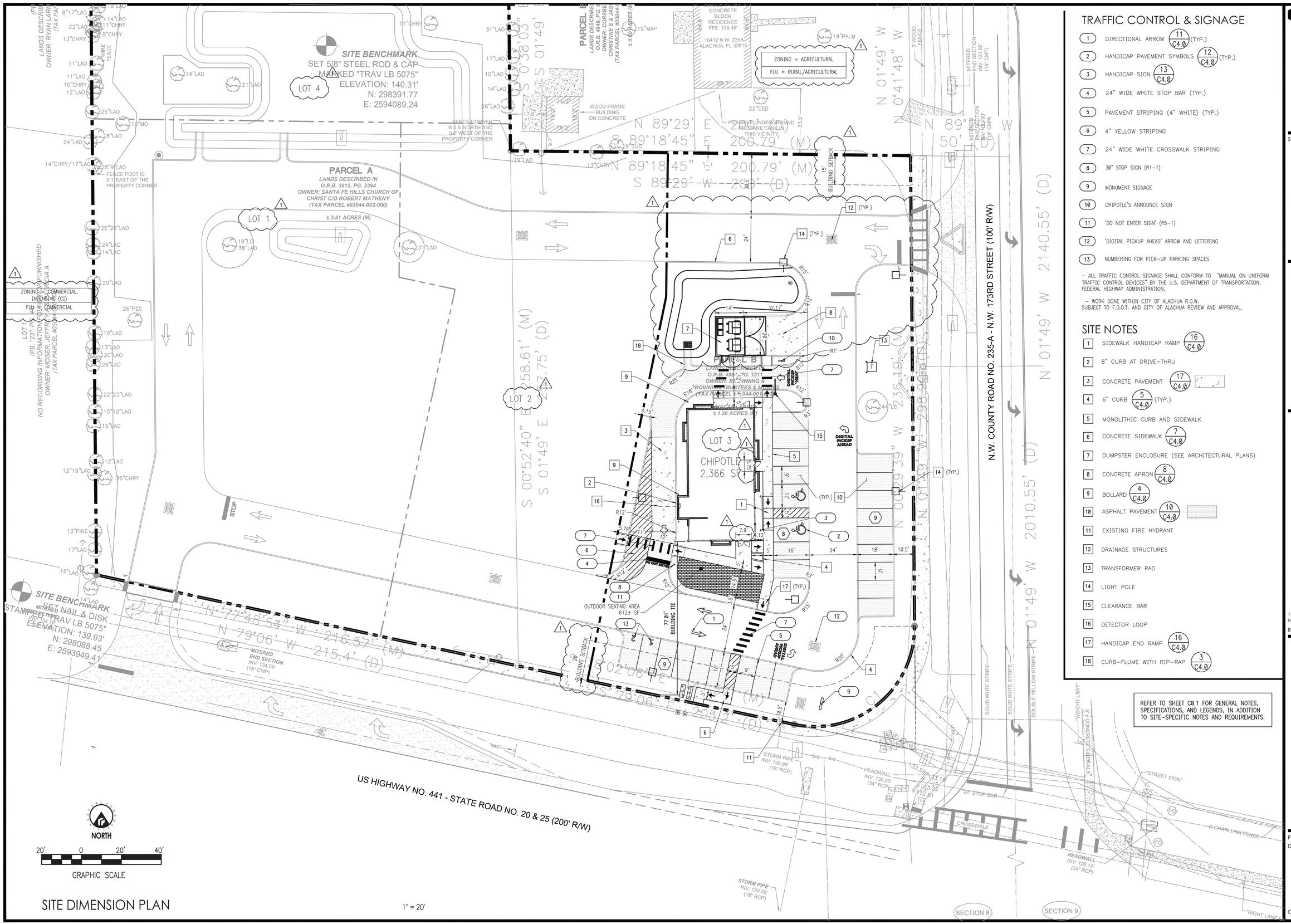

SITE DIMENSION PLAN

1" = 20'

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (11 / C4.0) (TYP.)
2. HANDICAP PAVEMENT SYMBOLS (12 / C4.0) (TYP.)
3. HANDICAP SIGN (13 / C4.0)
4. 24" WIDE WHITE STOP BAR (TYP.)
5. PAVEMENT STRIPING (4" WHITE) (TYP.)
6. 4" YELLOW STRIPING
7. 24" WIDE WHITE CROSSWALK STRIPING
8. 30" STOP SIGN (R1-1)
9. MONUMENT SIGNAGE
10. CHIPOTLE'S ANNOUNCE SIGN
11. 'DO NOT ENTER SIGN' (R5-1)
12. 'DIGITAL PICKUP AHEAD' ARROW AND LETTERING
13. NUMBERING FOR PICK-UP PARKING SPACES

– 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 CITY OF ALACHUA R.O.W. SUBJECT TO F.D.O.T. AND CITY OF ALACHUA REVIEW AND APPROVAL.

SITE NOTES

1. SIDEWALK HANDICAP RAMP (16 / C4.0)
2. 8" CURB AT DRIVE–THRU
3. CONCRETE PAVEMENT (17 / C4.0)
4. 6" CURB (5 / C4.0) (TYP.)
5. MONOLITHIC CURB AND SIDEWALK
6. CONCRETE SIDEWALK (7 / C4.0)
7. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
8. CONCRETE APRON (8 / C4.0)
9. BOLLARD (4 / C4.0)
10. ASPHALT PAVEMENT (10 / C4.0)
11. EXISTING FIRE HYDRANT
12. DRAINAGE STRUCTURES
13. TRANSFORMER PAD
14. LIGHT POLE
15. CLEARANCE BAR
16. DETECTOR LOOP
17. HANDICAP END RAMP (16 / C4.0)
18. CURB–FLUME WITH RIP–RAP (3 / C4.0)

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO	DATE	REMARKS
1	12/30/25	COA COMMENTS

REVISIONS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/23/2025

C1.0
SITE DIMENSION PLAN

CHECKED: CDB DRAWN: GFC

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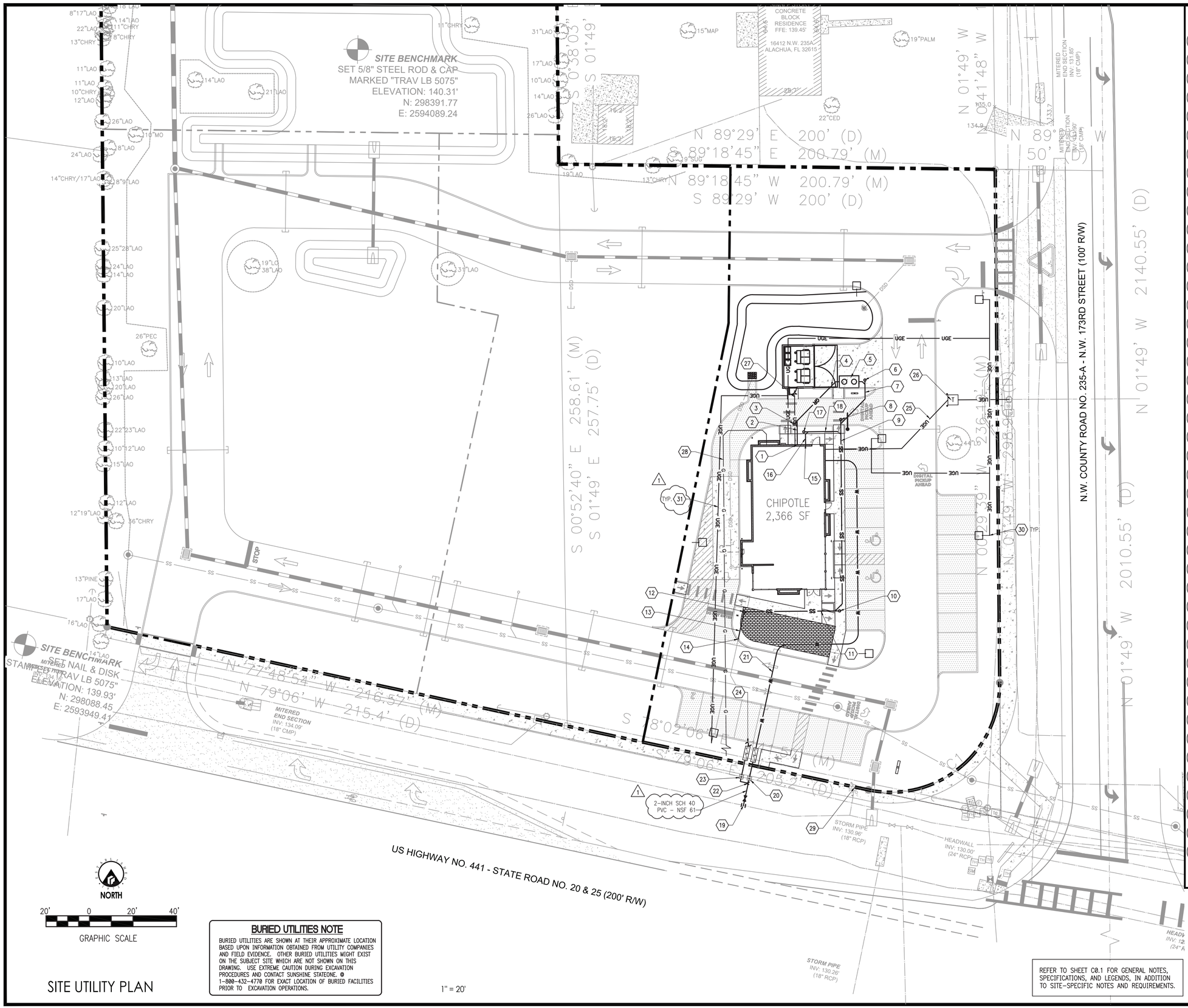

SITE UTILITY NOTES

SANITARY SEWER

1. CONNECT TO BUILDING GREASE SEWER SERVICE @ INV. = 135.00
2. 11 LF – 4" SDR–26 PVC @ 2% SLOPE
3. C.O. INV. ELEV. = 134.78, RIM ELEV. = 138.35 (9 / C4.0) (TYP.)
4. 29 LF – 4" SDR–26 PVC @ 2% SLOPE
5. 1,500 GALLON GREASE INTERCEPTOR (15 / C4.0), RIM = 137.68, IN = 134.2, OUT = 133.95
6. C.O. INV. ELEV. = 133.87, RIM ELEV. = 137.63
7. 25 LF – 4" SDR–26 PVC @ 2% SLOPE
8. C.O. INV. ELEV. = 133.37, RIM ELEV. = 138.30
9. 89 LF – 6" SDR–26 PVC @ 2% SLOPE
10. C.O. INV. ELEV. = 131.59, RIM ELEV. = 138.30
11. 44 LF – 6" SDR–26 PVC @ 4.2% SLOPE
12. C.O. INV. ELEV. = 129.74, RIM ELEV. = 138.80
13. 12 LF – 6" SDR–26 PVC @ 4.2% SLOPE
14. CONNECT TO SANITARY SEWER STUB–OUT AND INSTALL DROP CLEAN OUT WITH INV IN. @ INV. = 129.23 (INSTALL ELECTRONIC MARKER TWO–FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE TEMPO OMNI MARKER II: SANITARY GREEN; MODEL OM–6; PART 52085009) (CITY OF ALACHUA END OF MAINTENANCE) (2 / C4.0)
15. CONNECT TO BUILDING SANITARY SEWER SERVICE @ INV. = 134.00
16. 7 LF – 4" SDR–26 PVC @ 3.4% SLOPE
17. C.O. INV. ELEV. = 133.76, RIM ELEV. = 138.70
18. 17 LF – 4" SDR–26 PVC @ 3% SLOPE

DOMESTIC WATER

19. WET TAP EXISTING 8" WATER MAIN WITH 2" TAPPING SADDLE & GATE VALVE (118 / C4.1)
20. 1" WATER METER AND RPZ BACKFLOW PREVENTER (INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK) (CITY OF ALACHUA END OF MAINTENANCE) (115 / C4.1) (121 / C4.1)
21. 1.5" PE WATER SERVICE
22. 2" X 2" X 2" TEE

IRRIGATION

23. 1" IRRIGATION METER AND RPZ BACKFLOW PREVENTER (INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK) (CITY OF ALACHUA END OF MAINTENANCE) (115 / C4.1) (121 / C4.1)
24. 1.5" IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

ELECTRIC

25. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH **DUKE** FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
26. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH **DUKE** FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

27. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

GAS

28. CONTRACTOR SHALL COORDINATE UNDERGROUND GAS SERVICE WITH SERVICE PROVIDER FOR CONDUIT SIZE, CONNECTION POINT. AT CITY WATER MAIN INTERSECTION, ROUTE GAS PIPE UNDER WATER MAIN WITH 1–FOOT VERTICAL CLEARANCE

FIRE

29. EXISTING FIRE HYDRANT

STREET LIGHT

30. LIGHT POLE (SEE ELECTRICAL SITE PLAN)
31. ELECTRICAL POWER LINES FOR LIGHT POLES

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.

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE–SPECIFIC NOTES AND REQUIREMENTS.

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 UTILITY PLAN

1" = 20'

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

1 12/30/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

CHIPOTLE
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/12/2025

C2.0
SITE UTILITY PLAN

CHECKED: CDB DRAWN: GFC

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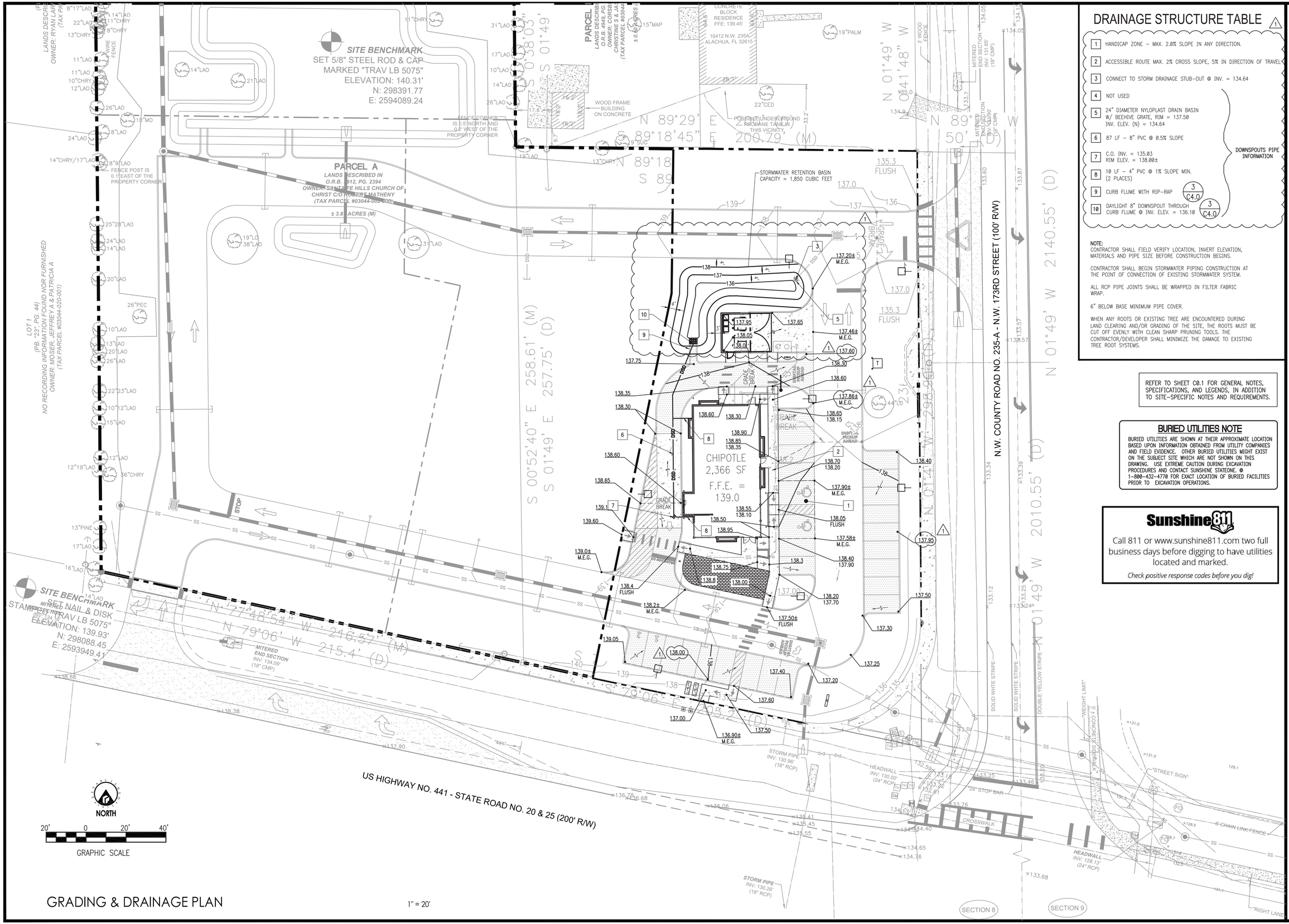

GRADING & DRAINAGE PLAN

1" = 20'

DRAINAGE STRUCTURE TABLE

1	HANDICAP ZONE – MAX. 2.0% SLOPE IN ANY DIRECTION.
2	ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
3	CONNECT TO STORM DRAINAGE STUB-OUT @ INV. = 134.64
4	NOT USED
5	24" DIAMETER NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE, RIM = 137.50 INV. ELEV. (N) = 134.64
6	87 LF – 8" PVC @ 0.5% SLOPE
7	C.O. INV. = 135.03 RIM ELEV. = 138.00±
8	10 LF – 4" PVC @ 1% SLOPE MIN. (2 PLACES)
9	CURB FLUME WITH RIP-RAP
10	DAYLIGHT 8" DOWNSPOUT THROUGH CURB FLUME @ INV. ELEV. = 136.10

DOWNSPOUTS PIPE INFORMATION

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 JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP.

6" BELOW BASE MINIMUM 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.

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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NO DATE REMARKS
REVISIONS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/13/2025

C3.0
GRADING & DRAINAGE PLAN

CHECKED: CDB DRAWN: GFC

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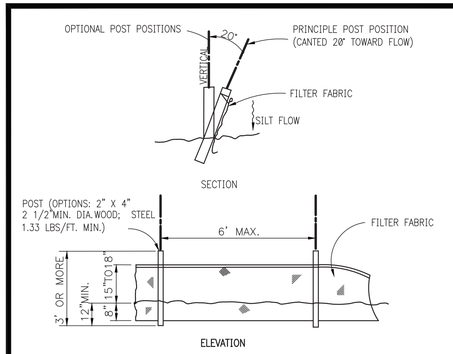
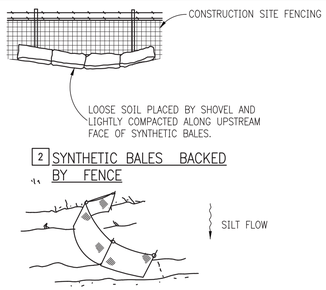
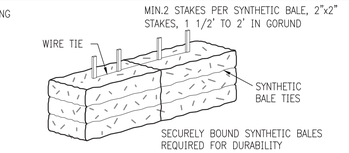


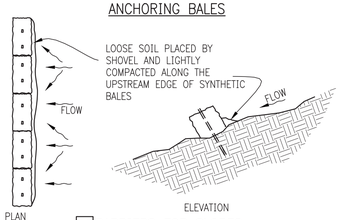
1 SILT FENCE



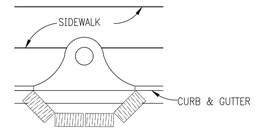
2 SYNTHETIC BALES BACKED BY FENCE



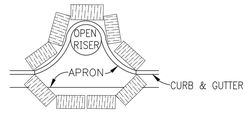
ANCHORING BALES



3 BARRIERS FOR SLOPES

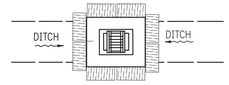


4 COMPLETED INLET

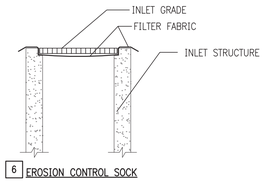


4 PARTIAL INLET

ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER SYNTHETIC BALE.



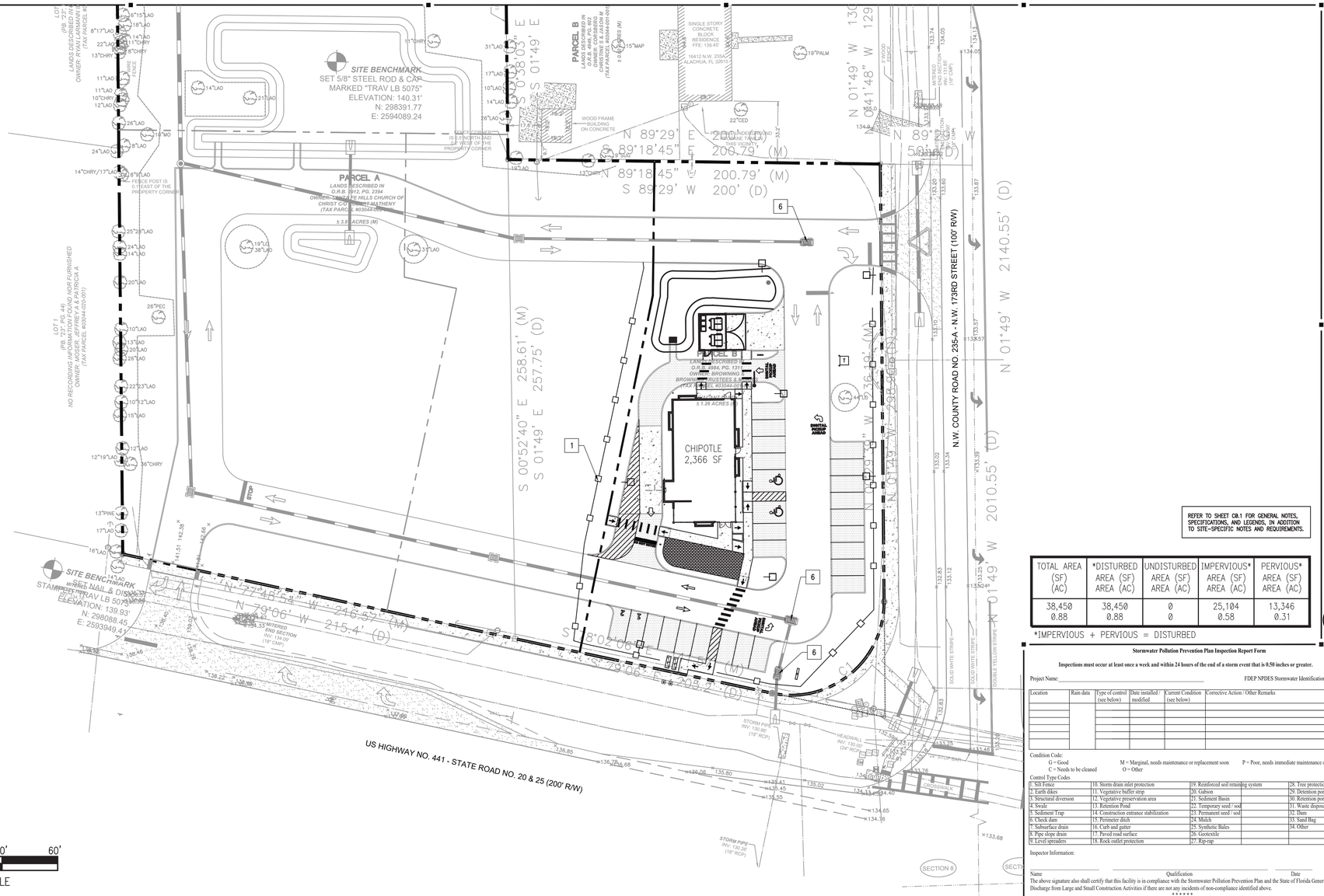
5 DITCH BOTTOM INLET



6 EROSION CONTROL SOCK

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

EROSION CONTROL DETAILS



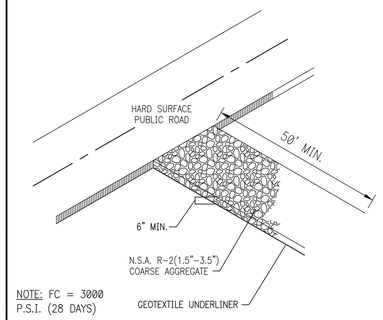
SWPPP / STORMWATER POLLUTION PREVENTION PLAN

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)
38,450 0.88	38,450 0.88	0 0	25,104 0.58	13,346 0.31

*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

POLLUTION 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 CONDITIONS OF SITE PERMITS.

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 SYNTHETIC 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 SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

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".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:



STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS

REVISIONS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0297

DATE: Value

C3.1

STORMWATER POLLUTION PREVENTION PLAN

CHECKED: CDB DRAWN: GFC

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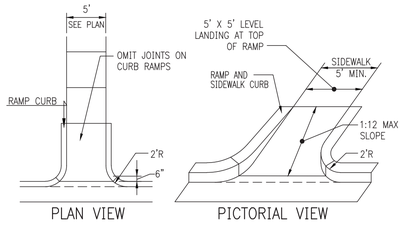
NOTE 1:
REFERENCE FDOT INDEX 522-002, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS
IN R.O.W.

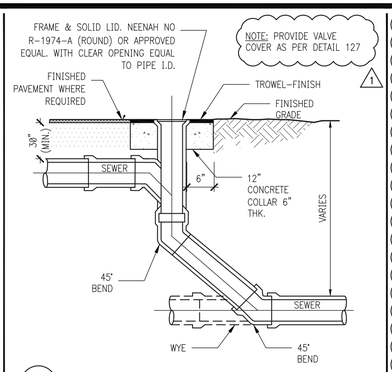
NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 3:
RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.

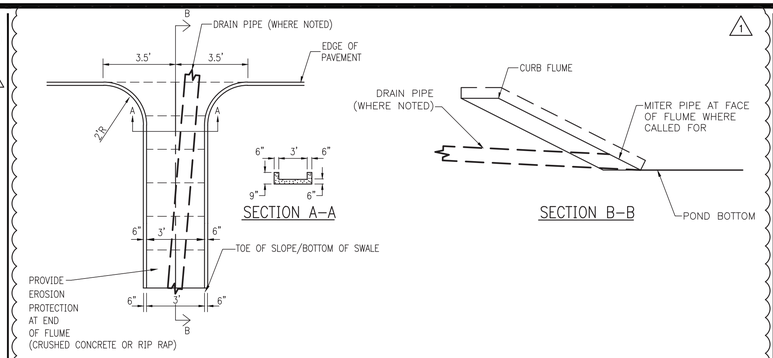
NOTE 4:
ENTIRE RAMP SURFACE (OUTSIDE OF DETECTABLE WARNING) SHALL CONTRAST IN COLOR BY 70% FROM THAT OF THE SIDEWALK. RECOMMENDED COLORS ARE RED OR YELLOW TO MATCH THE COLOR CHOSEN FOR THE DETECTABLE WARNING MAT.



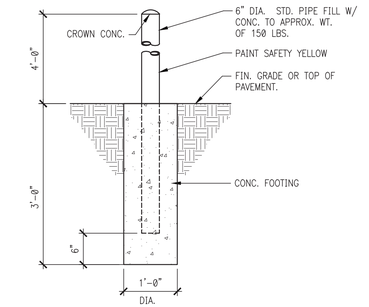
1 HANDICAP END RAMP
3,500 PSI (MIN.) CONCRETE
NTS



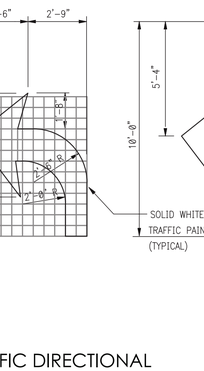
2 DROP CLEANOUT
NTS



3 CURB FLUME
NTS



4 BOLLARD
NTS
MISC006.DWG

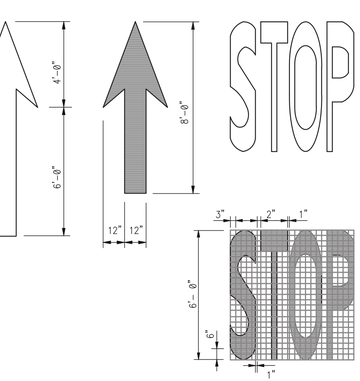


NOTES:

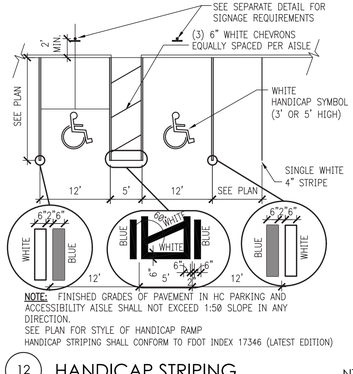
1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 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

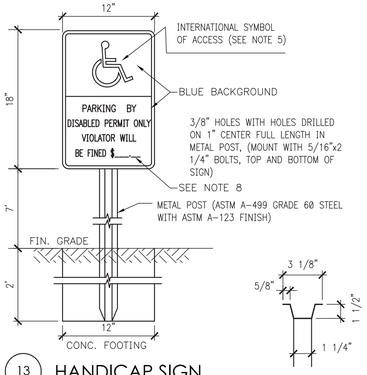
5 6" VERTICAL CURB
(3,500 PSI (MIN))
NTS
PVT007.DWG



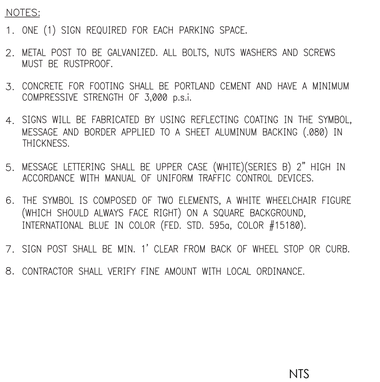
6 MONOLITHIC CURB & SIDEWALK DETAIL
(3,500 PSI (MIN))
NTS
PVT006.DWG



7 CONCRETE WALK
(3,500 PSI (MIN))
NTS
PVT019.DWG



8 CONCRETE APRON
3,500 PSI (MIN.) CONCRETE
NTS
PVT014.DWG

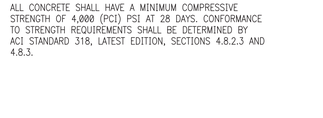


NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D-2321

9 TRENCH DETAIL
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



10 TYPICAL PAVEMENT SECTION
NTS

MISC005.DWG

11 TRAFFIC DIRECTIONAL ARROWS
NTS

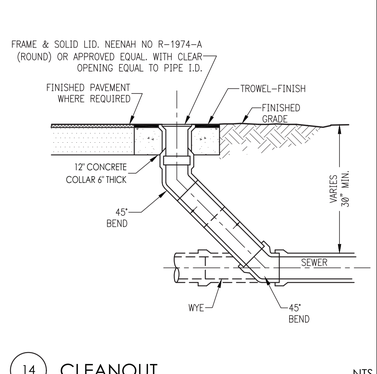
NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

12 HANDICAP STRIPING
NTS
MISC004.DWG

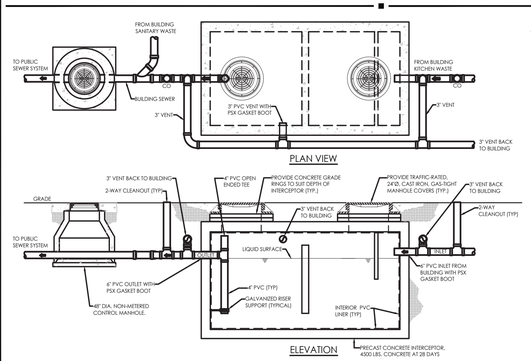
NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

13 HANDICAP SIGN
NTS



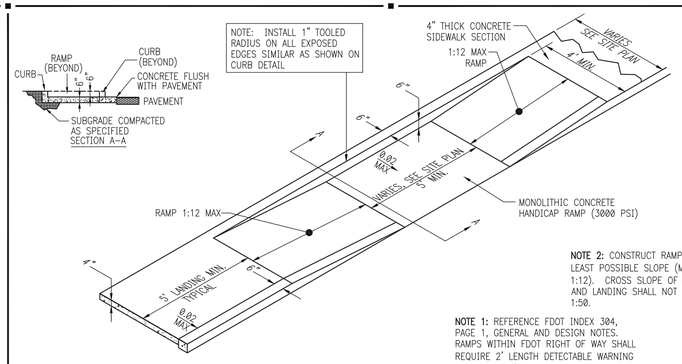
14 CLEANOUT
NTS



NOTES:

1. 1,500 GALLON HEAVY DUTY GREASE INTERCEPTOR.
2. THE GREASE INTERCEPTOR SHALL BE STRUCTURALLY AND HYDRAULICALLY ENGINEERED TO CONFORM TO LOCAL CODE INDUSTRIAL PRE-TREATMENT REQUIREMENTS.
3. ALL PIPING SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
4. REFER TO GREASE INTERCEPTOR MANUFACTURER FOR FINAL DIMENSIONS.
5. PROVIDE TRAFFIC BEARING MANHOLE EXTENSIONS TO GRADE AS REQUIRED.

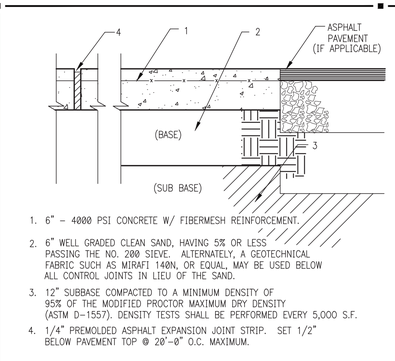
15 CHIPOTLE GREASE INTERCEPTOR DETAIL
NTS



NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 1: REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES. RAMPS WITHIN FDOT RIGHT OF WAY SHALL REQUIRE 2' LENGTH DETECTABLE WARNING IN LIEU OF 3' SHOWN IN DETAIL.

16 SIDEWALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE
NTS
RAMP011.DWG



1. 6" – 4000 PSI CONCRETE W/ FIBERMESH REINFORCEMENT.
2. 6" WELL GRADED CLEAN SAND, HAVING 5% OR LESS PASSING THE NO. 200 SIEVE. ALTERNATELY, A GEOTECHNICAL FABRIC SUCH AS MIRAFI 140N, OR EQUAL, MAY BE USED BELOW ALL CONTROL JOINTS IN LIEU OF THE SAND.
3. 12" SUBBASE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). DENSITY TESTS SHALL BE PERFORMED EVERY 5,000 S.F.
4. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'–0" O.C. MAXIMUM.

17 CONCRETE PAVEMENT
NTS

PORTLAND CEMENT CONC. PAVEMENT

1. GENERAL

   RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.

2. CONCRETE STRENGTH REQUIRED:

   ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.

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

STUART ANDERSON REG.# 60848

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1 12/30/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/13/2025

C4.0
CIVIL DETAILS

CHECKED: CDB DRAWN: GFC

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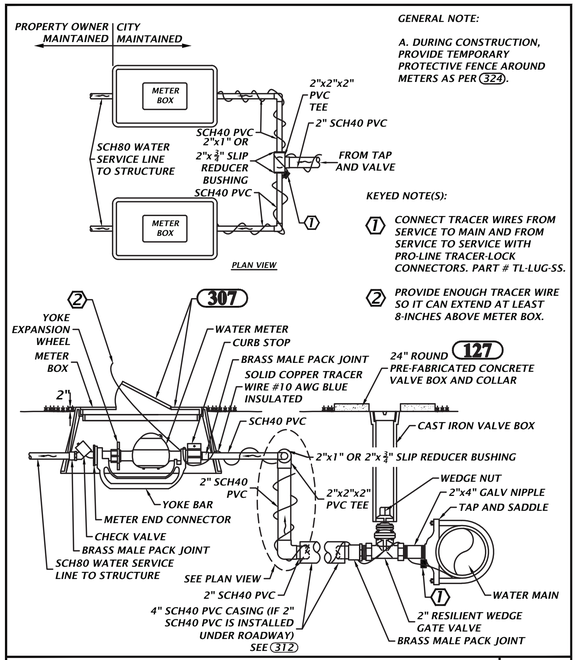


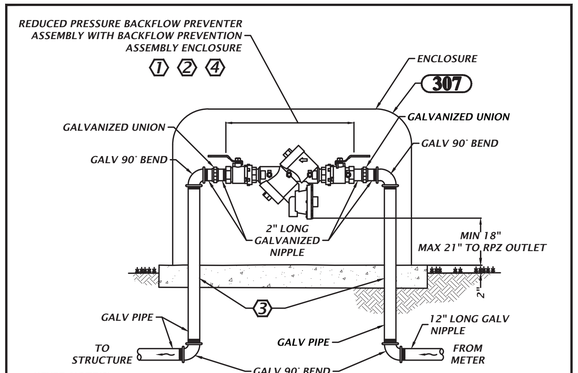
KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

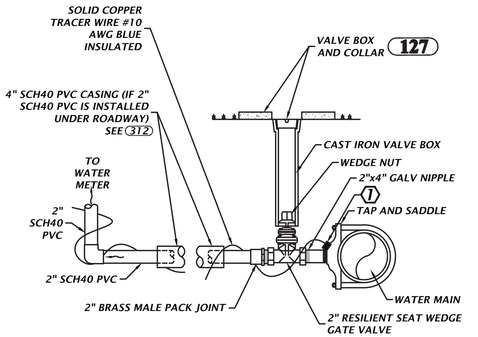
130 **DUAL WATER SERVICE CONNECTION** — NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

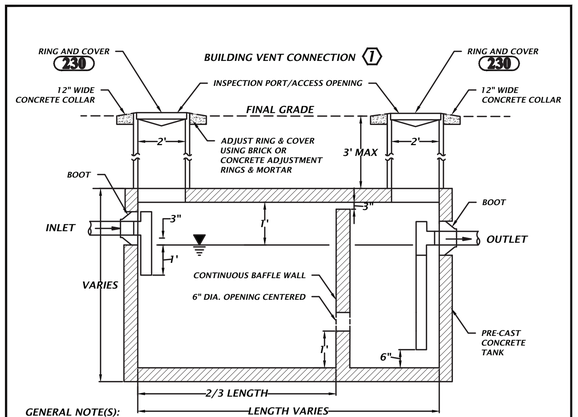
121 **3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE** — NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

118 **2" WATER SERVICE CONNECTION** — NTS



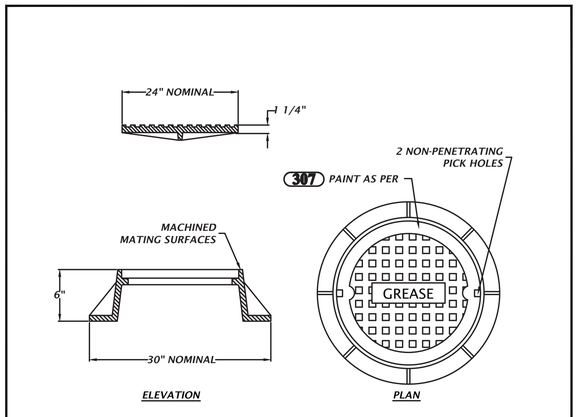
GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

KEYED NOTE(S):

1. IF REQUIRED, PROVIDE CONNECTION FOR BUILDING VENT. COORDINATE WITH BUILDING DESIGNER.

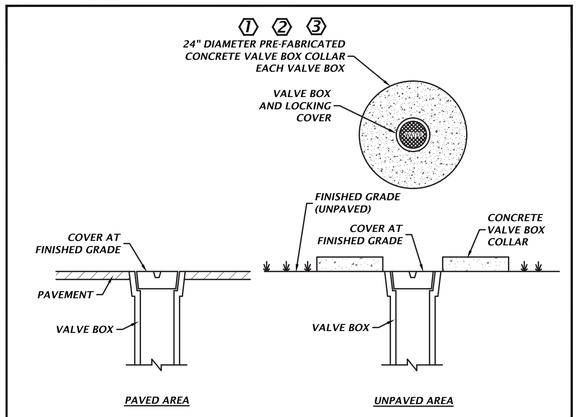
227 **GREASE INTERCEPTOR** — NTS



GENERAL NOTE:

1. MATERIAL: ASTM-A48 CLASS 30B GRAY IRON.
2. RING WT: 150 LBS. APP.
3. COVER WT: 130 LBS. APP.

230 **RING AND COVER** — NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 **VALVE BOX COVER** — NTS

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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STUART ANDERSON REG.# 60848

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NO DATE REMARKS
REVISIONS

CHIPOTLE
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 6/6/2025

C4.1
CITY OF ALACHUA DETAILS

CHECKED: CDB DRAWN: GFC

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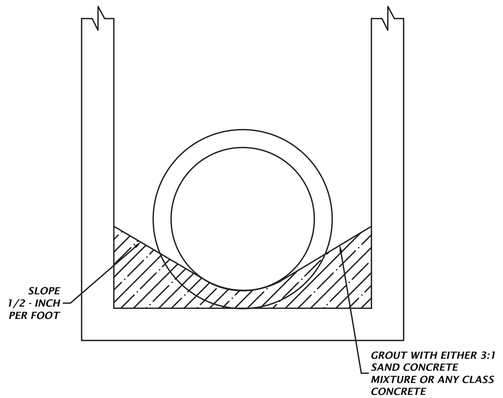


GENERAL NOTE(S):

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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

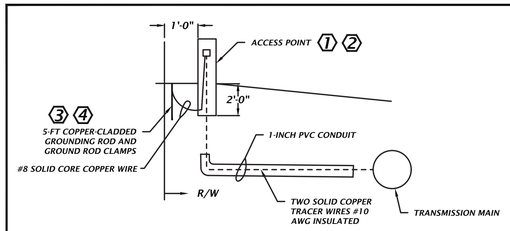
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5**
NTS



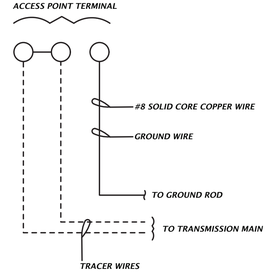
GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

1. PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
2. COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
3. INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
4. DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

INTERCONNECT DIAGRAM



318 **ACCESS POINT FOR TRANSMISSION MAIN**
NTS

FLOW STREAMS

PW	POTABLE WATER
WW–FM	WASTEWATER FORCE MAIN
WW–GR	WASTEWATER GRAVITY

LINE LEGENDS

	TRACER WIRE
	SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
	TRACER WIRE CONNECTOR
	GROUND WIRE

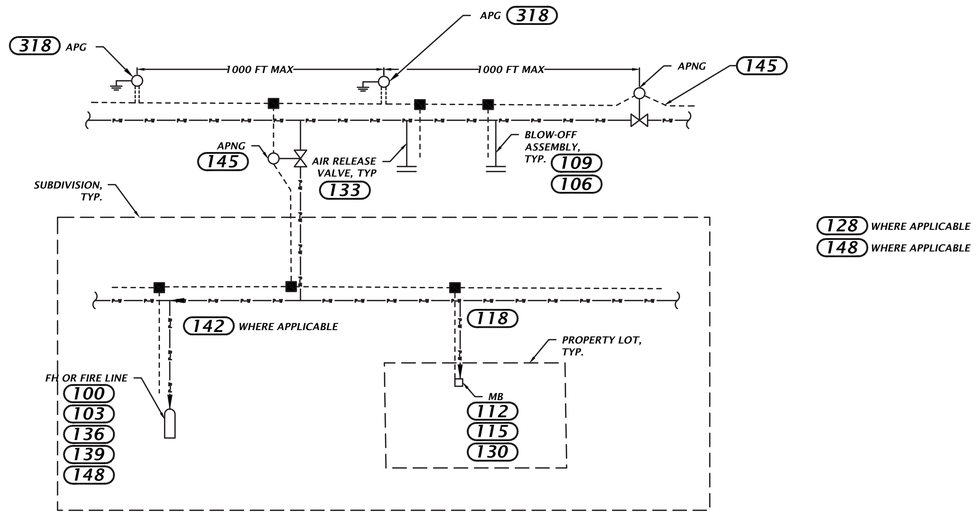
SYMBOLS

APG	ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
MH	MANHOLE
APNG	GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
LS	LIFT STATION
MB	METER BOX
FH	FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A **TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS**
NTS



GENERAL NOTES: SEE 321A

321B **POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION**
NTS

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 1/6/2026

C4.2
CITY OF ALACHUA DETAILS 2

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Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line Summary	Illuminance	Fc	0.40	1.9	0.0	N.A.	N.A.
Spill Light Summary	Illuminance	Fc	0.82	7.4	0.0	N.A.	N.A.
Lot Summary	Illuminance	Fc	2.40	6.8	0.5	4.80	13.60

Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	3	SLA-HS	Single	RSX1 LED P2 40K R4 MVOLT RPA HS NLTAIR2 PIRHN (FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	72.9467	7245	B1-U0-G2
	Lithonia Lighting	1	SLB-HS	Single	RSX1 LED P2 40K R3 MVOLT RPA HS NLTAIR2 PIRHN (FINISH TBD) MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	72.9467	7509	B1-U0-G2
	Lithonia Lighting	3	SLC	Single	RSX1 LED P1 40K R5 MVOLT RPA NLTAIR2 PIRHN(FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	133.14	16793	B4-U0-G2

PARCEL A
LANDS DESCRIBED IN O.R.B. 3912, PG. 2394
OWNER: SANTA FE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #03044-002-000)
± 3.81 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING PROPERTIES STORE #1, LLC
(TAX PARCEL #03044-001-000)
± 1.26 ACRES (M)

CHIPOTLE
2,366 SF

BLOCK RESIDENCE
FFE: 139.45'
16412 N.W. 235A
ALACHUA, FL 32615

FENCE CORNER IS 0.5' NORTH AND 0.2' WEST OF THE PROPERTY CORNER

FENCE POST IS 0.4' EAST OF THE PROPERTY CORNER

ON CONCRETE

SET 5/8" IRON ROD AND CAP (LB 8000) IN THIS VICINITY

N 01°49' W 2140.55' (D)
S 01°49' E 257.75' (D)
S 00°52'40" E 258.61' (M)
N 01°48" W
S 88°18'45" E 250.00' (D)
S 88°08' W
N 79°06' W 215.4' (D)
N 77°48'54" W 246.57' (M)

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)

SECTION 8
SECTION 9

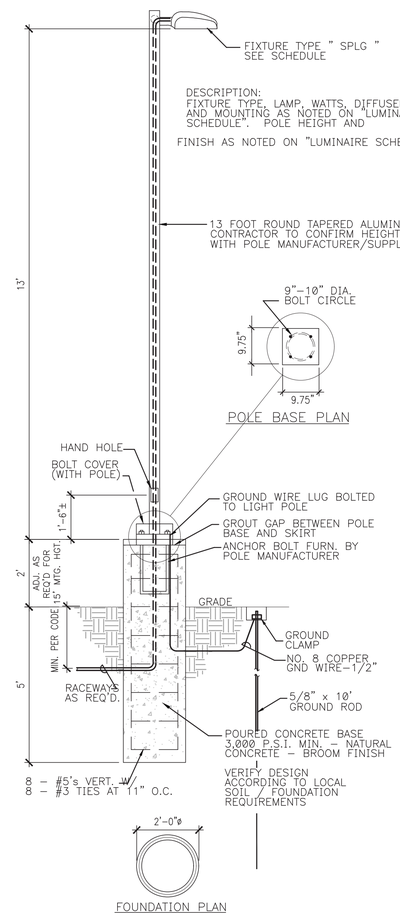
NORTH

20' 0 20' 40'

GRAPHIC SCALE

1" = 20'

SITE LIGHTING PLAN



NOTES:
ALL CONCRETE POLE BASES TO BE INSTALLED OF 24"–36" BEHIND BACK OF CONCRETE CURB.

POLE SHALL BE CAPABLE OF WITHSTANDING 130 MPH WIND SPEED.

SITE LIGHTING POLE PERMIT WILL BE SUBMITTED UNDER A SEPARATE APPLICATIPON AND AT LATER DAY.

1 SITE LIGHTING POLE AND BASE
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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS
REVISIONS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 5/30/2025

SL1
SITE LIGHTING PLAN

CHECKED: CDB DRAWN: GFC

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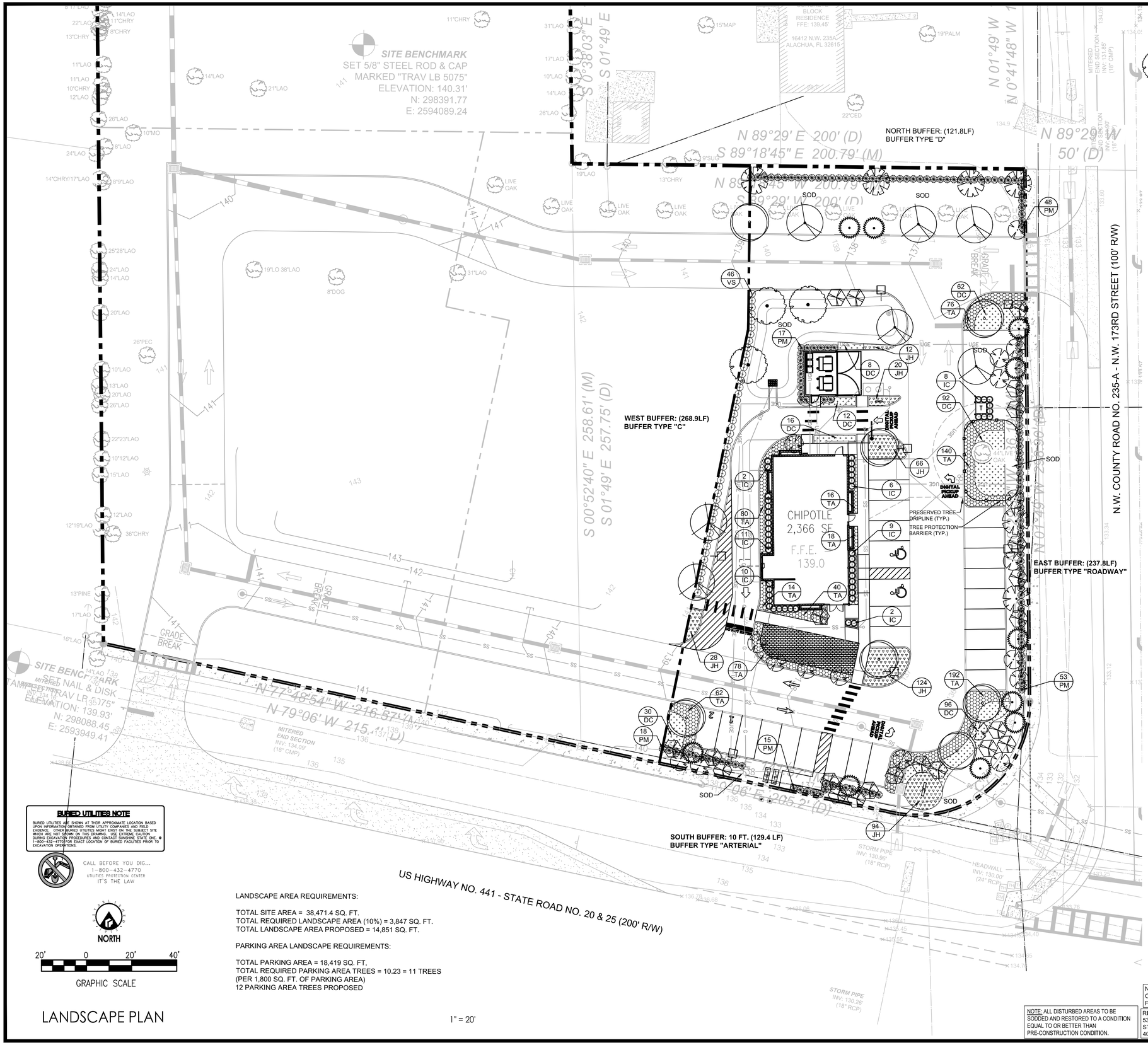


BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD MARKINGS. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT SITE. THESE ARE UNKNOWN TO THE SURVEYOR. USE CARE IN THE VICINITY DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

NORTH

20' 0 20' 40'

GRAPHIC SCALE

LANDSCAPE AREA REQUIREMENTS:

TOTAL SITE AREA = 38,471.4 SQ. FT.
TOTAL REQUIRED LANDSCAPE AREA (10%) = 3,847 SQ. FT.
TOTAL LANDSCAPE AREA PROPOSED = 14,851 SQ. FT.

PARKING AREA LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA = 18,419 SQ. FT.
TOTAL REQUIRED PARKING AREA TREES = 10.23 = 11 TREES
(PER 1,800 SQ. FT. OF PARKING AREA)
12 PARKING AREA TREES PROPOSED

LANDSCAPE PLAN

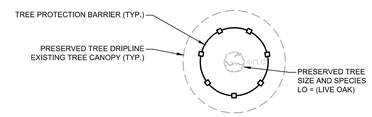
1" = 20'

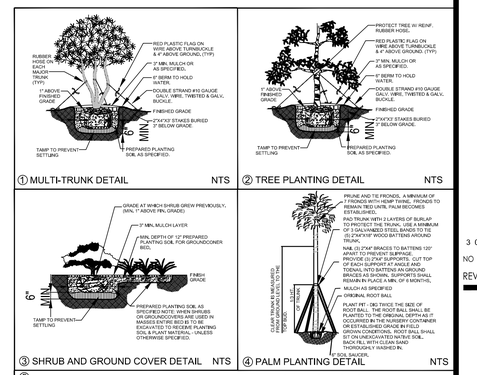
PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	7
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	3
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 2" DBH.MIN. 25 GAL.	YES	YES	7
MLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ('LITTLE GEM' SOUTHERN MAGNOLIA)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL.	YES	YES	6
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	1.5" DBH.MIN. 25 GAL. MULTI-TRUNK	YES	NO	18
IA	ILEX X ATTENUATA ('EAST PALATKA' HOLLY)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. SINGLE-TRUNK	YES	YES	10
LI	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. MULTI-TRUNK	YES	NO	22
IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24"MIN. HT. 30" O.C. 3 GAL.	YES	NO	48
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	30"MIN. HT. 36" O.C. 3 GAL.	YES	NO	146
VS	VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	36"MIN. HT. 36" O.C. 3 GAL.	YES	NO	46
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN.HT 1 GAL. 18" O.C.	YES	NO	716
JH	JUNIPERUS HORIZONTALIS (CREEPING JUNIPER)	18" MIN.HT. 1 GAL. 18" O.C.	YES	NO	250
DC	DIANELLA CAERULEA ('LITTLE BECCA' FLAX LILY)	18" MIN.HT. 3 GAL. 24" O.C.	YES	NO	316
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.





TREE PROTECTION NOTES

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR AT THE DRIPLINE OF ALL TREES TO BE PRESERVED AS SHOWN ON PLANS. BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TWO (2) INCHES BY TWO (2) INCHES OR LARGER PLANTED TO SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN FIVE (5) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT. POSTS SHALL BE NO FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION DETAIL.
3. PROPOSED SHADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL PLANTING RESTS, AS DEFINED BY LOCAL JURISDICTION.
5. BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL USE OF THE AREA FROM SITE.
6. NO BUILDING MATERIALS SUCH AS MASONRY, OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
7. BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPOSTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, 1963 AND PART III STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS OR REVISIONS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND humbers" AND ANY AMENDMENTS THERETO.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.L.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% PEAT HUMUS.
5. THE LANDSCAPE CONTRACTOR SHALL BORE UNDER STATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC (NON-CYPRESS) BROWN MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOURLY TO SIXSIX INCHES AND ROLLED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT A HEIGHT OF FOUR AND ONE HALF FEET (4.5').
13. 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.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

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INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL: LSA SEAL: 6-1-25

REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REVISIONS
3	03-18-26	CITY OF ALACHUA COMMENTS

CHIPOTLE

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
DATE: 4/4/2026

L1.0

LANDSCAPE PLAN

CHECKED: CS DRAWN: RMD

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Landscaping Requirement Calculations for Chipotle at Westside Commons

Site Landscaping 6.2.2(D)(1)(c)

	Requirement	Calculation (33% reduction for sites less than an acre)	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary)	3 Canopy per acre	3 canopy * 0.88-acres * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" n.w.prop.line
	6 Understory per acre (50%)	6 Understory * 0.88-acres * 0.67 *0.5	2	2 @ 1.5" = 3" or 1 tree @ 3"	2 @ 1.5" by Pond
North (Rear)	2 Canopy per acre	2 canopy * 0.88-acres * 0.67	1	N/A	1 @ 2" north area
East	2 Canopy per acre	2 canopy * 0.88-acres * 0.67	1	N/A	1 @ 2" north area
	6 Understory per acre (25%)	6 Understory * 0.88-acres * 0.67 *0.25	1	N/A	1 @ 1.5" north area
West	2 Canopy per acre	2 canopy * 0.88-acres * 0.67	1	N/A	1 @ 2" north area
	6 Understory per acre (25%)	6 Understory * 0.88-acres * 0.67 *0.25	1	N/A	1 @ 1.5" north area
Façade Landscaping					
South (Primary)	4 Canopy / 100 LF	4 Canopy / 100 LF * 34 LF * 0.67	1	N/A	1 @ 2" by Transf.
North (Rear)	4 Canopy / 100 LF	4 Canopy / 100 LF * 34 LF * 0.67	1	N/A	1 @ 2" by Pond
East	4 Canopy / 100 LF	4 Canopy / 100 LF * 67 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" by Pond
West	4 Canopy / 100 LF	4 Canopy / 100 LF * 67 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" by Pond
Continuous shrub row along all façades					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Parking Lot Landscaping 6.2.2(D)(2)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
Interior	1 Canopy or Understory / 1,800 SF or portion thereof, total parking lot area	1 Tree / 1,800 SF * 18,419 SF	11	11 @ 1.5" = 16.5" or 7 Trees totaling 16.5"	6 @ 1.5"+2 @ 4"=17"
	10 Shrubs / 1 Landscape Island	10 * 6 Islands	60	N/A	within 30' 100
Exterior*	Minimum 5 feet in width; average 7 feet in width along the perimiter of the parking lot				
	4 Canopy / 100 LF	4 Canopy / 100 LF * 160 LF	6	6 @ 2" = 12" or 3 trees totaling 12"	3 @ 4" = 12"
	2 Understory / 100 LF	2 Understory / 100 LF * 160 LF	3	3 @ 1.5" = 4.5"	3 @ 1.5" = 4.5"
	Continuous shrub row				within 30' 100
*Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Perimeter Buffer 6.2.2(D)(3)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary) N/A					
North (Rear)	1 Canopy / 25 LF	1 Canopy / 25 LF * 122 LF	5	5 @ 2" = 10" or 4 trees totaling 10"	5 Existing Live Oaks
25' Type-D	1 Understory / 40 LF	1 Understory / 40 LF * 122 LF	3	3 @ 1.5" = 4.5" or 2 trees totaling 4.5"	3 @ 1.5" = 4.5"
Option 1	Continuous evergreen hedge				Provided
East N/A					
West*	1 Canopy / 30 LF	1 Canopy / 30 LF * 240 LF *0.5	4	4 @ 2" = 8" or 3 trees totaling 8"	2 @ 2" + 1 @ 4" = 8"
7.5' Type-C					
Option 1	Continuous evergreen hedge				Provided
*Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Arterial Screening 6.2.3(E)

	Requirement	Calculation	Required Plantings	Plantings Provided
US 441*	1 Canopy / 25 LF	1 Canopy / 25 LF * 129 LF	5	OHW 2:1 10 @ 1.5"
	3 Understory / 100 LF	3 Understory / 100 LF	4	OHW 4 @ 1.5"
	Continuous row of shrubs			where applicable - utility
No reductions can apply to arterial screening standards *Due to overhead wires canopy trees replaced with understory trees @ 2:1*				

Arterial Screening 6.2.3(E)

	Requirement	Calculation	Required Plantings	Plantings Provided
CR 235A*	1 Canopy / 25 LF	1 Canopy / 25 LF * 238 LF	10	OHW 2:1 20 @ 1.5"
	3 Understory / 100 LF	3 Understory / 100 LF	7	OHW 7 @ 1.5"
	Continuous row of shrubs			Provided
No reductions can apply to arterial screening standards *Due to overhead wires canopy trees replaced with understory trees @ 2:1*				

LANDSCAPE CALCULATIONS

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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FLORIDA RLA #1321

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REVISIONS

CHIPOTLE

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0297
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L1.1
LANDSCAPE CALCULATIONS

CHECKED: CS DRAWN: RMD

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

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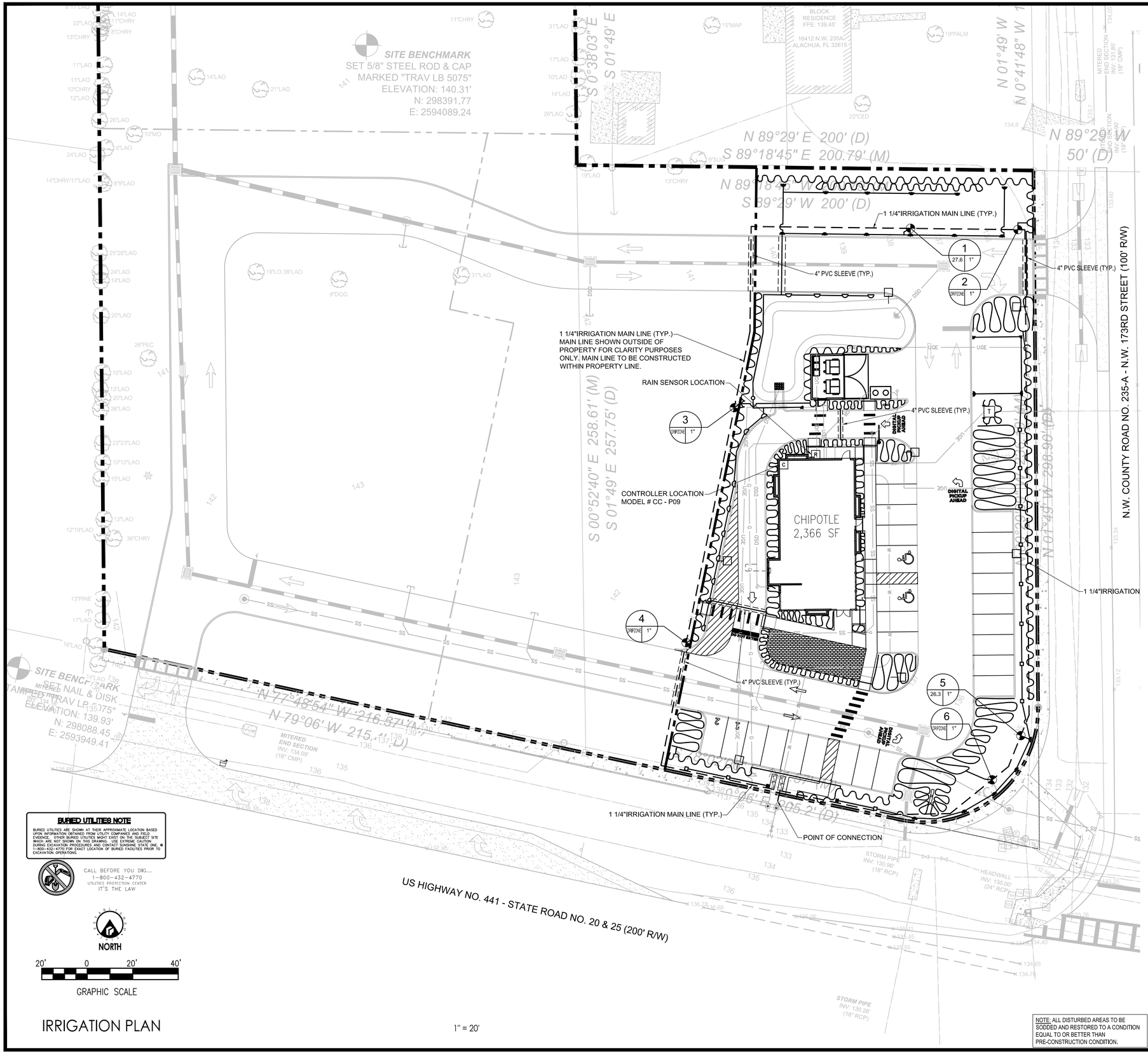
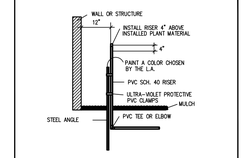
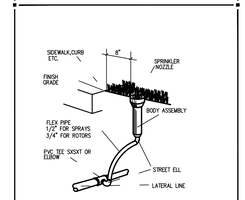
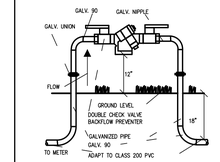




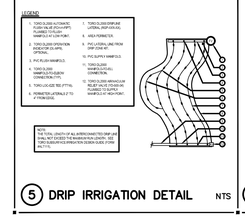
1 SHRUB RISER DETAIL NTS



2 HEAD DETAIL NTS



3 BACKFLOW PREVENTER NTS



5 DRIP IRRIGATION DETAIL NTS

IRRIGATION LEGEND

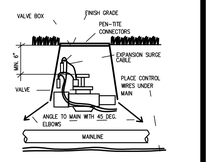
FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
CENTER, VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
SERIES 6" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	
POP-UP STREAM ROTOR	
500 SERIES STREAM BUBBLER	
TORO PLASTIC VALVE	
CLASS 200 PVC MAIN LINE	
CLASS 160 PVC LATERAL LINE	
PVC SLEEVE 4" IN DIAMETER	
PIPE CROSSOVER	
BACKFLOW PREVENTER	
IRRIGATION METER	
CONTROLLER LOCATION MODEL # CC-P09	
RAIN SENSOR LOCATION	
VALVE ZONE NO.	
VALVE SIZE	
VALVE GPM	

DRIP IRRIGATION (TYP)

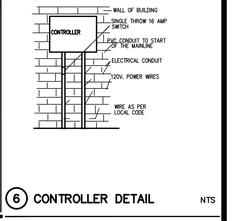
VALVES

254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.



4 ELECTRIC VALVE DETAIL NTS



6 CONTROLLER DETAIL NTS

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STONE MOUNTAIN, GA 30087
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NO	DATE	REMARKS
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REVISIONS

CHIPOTLE

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PROJECT NO: 2025.0297
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L2
IRRIGATION PLAN

CHECKED: CS DRAWN: RMD

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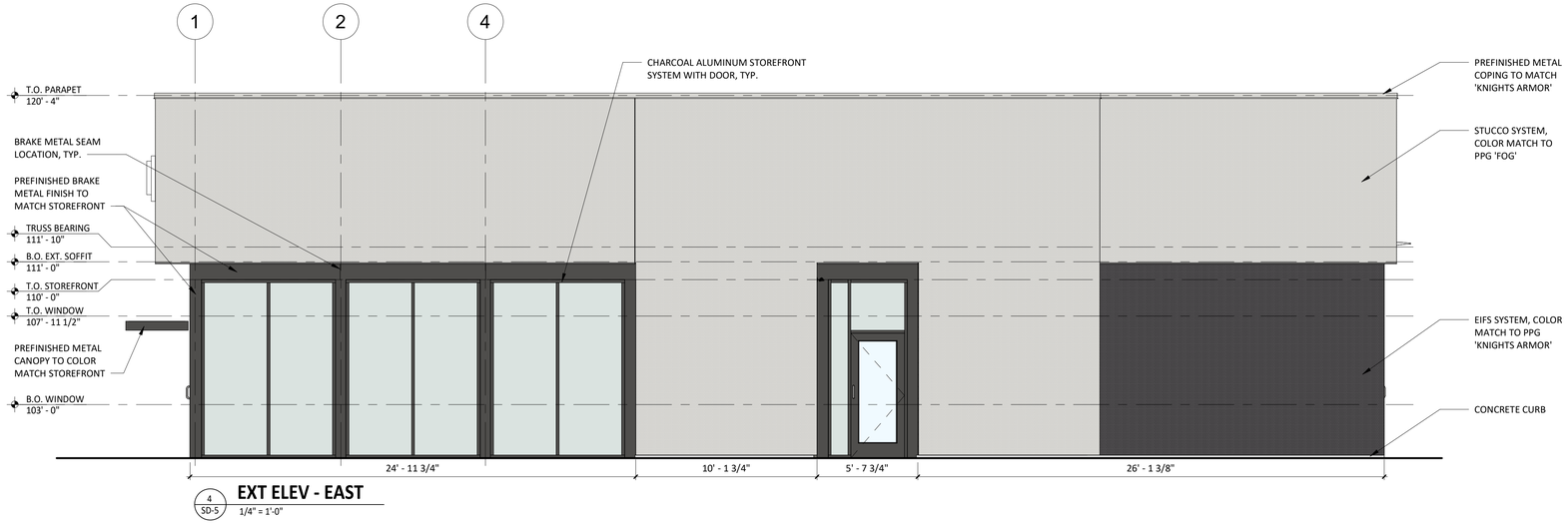
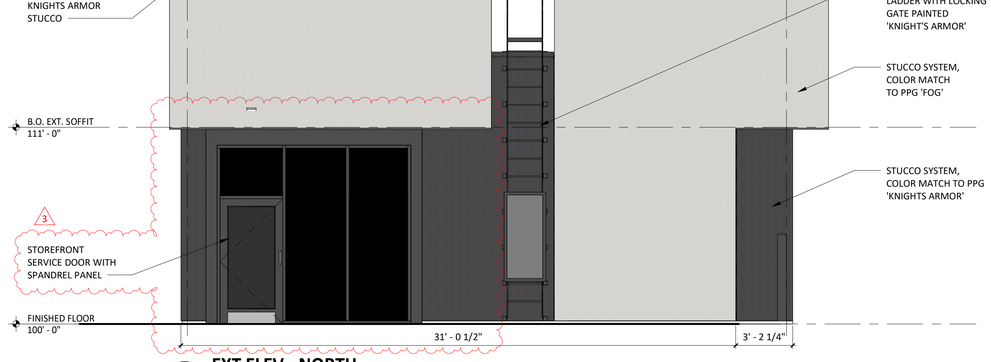


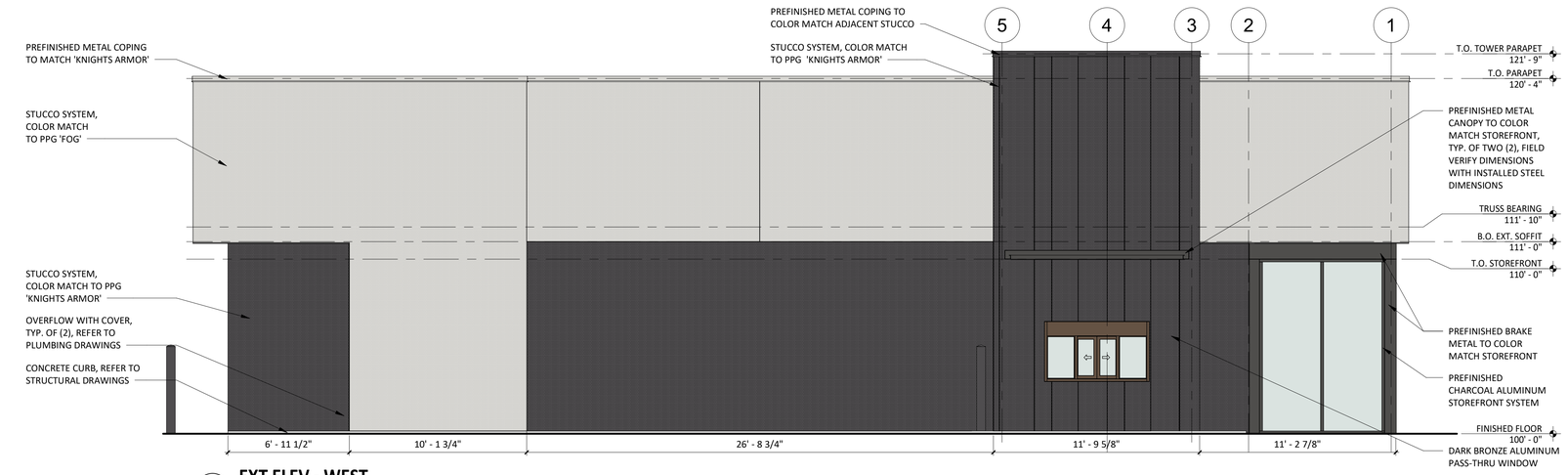
4 SD-5 **EXT ELEV - EAST**
1/4" = 1'-0"



3 SD-5 **EXT ELEV - SOUTH**
1/4" = 1'-0"



2 SD-5 **EXT ELEV - NORTH**
1/4" = 1'-0"



1 SD-5 **EXT ELEV - WEST**
1/4" = 1'-0"

CITY OF ALACHUA CODE OF ORDINANCES.
ARTICLE 6, SECTION 6.8 DESIGN REQUIREMENTS:

DESIGN STANDARD FOR SINGLE USE RETAIL <20,000 S.F.

MATERIAL DESIGN:

- **A MINIMUM OF 25 PERCENT OF THE MATERIALS UTILIZED FOR EACH SIDE FACADE AND THE REAR FAÇADE SHALL BE THE SAME AS THE MATERIALS UTILIZED FOR THE FRONT OR STREET-FACING FAÇADE(S)**
  1. EIFS IS THE PRIMARY MATERIAL UTILIZED ON ALL 4 SIDES.

GLAZING:

- **TWENTY PERCENT OF THE GROUND FLOOR FAÇADE AREA WHEN IT FACES A STREET OR A PUBLICLY-ACCESSIBLE PARKING AREA WHICH IS A PART OF THE DEVELOPMENT AND CONSISTS OF 15 PERCENT OR MORE OF THE DEVELOPMENT'S MINIMUM OFF-STREET PARKING REQUIREMENT**
  1. SOUTH (FRONT) FACADE
     - A. 723.97 SF TOTAL FACADE
       - a. 723.97 X 0.2 = 144.8 SF REQUIRED
       - b. 211.08 SF PROVIDED
  2. EAST (SIDE) FACADE
     - A. 1,384 SF TOTAL FACADE
       - a. 1,384 X 0.2 = 276.8 SF REQUIRED
       - b. 277.34 SF PROVIDED
  3. NORTH FACADE FACES EXISTING RESIDENTIAL USE. FIFTEEN PERCENT OF THE GROUND FLOOR FAÇADE AREA WHEN IT FACES ANY VACANT LAND CLASSIFIED AS CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 OR RMF-15, OR LANDS CONTAINING EXISTING RESIDENTIAL USES.
     - A. 707.18 SF TOTAL FACADE
       - a. 707.18 X 0.2 = 106.08 SF REQUIRED
       - b. 108.33 SF PROVIDED
  4. WEST FACADE FACES THE ADJACENT BUILDING AND NONE OF THE PARKING FOR CHIPOTLE NOR A STREET. THEREFORE PER SECTION 6.8.2.A.2.a.i.a 20% GLAZING IS NOT REQUIRED ON THIS FACADE.

FACDE MASSING

- **OFFSET REQUIRED. FRONT FACADES AND STREET-FACING FACADES SHALL INCORPORATE WALL OFFSETS OF AT LEAST TWO FEET IN DEPTH (PROJECTIONS OR RECESSES) A MINIMUM OF EVERY 30 FEET. EACH REQUIRED OFFSET SHALL HAVE A MINIMUM WIDTH OF TEN FEET.**
  1. 2'-0" DEEP OFFSETS HAVE BEEN PROVIDED <30'-0" INTERVALS AND AT LEAST 10'-0" IN WIDTH ON ALL FACADES.

ROOF SCREENING

- **SCREENING OF MECHANICAL EQUIPMENT. MECHANICAL EQUIPMENT SHALL BE FULLY CONCEALED FROM VISIBILITY FROM A STREET, LANDS CLASSIFIED AS CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 OR RMF-15, OR LANDS CONTAINING EXISTING RESIDENTIAL USES.**
  1. PARAPET WALLS WERE RAISED FROM THE CHIPOTLE PROTOTYPE BY 1'-0" TO COVER THE TOPS OF THE TALLEST RTU FROM STREET VIEW. THE TALLEST UNIT TYPICALLY RISES ABOUT 6" ABOVE THE PROTOTYPE PARAPET HEIGHTS.

Consultant:
R/A
Red Architecture
589 W. NATIONWIDE BLVD. SUITE B
COLUMBUS, OHIO 43215 (614) 487-8770

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CMG ALACHUA SHELL, FL
TBD U.S. HWY AND NW 173RD ST.
ALACHUA, FL 32615

Issue Record:

12/18/25	REVISED SCHEMATIC DESIGN

Revisions:

3	03/18/26	CITY OF ALACHUA COMMENTS

Drawn: JM, DM
Checked: DF

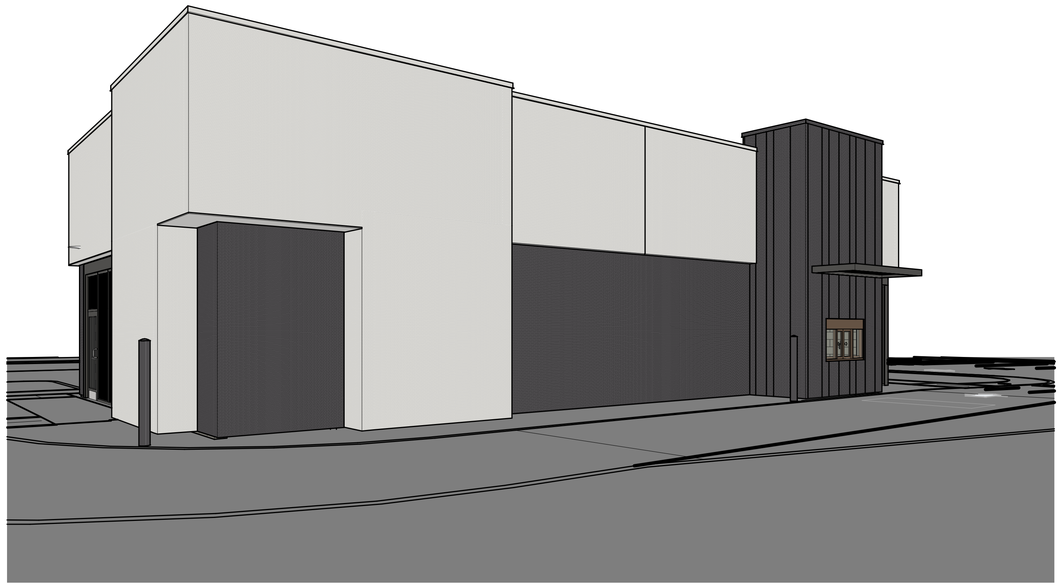
Project No.
ALA001

Contents:
EXTERIOR ELEVATIONS

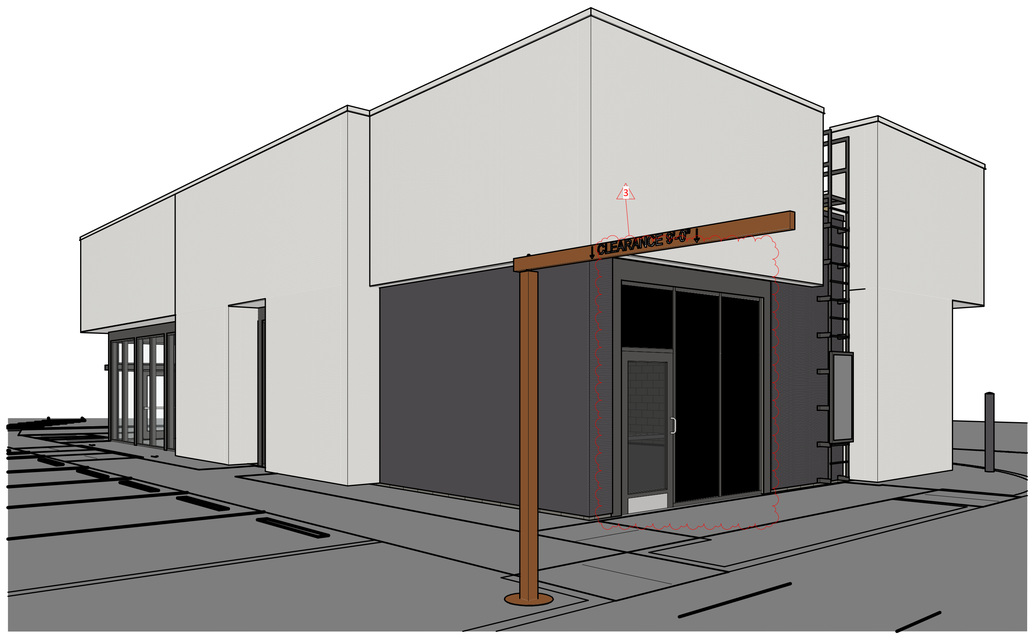
SD-5



4 SD-6 **EXTERIOR PERSPECTIVE**



3 SD-6 **EXTERIOR PERSPECTIVE**



2 SD-6 **EXTERIOR PERSPECTIVE**



1 SD-6 **EXTERIOR PERSPECTIVE**

Consultant:
R/A
Red Architecture
589 W. NATIONWIDE BLVD. SUITE B
COLUMBUS, OHIO 43215 (614) 487-8770

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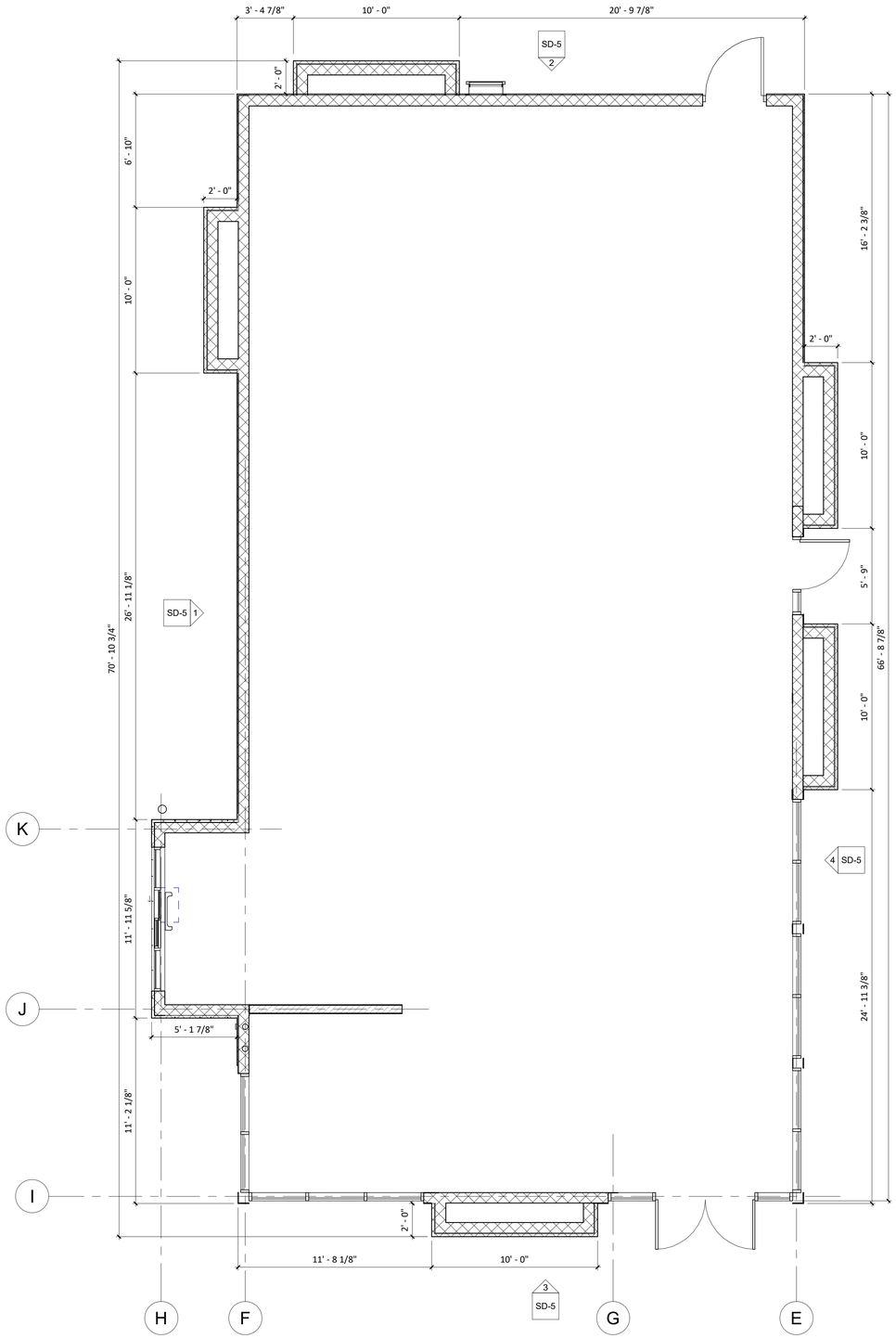
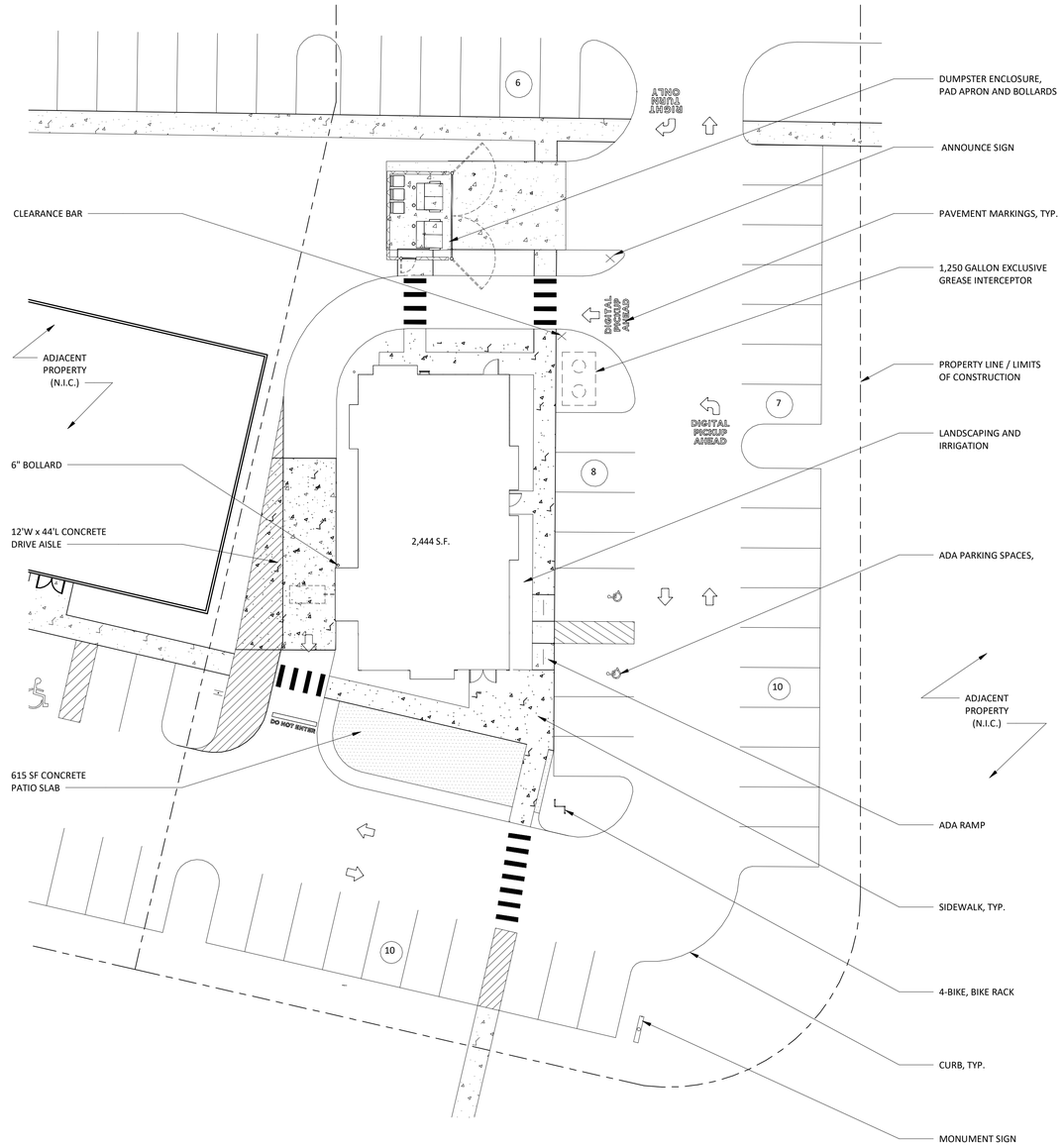


2 SD-4 **ARCHITECTURAL SHELL PLAN**
1/4" = 1'-0"



1 SD-4 **ARCHITECTURAL SITE PLAN**
1/16" = 1'-0"

Consultant:

R/A

Red Architecture

589 W. NATIONWIDE BLVD. SUITE B
COLUMBUS, OHIO 43215 (614) 487-8770

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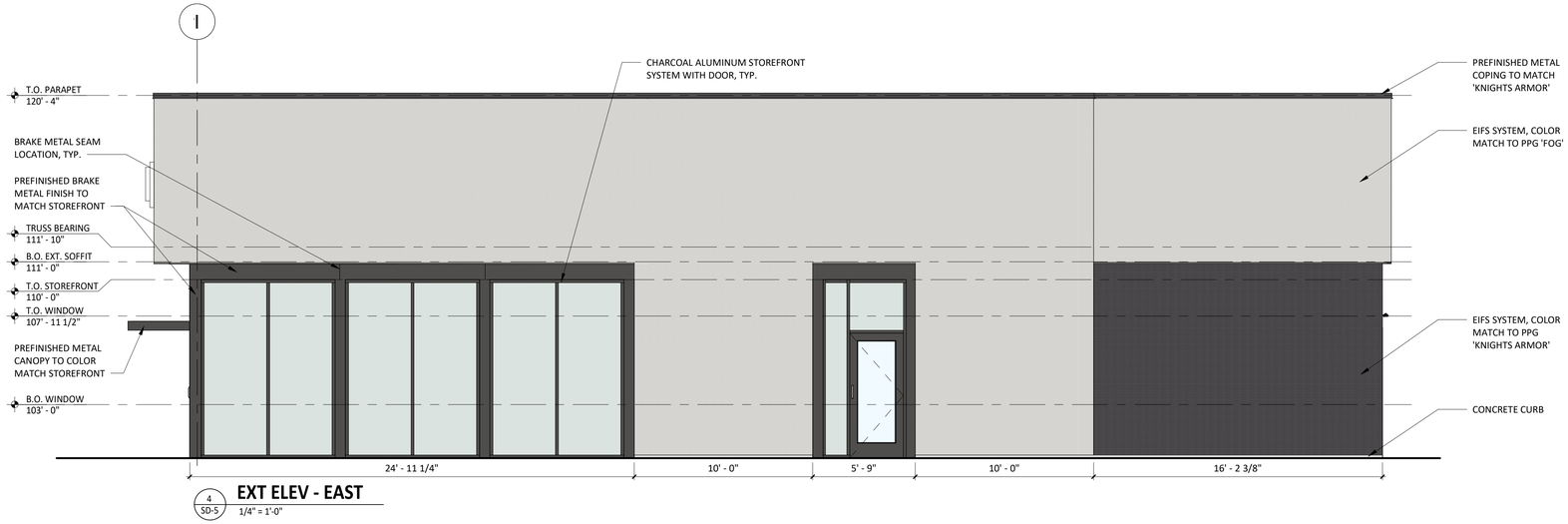
ARCHITECTURAL SITE & SHELL PLAN

SD-4



4 / SD-5 **EXT ELEV - EAST**
1/4" = 1'-0"

CITY OF ALACHUA CODE OF ORDINANCES.
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     - A. 723.97 SF TOTAL FACADE
       - a. 723.97 X 0.2 = 144.8 SF REQUIRED
       - b. 211.08 SF PROVIDED
  2. EAST (SIDE) FACADE
     - A. 1,384 SF TOTAL FACADE
       - a. 1,384 X 0.2 = 276.8 SF REQUIRED
       - b. 277.34 SF PROVIDED
  3. NORTH FACADE FACES 6 PARKING SPACES WHICH IS < 15% OF THE PARKING FOR THE CHIPOTLE SITE.
     - A. 41 SPACES X 0.15 = 6.15 SPACES, THERE ARE 6 PARKING SPACES NORTH OF THE BUILDING.
  4. WEST FACADE FACES THE ADJACENT BUILDING AND NONE OF THE PARKING FOR CHIPOTLE NOR A STREET. THEREFORE PER SECTION 6.8.2.A.2.a.i.a 20% GLAZING IS NOT REQUIRED ON THIS FACADE.

FACDE MASSING

- **OFFSET REQUIRED. FRONT FACADES AND STREET-FACING FACADES SHALL INCORPORATE WALL OFFSETS OF AT LEAST TWO FEET IN DEPTH (PROJECTIONS OR RECESSES) A MINIMUM OF EVERY 30 FEET. EACH REQUIRED OFFSET SHALL HAVE A MINIMUM WIDTH OF TEN FEET.**
  1. 2'-0" DEEP OFFSETS HAVE BEEN PROVIDED <30'-0" INTERVALS AND AT LEAST 10'-0" IN WIDTH ON ALL FACADES.

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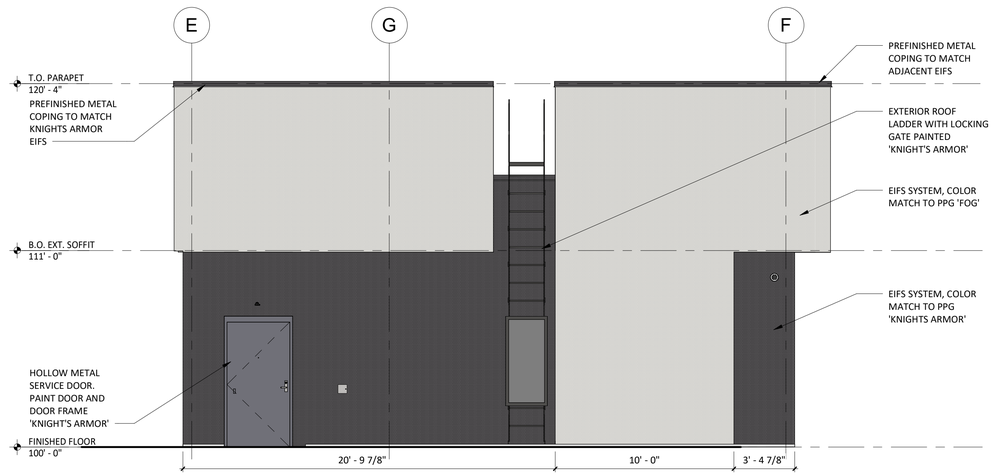
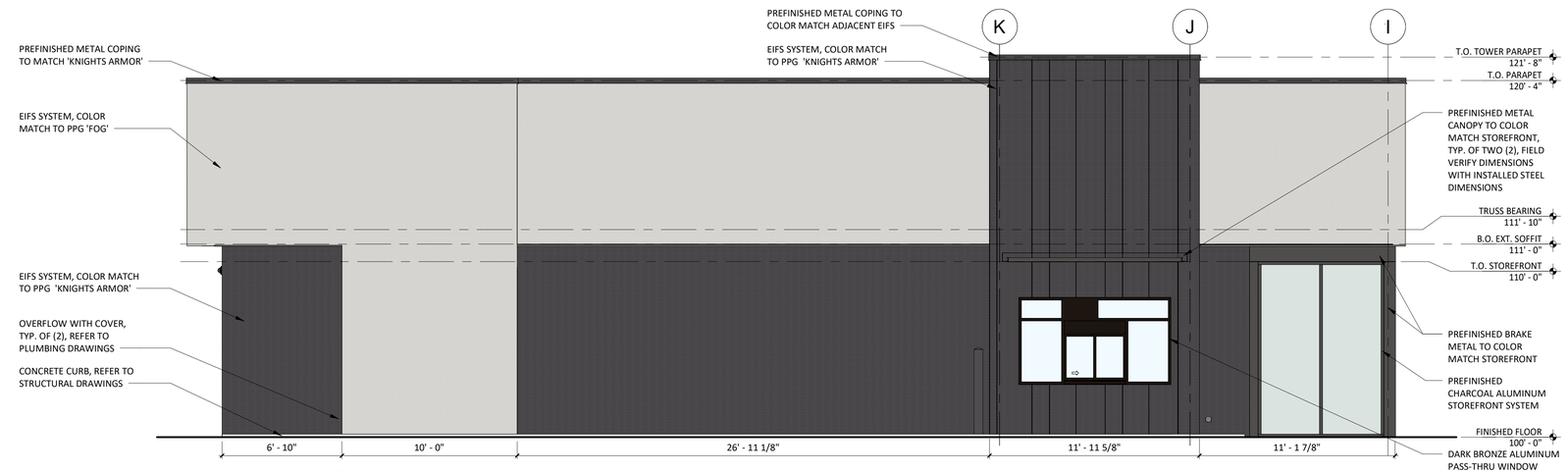
3 / SD-5 **EXT ELEV - SOUTH**
1/4" = 1'-0"



2 / SD-5 **EXT ELEV - NORTH**
1/4" = 1'-0"



1 / SD-5 **EXT ELEV - WEST**
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R/A
Red Architecture
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COLUMBUS, OHIO 43215 (614) 487-8770

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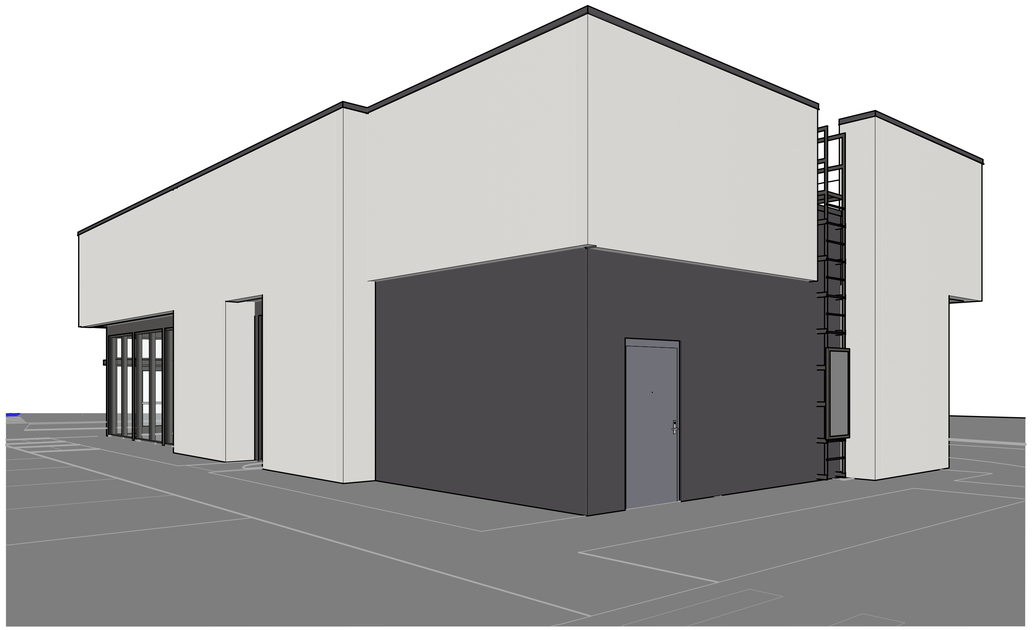
4 SD-6 **EXTERIOR PERSPECTIVE**



3 SD-6 **EXTERIOR PERSPECTIVE**



2 SD-6 **EXTERIOR PERSPECTIVE**



1 SD-6 **EXTERIOR PERSPECTIVE**

Consultant:
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Red Architecture
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COLUMBUS, OHIO 43215 (614) 487-8770

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EXTERIOR PERSPECTIVES

SD-6

054
c.inc@gmail.com

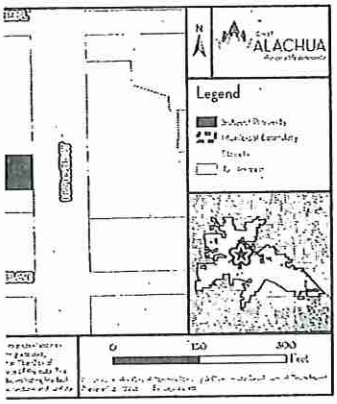
City of ALACHUA

E OF PUBLIC ING BEFORE ANNING AND NG BOARD HE CITY OF UA, FLORIDA

that the Planning and Zoning Board of ill hold a public hearing on April 21, e hearing will be held in the James A. ambers in City Hall, located at 15100 chua, Florida, to consider the following:

-0001 | Certificate of Appropriateness

pence (Applicant and Property Owner) certificate of appropriateness for the to a property in the City of Alachua District. Subject property is located at eet; Tax Parcel: 03663-001-001; FLU: rict; Zoning: Central Business District of Alachua Downtown Historic District.



g, all interested parties may appear spect to the application. Copies of the le for public inspection at the Planning velopment Department, 15100 NW a, Florida, on any regular business day :30 a.m. to 6:00 p.m. one week prior to ritten comments on the application may address: City of Alachua, Planning and ent, P.O. Box 9, Alachua, FL 32616. nt to Section 286.0105, Florida Statutes, any decision made at the public hearing, l of the proceedings, and that, for such ed to ensure that a verbatim record of ide, which includes the testimony and he appeal is to be based. In accordance with Disabilities Act, any persons with reasonable accommodation in order to ting should call the City Clerk at (386) t 48 hours prior to the public hearing.

ua County Today - April 09, 2026)

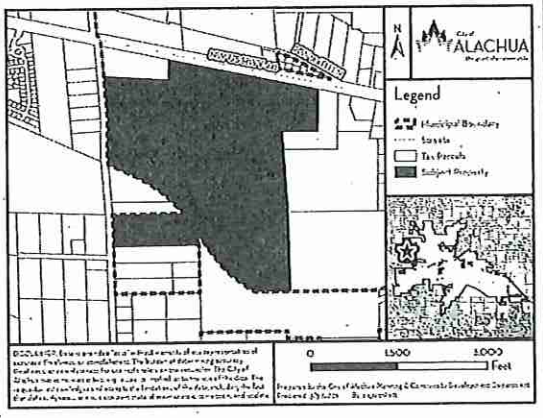
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PR26-0002 | Farmlands Commercial Amendment to the Official Zoning Atlas (Rezoning)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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 - April 09, 2026)

City of ALACHUA

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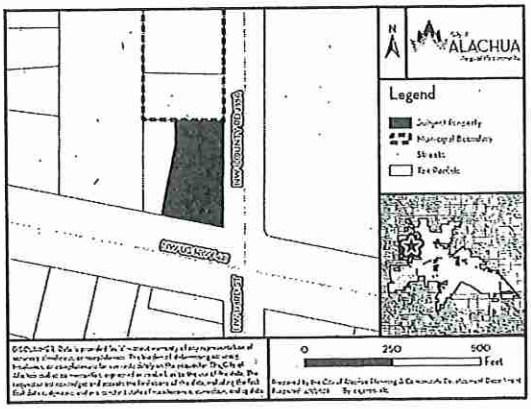
Application #: PSP25-0009 | Westside Commons – Chipotle Site Plan

A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC (Property Owner) for a site plan proposing the construction of a ± 2,366 square foot restaurant with drive-through service with associated site improvements on a ± 0.88-acre subject property generally located at the northwest corner of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof)). FLU: Commercial; Zoning: Community Commercial (CC).



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(Published: Alachua County Today - April 09, 2026)

Chipotle

City of ALACHUA
the good life community

MAILED
APR 0 6 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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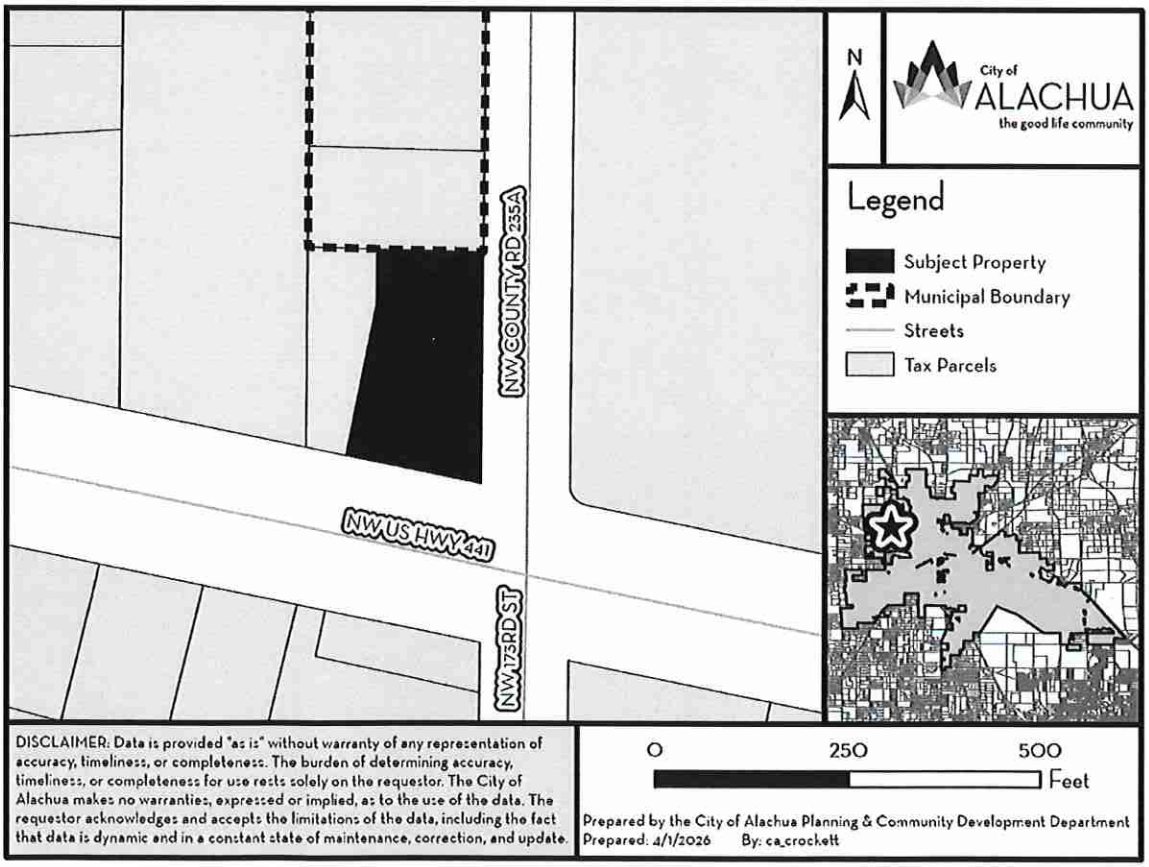

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
Replier à la hachure afin de revéler le rebord Pop-up
Pat. avery.com/patents

109 WEST CT LLC & BG DANBURY LLC
6 FAIRFIELD BLVD STE 1
PONTE VEDRA BEACH, FL 32082

1390 ALACHUA LLC
ACCOUNTS PAYABLE DEPARTMENT WA
260 W BALTIMORE PIKE WAWA
WAWA, PA 19063

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

MAILED
APR 0 6 2026

ALACHUA CFA LLC
5200 BUFFINGTON RD
ATLANTA, GA 30349

ALACHUA OUTPARCEL LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

BRACHHOLD MARK A
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615

C&B CIVIL CONSTRUCTION INC
PO BOX 448
HIGH SPRINGS, FL 32655

CAUCHON MARC V
5450 2ND PL
VERO BEACH, FL 32968

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

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

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

LINDBERG III CARL DAVID & SOORY
16630 NW 173RD TER
ALACHUA, FL 32615

MAGPIE 441 PROPERTY LLC
PO BOX 674
WALNUT, CA 91788

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MOSER JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

ORIE DEANDREW L
16655 NW 175TH TER
ALACHUA, FL 32615

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PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

PAUDEL & CHAPAGAIN
16412 NW COUNTY RD 235A
ALACHUA, FL 32615

MAILED
APR 06 2026

ROBERTS & ROIES
16610 NW 174TH TER
ALACHUA, FL 32615

RYAN LARMANN INSURANCE AGENCY I
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

UF Planning Dept.
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Angela Tatai, POSTED THE LAND USE SIGN(S)
(Print Name)

ON April 6, 2026 FOR THE Westside Commons-Chipotle Site 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.

Angela Tatai
(Signature)

Three
(Number of signs)

Posted Notice Location Map
PSP25-0009 | Chipotle

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 regular 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.

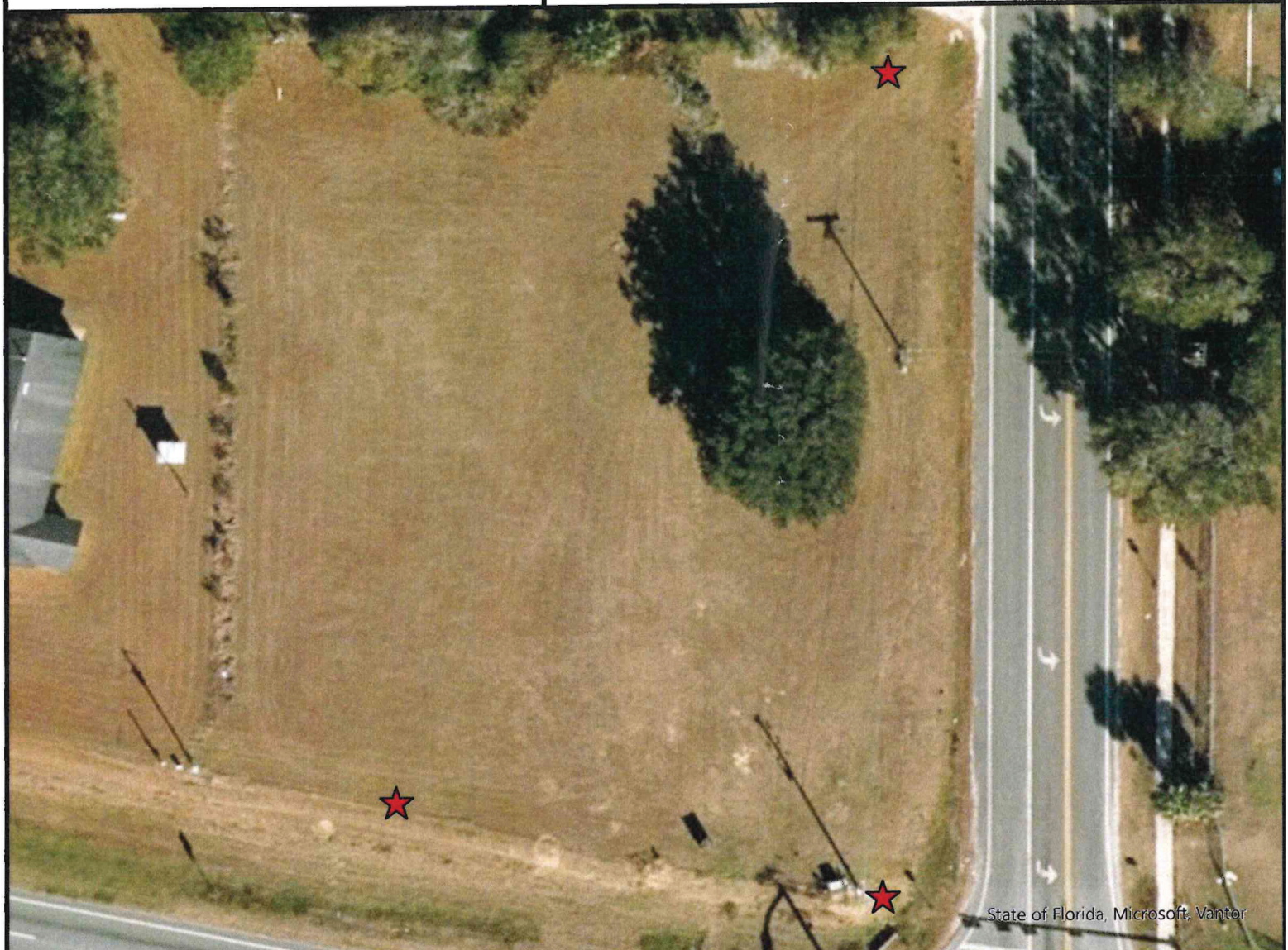
SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 21 42 84 Feet

Legend

★ Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 4/1/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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 - Chipotle **APPLICATION NO.:** PSP25-0009

APPLICATION TYPE: Site Plan **CURRENT ZONING:** CC

NATURE/SCOPE OF PROPOSAL: Proposes the construction of a +/- 2,366 square foot restaurant with drive-through service with associated site improvements

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).



Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)

Board Agenda Item

MEETING DATE: April 21, 2026

SUBJECT: PSP25-0015 | Westside Commons – Dutch Bros Site Plan Permit. A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Santa Fe Hills Church of Christ, Inc. (Property Owner) for a site plan proposing the construction of a ± 1,035 square foot restaurant with drive-through service with associated site improvements on a ± 0.90-acre subject property located at 16313 NW US Highway 441 (Tax parcel 03044-002-000 (portion thereof)). FLU: Commercial; Zoning: CC. (Quasi-judicial hearing)

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report. Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

Summary

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 1,035 square foot coffee shop with drive-through service with associated site improvements on a ± 0.90-acre subject property.

The ± 0.90-acre subject property (Tax Parcel 03876-001-002) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an onsite facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Site Plan
4. Public Notice Materials
5. Resume on File - Bryan S. Thomas, AICP

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026

Quasi-Judicial Hearing **Application #: PSP25-0015**

SUBJECT:	A request for a site plan proposing the construction of a ± 1,035 square foot coffee shop with drive-through service and associated site improvements.
APPLICANT/AGENT:	Alakai Acquisitions
PROPERTY OWNER:	Alachua Outparcel, LLC
LOCATION:	Generally located on the northeast intersection of US Highway 441 and NW 173rd Street
PARCEL ID NUMBER:	03044-001-002
FLUM DESIGNATION:	Commercial
ZONING:	Community Commercial
OVERLAY:	N/A
ACREAGE:	± 0.90
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for Alachua Outparcel, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report.*

SUMMARY

This application is a request by Alakai Acquisitions (applicant/agent), on behalf of Alachua Outparcel LLC (property owner), for a site plan which proposes the construction of a ± 1,035 square foot coffee shop with drive-through service with associated site improvements on a ± 0.90-acre subject property.

The ± 0.90-acre subject property (Tax Parcel _03876-001-002) is generally located at the northwest corner of US Highway 441 and NW 173rd Street. The site plan proposes to provide two points of ingress/egress via shared driveways, with the southern driveway accessing US Highway 441 and the northern driveway accessing NW 173rd Street. Stormwater is proposed to be directed to an on-site facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

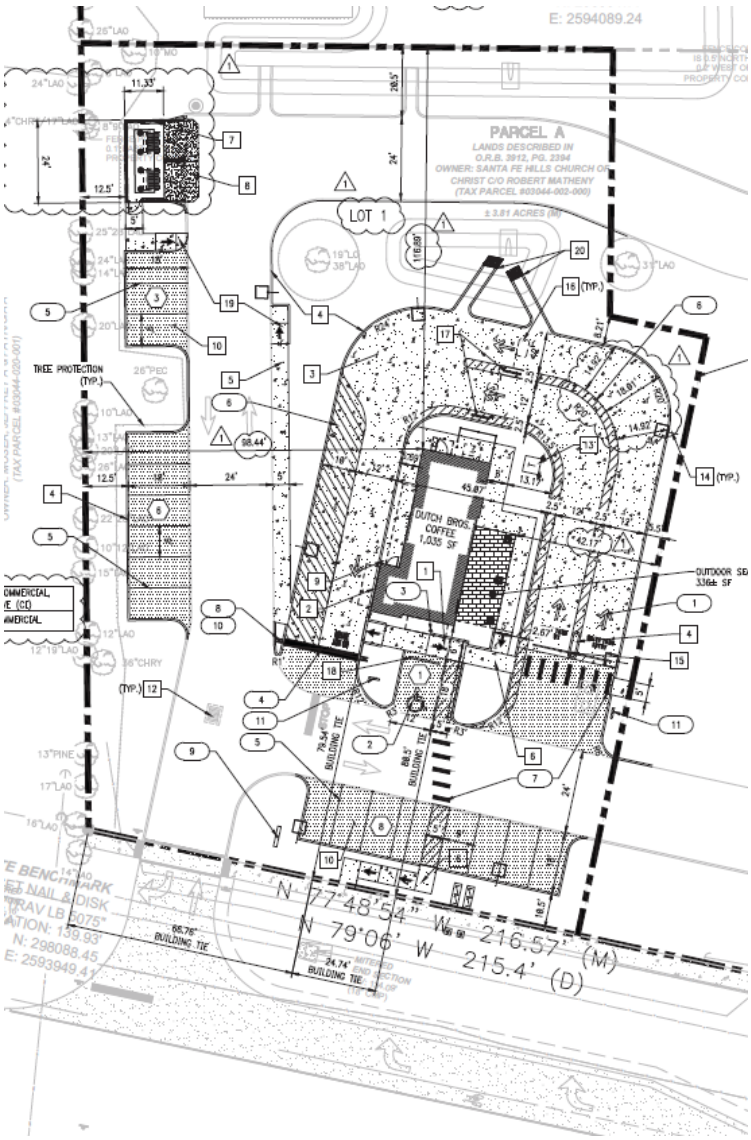


Figure 1. Proposed Site Plan Overview

EXISTING USES

The subject property is currently undeveloped and mostly cleared.

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	Residential	Agriculture	Agricultural
South	Tire Store	Commercial	Commercial Intensive
East	Vacant Commercial	Commercial	Community Commercial
West	Office	Commercial	Commercial Intensive



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 required for site plan applications.

A neighborhood meeting was held on June 2, 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. As required by Section 2.2.4 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 3 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.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial & Mixed-Use*

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

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 subject property's future land use category is Commercial. The proposed use of a coffee shop with drive-through service falls under eating establishments, which is an allowed use in the Commercial future land use category. The use supports the objective of the commercial and mixed-use future land use categories by providing goods to citizens and visitors of the Alachua and North Central Florida region.

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:

21. 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 and/or shared access;

Evaluation & Findings: The proposed site plan includes an interior shared driveway with two vehicular ingress/egress points from NW 173rd Street and US Highway 441 to provide for safe and efficient vehicular movements. One pedestrian connection to the sidewalk adjacent to US Highway 441 is proposed to provide for safe pedestrian access.

22. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the required buffer standards as established in Section 6.2.2 and Section 6.2.3 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the minimum required open space standards as established in Section 6.7 of the City's Land Development Regulations.

24. Adequacy of pervious surface are in terms of drainage requirements;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the maximum allowable impervious area standard as established in Table 5.1-3. Of the City's Land Development Regulations. Additionally, all stormwater will be conveyed to an offsite stormwater management facility that is part of the Westside Commons Infrastructure Plan approved on December 8, 2025.

25. Placement of signage;

Evaluation & Findings: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All incidental signage and signage required for traffic control has been reviewed and the site plan demonstrates that the placement of signage will not interfere with visibility, landscaping, utilities, or site circulation.

26. Adequacy of site lighting and potential impacts of lighting upon 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 in 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 proposed site plan included a photometric plan and has demonstrated compliance with the outdoor lighting standards as established in Section 6.4 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated a safe on-site circulation pattern, including an exhibit demonstrating access and maneuverability of a typical Alachua County Fire Rescue vehicle (40 feet in length, 8.17 feet in width). Two turn-around spaces are provided at the entrance of the drive-through lanes. A loading space is not required for the proposed site plan by Section 6.1 of the City's Land Development Regulations; however, the applicant has stated that deliveries are to occur during non-peak or non-business hours only.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the tree protection and landscaping standards as established in Section 6.2 of the City's Land Development Regulations.

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. The soils present are well drained soils in hydrologic group A, with only slight limitations for development. There is no existing vegetation on the site other than grass/sod cover as it was cleared as part of the Westside Commons Infrastructure Plan approved on December 8, 2025. No historically significant structures are present on the site.

30. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: No performance based zoning requirements are being applied to the development.

Policy 1.3.e: *Density and intensity standards*.

1. *Non-mixed-uses*. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use future land use categories:
    a. *Density*. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
    b. *Intensity*. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation & Findings: The proposed site plan is a non-residential development consisting of ± 1,035 square feet of floor area on a ± 0.90-acre subject property. As such the permitted floor area ratio is 1.0 and the floor area ratio of the proposed site plan is ± 0.02 and is therefore acceptable.

Objective 5.1: *Natural Features*

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

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: The proposed site plan shows a sidewalk connection from the internal pedestrian network to the sidewalk running along to NW US Highway 441, adjacent to the proposed development.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: The proposed site plan shows access to shared use driveways to the north and south, with connections to US Highway 441 and NW 173rd Street to provide for safe and efficient vehicular movements.

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's wastewater facilities.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's solid waste facilities.

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

3. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

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

5. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to listed species or their habitat on the subject property. As such. A listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands on the subject property.

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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 ecosystems 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, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There is one soil type 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	100%

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 development area 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 located within a Karst sensitive area. No potential sink holes are known to exist on the site. Stormwater is being conveyed to an onsite management facility approved as part of the Westside Commons Infrastructure Plan and no new stormwater management facilities are proposed.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

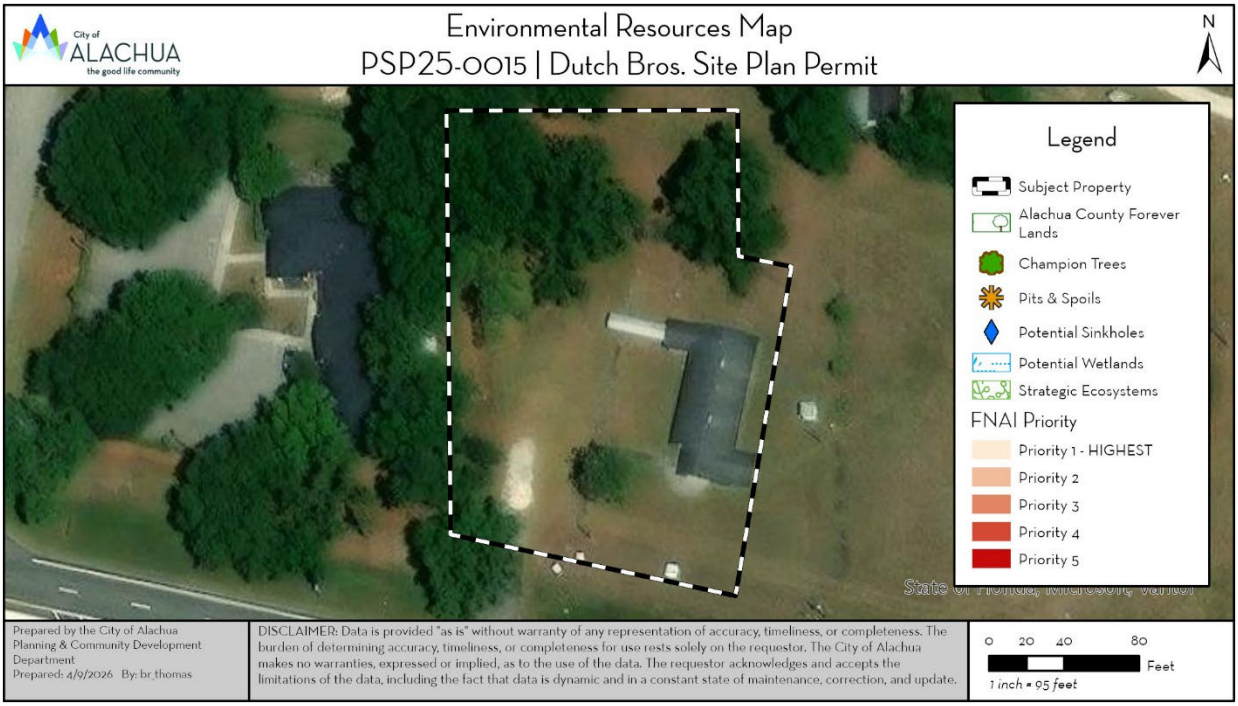


Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) *Minor site plan and site plan standards*. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all the following requirements are met:

(a) *Consistency with the Comprehensive Plan*. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) *Use allowed in zone district*. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use type of coffee shop with drive-through or drive-in service is a permitted use in the Community Commercial (CC) zone district.

(c) *Zone district use specific standards*. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: Use specific standards for coffee shops with drive-through or drive-in service are established in Section 4.3.4(A)(2) of the City's Land Development Regulations. The application has been reviewed against, and found to comply with, the use specific standards.

(d) *Development and design standards*. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for compliance with all relevant standards of Article 6, including Section 6.1, *Off-street parking and loading standards*, Section 6.2, *Tree protection and landscaping standards*, Section 6.3, *Fencing standards*, Section 6.4, *Exterior lighting standards*, Section 6..6, *Infill standards*, Section 6.7, *Open space standards*, Section 6.8, *Design standards for business uses*, and Section 6.9, *Environmental protection standards*.

(e) *Subdivision standards*. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations*. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards*.

(a) *Glazing*.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

Evaluation & Findings: One of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15 or lands containing existing residential uses. The south elevation consists of a minimum 20% glazing.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

Evaluation & Findings: One of the four façade faces substantially face a street. The south façade is approximately 25 feet in width and incorporates one wall offset at least two feet in depth to ensure no expanse exceeds 30 feet.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

Evaluation & Findings: All four façade faces use an approximately similar ratio of the same three materials and glazing.

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Evaluation & Findings: The façade is comprised of two brick materials of different color, minimal anodized aluminum finished metal for accents on each façade face and the parapet wall, comprising under 5% of the building materials, and five different wall and accent colors.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

Evaluation & Findings: The applicant has submitted an exhibit demonstrating that all rooftop mechanical equipment will be screened from view of the adjacent streets by use of parapet wall and other mechanical equipment will be screened from view with landscaping.

(B) *Connections to sidewalk system*.

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

Evaluation & Findings: A sidewalk system is present along U.S. Highway 441 and NW 173rd Street. One sidewalk connection is proposed from the south side of the proposed building to the sidewalk running along US Highway 441.

(C) *Interconnectivity with adjacent business uses*.

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: The proposed site plan shows connection to the internal driveway system on both the north and south sides of the development to provide for safe and efficient vehicular movements.

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.

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
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188th Street	4/D	Principal Arterial	Urban	D
16	CR 235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 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 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 US 441		Segment 7 US 441		Segment 16 CR 235A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic[2]	32,500	2,782	24,000	2,093	2,524	227	7,200	647
Reserved Trips[3]	2,138	207	1,658	150	1,174	117	4,772	448
Available Capacity[3]	4,362	521	17,342	1,627	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	97	8	54	5	11	1	18	2
Residual Capacity	4,265	513	17,288	1,622	11,411	1,014	3,130	262
Residual Percentage of Permitted Design Capacity Utilized	89.06%	85.38%	59.80%	58.10%	24.53%	25.39%	79.30%	80.72%

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 April 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 934; Trip Distribution: Segment 6 – 54%; Segment 7 – 30%; Segment 16 – 6%; Segment 17 – 10%.

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. Note that impacts of the proposed site plan may negatively impact the capacity of roadway segment 6 for average annual daily trips (AADT); however, level of service standards are maintained and monitored for PM peak hour trips per Policy 1.1.a of the Transportation Element of the City of Alachua Comprehensive Plan. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	578
Residual Capacity	1,201,989
Residual Percentage of Permitted Design Capacity Utilized	59.93%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. Note that Policy 4.1.c(3) of the Community Facilities Element of the City of Alachua Comprehensive Plan states if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement. Funds have been allocated in the Fiscal Year 2025 – 2029 Capital Improvements Program to address capacity of potable water facilities; therefore, there are no issues related to exceeding the 85% design capacity. A site plan is a final development order, and if approved, 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]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	578
Residual Capacity	417,576
Residual Percentage of Permitted Design Capacity Utilized	72.16%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the City's wastewater facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	137	25
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

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

Public School Facilities

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

Stormwater Management Facilities

The proposed site plan application is part of the Westside Commons Infrastructure Plan approved on December 8, 2025, and will convey stormwater to off-site stormwater management facilities as part of the Westside Commons Infrastructure Plan. A stormwater management report was submitted by the applicant as part of the application materials and demonstrates compliance with the level of service standard for stormwater management facilities. No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

EXHIBIT "A"
TO
PSP25-0009
CHIPOTLE SITE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that deliveries of supplies and materials to the site made by any vehicle with more than two axels must occur during non-business hours or during non-peak hours whenever practicable to ensure a safe and efficient vehicular and pedestrian circulation pattern. 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 any proposed tree planting (canopy and understory) shown on the landscape plans that is located within 5' of a public utility line will be relocated to be a minimum distance of 5', and a preferred distance of 10', from a public utility line and a revised landscape plan sheet will be submitted demonstrating compliance with this condition. The applicant further agrees that administrative approval of the revision must be obtained prior to the issuance of a building permit for any building activity associated with this development order. 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 to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that Conditions 1 – 4 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 -5 as stated herein.

EXHIBIT "B"
TO
PSP25-0015
DUTCH BROS. SITE 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

April 2, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0015

RE: **Notice of Hearing to be Scheduled for Westside Commons-Dutch Bros. Site Plan Application**

Dear Zach Pinel,

On January 15, 2026, the City of Alachua received your revised site plan application for the Westside Commons-Dutch Bros. project submitted on behalf of Alachua Outparcel LLC. 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 tentatively scheduled for the **April 21, 2026** Planning & Zoning Board meeting, pending resubmittal of final landscaping plans that meet City of Alachua landscaping requirements as set forth in Sec. 6.2. of the City's Land Development Regulations.

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 ***Thursday, April 9, 2026***. 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 ***Tuesday, April 7, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas
Director of Planning & Community Development

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stephens, 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

March 18, 2026

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-00015

RE: Project Assistance Team (PAT) Comments for Westside Commons~Dutch Bros. Site Plan Application

Dear Zach Pinel,

On January 20, 2025, the Planning & Community Development Department received your revised site plan application for the Westside Commons~Dutch Bros. project, which proposes the construction of a ± 1,371 square foot building with associated site improvements on a ± 0.90-acre subject property (tax parcel 03044-002-000).

The revised 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 to review these comments may be scheduled by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, March 30, 2026. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. Dutch Bros. – Westside Commons, Plan Set, Sheet Co.1, General Notes
    a. Please revise the Landscape Buffer, Side (West) Required buffer to read, "7.5 FT." It currently reads 5 FT.
    b. Please revise the Landscape Buffer, Rear (North) Required buffer to read, "7.5 FT." It currently reads 20 FT.
2. Dutch Bros. – Westside Commons, Plan Set, Sheet L1, Landscape Plan
    a. Please provide a revised landscape plan sheet that demonstrates compliance with the various components of Section 6.2, including landscape calculations, as outlined in my email to you dated March 9, 2026.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas
Director of Planning & Community Development

Attachments: Comments from City of Alachua Public Services

CC: Carson Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Feb 24, 2026**

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

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

TR 3/1/2026

RE: **Dutch Bros Site Plan**

Public Services has reviewed the subject project (Feb 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Nov Submittal** **Fire Flow** As per submitted documents, needed fire flow is 1500 gpm, with an available fire flow of 1800 gpm. The Engineer thus concludes that available fire flow is sufficient. The City does not necessarily share this conclusion for the following reasons: (1) The test and residual fire hydrants have not been physically identified. Please **submit** a sketch calling out these fire hydrants, preferable the piping as well. Using a GIS map as the base sheet is suggested. Upon request, the City can provide this base map. (2) The fire flow test was conducted at the SE corner of intersection at 441 & 173rd St, yet the Dutch Bros site is located at the NW corner. This adds uncertainty to the fire flow tests. Due to the fact that NW corner is higher than the SE corner, as well as piping configuration, the fire flow available at the NW corner may be less than at the SE corner. (3) While the hydrant sketch is being resubmitted, the City will model the available fire

NO.	COMMENTS
	flow at the NW site. This issue is unresolved. **Comment on Feb Submittal** **Approved**
2	**Comment on Nov Submittal** **Sheet C0.0** After "DUTCH BROS", add "SITE PLANS" to be consistent with COA practices. Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
3.	**Comment on Nov Submittal** **Sheet C0.1** **Utility Notes A. General** Note 3: Keep existing text, but add the following: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". **Utility Notes B. Materials (Water)** Modify Note 1 as follows: "1. SERVICE PIPE **DOWNSTREAM EACH BACKFLOW PREVENTER** SHALL BE POLYETHYLENE (PE), DR9". Add the following notes: "8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS. 9.SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS 10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER

NO.	COMMENTS
	THE DETAILS. 12. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT." **Utility Notes D. Materials (Storm)** **Add the following note:** "5. "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 **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
4.	**Comment on Nov Submittal** **Sheet C2.0** See attached markup. Call-out the pipe downstream the gate valve (keynote 20) as "2-INCH SCH 40 PVC – NSF 61" Site Utility Note 1: Add the following: "(1) INSTALL ELECTRONIC MARKER TWO-FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE TEMPO OMNI MARKER II; SANITARY GREEN; MODEL OM-6; PART 52085009 (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 21: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE". Site Utility Note 23: Change tee size to 2 X 2 X 2

NO.	COMMENTS
	Site Utility Note 24: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE" Please **Revise & Resubmit** this sheet. **Comment on Feb Submittal** **Approved**
5.	**Comment on Nov Submittal** **Sheet C2.0** **Domestic Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow coupled with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets **Comment on Feb Submittal** **Approved**

NO.	COMMENTS
6.	**Comment on Nov Submittal** **Sheet C2.0** **Irrigation Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm) Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets **Comment on Feb Submittal** **Approved**
7	**Comment on Nov Submittal** **Sheet C4.0** **Detail 11 Drop Cleanout** Add the following text: "NOTE: PROVIDE VALVE COVER AS PER DETAIL 127" Please **resubmit** this sheet. **Comment on Feb Submittal**

NO.	COMMENTS
	Approved
8	**Comment on Nov Submittal** **Sheet C4.0** **Detail 17 Grease Interceptor** The proposed grease interceptor is REJECTED. Replace with a 1000-gallon size unit similar that shown in Details 227 & 230. Please **resubmit** this sheet. Comment on Feb Submittal Approved
8	**Comment on Nov Submittal** **Sheet C4.1** Replace Detail 115 Add the following details: 127 130 210 227 230 307 318 321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets. Comment on Feb Submittal

NO.	COMMENTS
	Approved
9	**Comment on Nov Submittal** **Sheet L1** See markup. Remove shrubs/tress so there is at least 10 feet horizontal clearance with backflow preventer. Please **resubmit** this sheet. **Comment on Feb Submittal** Approved
10	
END OF COMMENTS	

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 15, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel, Acquisition Associate
Alakai Acquisitions, LLC
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Application #: PSP25-0008

RE: Project Assistance Team (PAT) Comments for West Side Commons~Dutch Bros Site Plan Application

Dear Zach Pinel,

On September 15, 2025, the Planning & Community Development Department received your revised site plan application for the West Side Commons~Dutch Bros project, which proposes the construction of a ± 1,371 square foot building with associated site improvements on a ± 0.90-acre subject property (tax parcel 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 to review these comments may be scheduled by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, December 29, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 10, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. **Site Plan Application, Project**
   a. The subject parcel identification number (PID) shown on the application is 03044-002-000. Whereas on Sheets C1.0, Site Dimension Plan; C2.0, Site Utility Plan; C3.0, Site Grading & Drainage Plan; and SL1, Site Lighting Plan, the parcel identification number (PIN) shows"03044-???-000" in a readable form. When depicting a parcel identification number throughout the site plan sets, please ensure all numbers are in a verifiable form.

   b. The acreage of the subject property is shown as 0.90 AC on the application, whereas the Property Appraiser's site shows the parcel for the stated address measuring at 3.79 AC. **Per the Response to Comments Letter dated September 10, 2025, this correction was acknowledged. Although this response has been corrected, the other components of the overall application still need addressing. At this time, in review of the new submittal, the acreage of the subject property is now shown as 3.08 AC on the application, whereas the Property Appraiser's site shows the parcel for the stated address measuring at 3.79 AC. Additionally, when reviewing the submitted plan set(s), notice the lot size discrepancies. Specifically, Sheet Nos. 1 of 4, 2 of 4, and 3 of 4, titled ALTA/NSPS Land Title Survey, show a total acreage of 3.81. When comparing Sheets C0.1, General Notes, and Site Data, it reads, "0.90 AC (39,229 SF)"; C0.2, Site Demolition Plan, C1.0, Site Dimension Plan, C2.0, Site Utility Plan, C3.0, Site Grading & Drainage Plan, C3.1, Stormwater Pollution Prevention Plan, and SL1, Site Lighting Plan, read "± 3.81 Acres"; and L2.0, Irrigation Plan. For accuracy of the site acreage, all drawings in the plan set(s) shall reflect the property survey, as it serves as the foundational data for design.**

   c. The acreage of the proposed building is not shown on the Site Plan Application; this information must be corrected.

2. **Site Plan Application, Applicant**
   a. The name of the applicant and agent for the application is Zach Pinel of Alakai Acquisitions. This authorization was confirmed on May 08, 2025, which differs from Sheet 5 of 5 of the application, which was signed by Ashley Rosado as the agent and dated June 17, 2025. **Per the Response to Comments Letter dated September 10, 2025, it states, "A Letter of Authorization was provided from the applicant, Zach Pinel, for Interplan LLC-Ashley Rosado to act as an agent for submittals." Although this statement was made, the only Letter of Authorization received was for Interplan, LLC, without a stated name. Please present an authorization specifying Ashley Rosado because currently the paperwork received does not provide such confirmation.**

3. **Site Plan Application, Attachment #1.e, Topographic Survey**
   a. Provide required attachments demonstrating each contour line to represent the variations in elevation that could potentially affect how construction will occur on the property. **Per the Response to Comments Letter dated September 10, 2025, it states, "The plan set included in this submittal now shows a complete survey that has**

detailed topographic information." In future submittals, please specify the title of the reference plan sheet.

4. Site Plan Application, Attachment #3, Fire Department Access and Water Supply Plan
   a. Provide the necessary attachments that demonstrate the availability of proper fire flow to meet the demands of the proposed project at the subject property. **Per the Response to Comments Letter dated September 10, 2025, it states, "Test results of a fire flow test for the project site are now provided in this submittal. As well as a fire flow analysis in our included concurrency/consistency with the comprehensive plan report."** In the future submittals, please specify the title of the reference plan sheet.

5. Site Plan Application, Attachment #6, Site Plans for Buildings Less than 80,000 Square Feet in Area.
   a. Provide the required one (1) set of mailing labels for all property owners within 400 feet of the subject property, and all registered individuals listed on the city's website must be provided on a set of address labels, not just a list. Provide required labels. The city can provide mailing labels for you by request ($35 fee per Resolution 24-05). **Per the Response to Comments Letter dated September 10, 2025, it states, "We would request that the City provide these labels; the additional $35 fee has been added to the site plan payment of $1500." The only record of fees for PSP25-0008, Dutch Bros, is the Standard Site Plan Fee for a total of $2,700. Due to the lack of evidence regarding the alleged $1,500 fee, please explain the purpose and provide proof of payment. Moreover, PSP25-0008, Dutch Bros, will not be scheduled for the Planning & Zoning Board hearing until the $35 fee is paid.**

6. Site Plan Application, Attachment #8, Legal Description
   a. Provide required attachments demonstrating the subject property's legal description on an 8.5" x 11" paper and an electronic file in Word format. **Per the Response to Comments Letter dated September 10, 2025, it states, "A Word document as well as an 8.5" x 11" pdf of the legal description for the project site is provided in this submittal." The legal description provided refers to Parcel A (Tax Identification Number: 03044-002-000) and Parcel B (Tax Identification Number: 03044-001-002). Please correct the required legal description to only reference the subject property for the proposed Dutch Bros.**

7. Site Plan Application, Attachment #9, Proof of Ownership
   a. Provide required attachments demonstrating ownership of the subject property. **Per the Response to Comments Letter dated September 10, 2025, it states, "Deeds of the two subject parcels are provided with this submittal." The subject property is based on Sheet C0.2, Site Demolition Plan of the plan set with the title "DUTCH BROS – WESTSIDE COMMONS." There is only one (1) parcel involved. Therefore, based on the application submitted, the subject parcel number 03044-002-000 applies. The Warranty Deed for parcel 03044-001-002 is not related. Please correct this response by acknowledging the correct parcel.**

8. Site Plan Application, Attachment #10, Proof of Payment of Taxes
   a. Provide required attachments demonstrating property taxes are paid and up to date. **Per the Response to Comments Letter dated September 10, 2025, it states, "Proof of payment of taxes for the two subject parcels is provided with this submittal." The subject property based on the application for Dutch Bros provides reference to one (1) parcel number, which is 03044-002-000, not two parcels. Please correct.**

9. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, Density and Intensity Standards
      i. **This Policy is not correctly referenced; the policy text shown is Policy 1.3.f, in accordance with the City of Alachua's Comprehensive Plan.** Please correct.

      ii. The Policy 1.3.e, as previously mentioned, is referenced incorrectly. Therefore, upon correcting the referenced Policy 1.3.f.3 correctly, which reads, "Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses." **Per the Response to Policy 1.3.f.3, it partially reads, "The proposed Dutch Bros coffee shop is compatible with adjacent properties along US 441, and large landscape buffers are provided from adjacent agriculturally zoned property (currently uses as single family residential)."** All required landscaping and buffering must be contained within the boundaries of the subject property being developed. The proposed buffer must be established and maintained on land that is permanently dedicated for this purpose and under the control of the property owner. If there is interest in incorporating features from an adjacent parcel, that area must be formally made part of the subject property, and a perpetual landscape buffer easement or similar recorded mechanism must be established and recorded in the public records, ensuring the buffer exists indefinitely and is legally enforceable for the benefit of the adjacent properties and the City. Please revise this response.

   b. Policy 1.3.f is currently misrepresented. **The language shown in the application packet actually is the language for Policy 1.3.g.** Please correct.

   c. Policy 2.7.a, response reads, **"This project will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. All public roads and utilities are available adjacent to or close to the development, and the property is surrounded by existing development on all sides."** Please correct the language in this response, because it suggests this application includes more than one proposed use. Though this property is part of multiple lots, the Dutch Bros is the only use being reviewed via this application.

   d. Policy 5.1.c, Flood-prone areas response reads, **"The subject property is not within any documented FEMA Flood Zone areas."** In accordance with FEMA's National Flood Hazard Layer (NFHL) Viewer, the subject property is in Flood Zone X, which is an area of minimal flood hazard (outside the 0.2% annual chance floodplain/500-year flood event area), as depicted. Please correct this response.

e. Objective 5.2: Availability of facilities and services response reads, **"Section 2 of this report demonstrates the impacts that the proposed development will have on public facilities and services. Sufficient capacity appears to exists for this development."** This comment will need to be properly addressed. Comments or data from other pages or criteria that are similar must be provided for each applicable section; referencing is not sufficient. Correct the response.

f. Objective 5.2.a, response reads, **"Section 2 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards."** This comment will need to be properly addressed. Comments or data from other pages or criteria that are similar must be provided for each applicable section; referencing is not sufficient. Correct the response.

g. Policy 5.2.b, response reads, "**Acknowledged."** Specify what is being acknowledged.

10. Concurrency Impact Analysis

    a. Concurrently Analysis narrative partially reads, **"Infrastructure such as driveways and stormwater treatment are proposed to be constructed by a previously submitted master infrastructure plan."** Referencing a plan requires its inclusion with the submitted set. Any referenced materials must be included, and if it's a plan, it must be part of the set to ensure consistency.

11. Dutch Bros – West Commons, Plan Set

    a. Sheet C0.0, Cover Sheet, the submitted plan set lacks a completed title identifying the specific type of permit being sought (e.g., Site Plan Review, Conditional Use Permit, Minor Subdivision, etc.). Please resubmit with a clearly labeled plan type to ensure review under the correct code standards.

    b. The Sheet Index shown on SHT No. C0.0, sheet numbers, and titles are not matching; see the mismatch information below that requires correction.

        i. SHT No. C0.1 on the Sheet Index is titled, "Civil Data Sheet." On the specific sheet, the title reads, "General Notes."

        ii. The Sheet Index references SHT NO. C2.0, Site Utility Plan, but this plan is missing from the submitted set.

        iii. The Sheet Index references SHT No. C3.0, Grading & Drainage Plan, but this plan is not shown in the submitted set.

        iv. The Sheet Index references SHT No. C3.1, Stormwater Pollution Prevention Plan, but this plan is not showing in the submitted set.

        v. SHT No. C4.0, on the Sheet Index, is titled "Details Sheet." On the specific sheet, the title reads, "Civil Details."

        vi. SHT No. SL1, on the Sheet Index, is titled "Site Lighting Plan," but this sheet is not shown in the submitted set.

vii. SHT No. L1, on the Sheet Index, is titled "Landscape Plan," but this sheet is not shown in the submitted set.

viii. SHT No. L2, on the Sheet Index, is titled "Irrigation Plan," but this sheet is not shown in the submitted set.

ix. SHT No. L3, on the Sheet Index, is titled, "Tree Preservation Plan," but this sheet is not shown in the submitted set.

x. SHT No. -, on the Sheet Index, is titled "Survey," but this sheet is not showing an assigned sheet number. The sheets included with the title, ALTA/NSPS LAND TITLE SURVEY, included Sheet Nos. 1 of 4, 2 of 4, 3 of 4, and 4 of 4. This will need to be titled and numbered for both the Sheet Index and Sheets to match exactly.

xi. SHT No. -, on the Sheet Index, is titled "Building Elevation," but this sheet is not showing an assigned sheet number. The sheet titled, "Building Elevation – Color," A6.1, needs to be properly represented in the plan set.

12. **Dutch Bros – West Commons, Plan Set, Sheet C0.1, General Notes (Site Data Table)**

a. The site area is shown as 39,229 SF (0.90 AC) on Plan Set, Sheet C0.1, General Notes (Site Data Table), which differs from the 3.08 acres indicated on Page 1 of 5 of the Site Plan Application.

b. The Site Data Table does not give full property details. A note indicating the current zoning is required. See sample below.

SITE DATA TABLE:		
SITE ADDRESS (or PARCEL NO.):		
SITE SIZE:		
FUTURE LAND USE:		
ZONING:		
EXISTING USE:		
PROPOSED USE:		
SETBACKS:	REQUIRED:	PROPOSED:
Front:	25'	35'
Side:	10'	15'
Rear:	15'	20'
BUILDING HEIGHT:	60'	60'
LOT COVERAGE:	50%	32%
*Per Ordinance No. O-03-09, Turkey Creek Planned Unit Development, Exhibit A		

SAMPLE

Please review Article 5 of the LDRs to ensure all details are provided at the time of resubmittal.

c. The Site Data Table indicates that the property has one (1) front yard and three (3) side yards, which is incorrect. Please update the plan to properly represent the northern property line as the rear yard. The rear yard setback in the CC zoning district is 15-feet.

d. The site layout direction shown for both building setbacks will need to be corrected. Currently, the Site Data table reads,

   i. Front (East): The front of the subject property faces US Hwy 441, not NW 173rd Street; therefore, the front is south, not east.

   ii. Side (North): With the rear of the subject property facing the Santa Fe Hills subdivision, this is the rear of the subject property.

   iii. Side (South): When the southern portion of the property is facing US Hwy 441, this is the property's frontage, as noted above.

   Correct the direction of the above-referenced.

e. The Site Data Table is referencing Landscape Buffer for the side (north), and the northern portion of the site is the rear. Therefore, the rear is abutting residential, which, in accordance with Table 6.2-2, Business Uses, Drive-through eating establishment, requires a 30-foot buffer or Type "D" buffer, not 0-feet.

f. The Site Data Table is referencing Landscape Buffer for the side (south), which is the front of the southern portion of the site. Therefore, the front is abutting Arterial Roadway, which requires a 10-foot buffer (Type "C" buffer), not a 5-foot buffer.

g. The Site Data Table is referencing Landscape Buffer for the side (west), which is the western portion of the site. Therefore, this is a commercial use abutting a commercial use, which requires a 5-foot buffer (Type "A" buffer), which is showing as a 12-foot buffer.

   Correct the direction of the above-referenced.

h. The Site Data Table references Landscape Buffer, but we cannot review it because the Landscape Plan was not included in the received plan set. Please correct.

i. The Site Data Table is referencing parking calculations for a "1,371 SF" building; this square footage differs from Sheet C1.0, Site Dimensional Plan, which reads, "1,035 SF" building.

j. Per Table 6.1-1, minimum off-street parking standards, a restaurant with drive-through or drive-in service requires a total of 10 vehicular spaces. This is based on the 1,035 SF measurement that is mentioned in various places. Please confirm to ensure the parking calculation is correct.

13. **Dutch Bros – West Commons, Plan Set, Sheet C0.2, Site Demolition Plan**

    a. The submitted demolition plan lacks sufficient information regarding the existing structures on the subject site. Please revise the plans to include a comprehensive description and graphic representation of all existing buildings/structures. This information is necessary for a complete review and to ensure compliance with relevant regulations.

       Please provide the following:

       i. Clear identification and labeling of all existing buildings/structures on the subject property.

       ii. The dimensions and total square footage of each floor of every existing building.

       iii. A statement concerning the specific use(s) of every existing building.

       iv. Current photographs of all exterior elevations of the buildings/structures to be demolished.

       v. A site plan clearly indicating the location of every existing building to be removed, including distances from property lines and adjacent buildings.

14. **Dutch Bros – West Commons, Plan Set, Sheet C1.0, Site Dimension Plan**

    a. The Site Dimension Plan depicts several features that are not identified by a label or described in the accompanying site notes. Please revise the plan set to include a complete and consistent mapping symbols legend, or add identifying labels/callouts directly on the plan sheet to clarify the nature, use, and dimensions of all depicted items.

    b. The front building setbacks are not shown; please update the plans.

    c. All figures '6' and '9' on the site plan must be clearly distinguishable to prevent misinterpretation and potential miscalculation. Recommend underlining both figures. (e.g., 6 and 9). Please revise all plan sheets to ensure that numbers 6 and 9 are oriented correctly and clearly discernible from one another.

    d. The southeast corner of the drive-thru lines the curve, which needs to be defined in both plan view (horizontal) and profile (vertical), showing how it changes direction and elevation.

    e. Specifying radii is needed to demonstrate safe turning, preventing vehicles from needing to slow excessively or drift. This is to ensure vehicles can navigate the curve without hitting curbs, other vehicles, or pedestrians, and that drivers can see ahead. Please provide a detailed drive-thru curve design (radii, transitions) demonstrating safe vehicle movement and sight lines for the proposed speed.

15. Miscellaneous

a. There is a discrepancy with the lot size on the different documents submitted for review, which are and read as follows:

   i. **The Concurrency Analysis and the Needed Fire Flow Analysis indicates a 1,035 SF building**

   ii. **Sheet C0.1, contains the General Notes for the Dutch Bros – Westside Commons unnamed plan type.**

b. Note, Resolution 24-05, Schedule of Fees, requires a resubmittal fee if an additional completeness review is required. Any resubmittal in response to this letter shall be accompanied by a $270 fee. The payment of this fee is required in accordance with the earlier resolution prior to further review of the application.

c. Please be advised that the current review is limited due to the lack of a complete set of all applicable plans. Upon receipt of all applicable plans, the full review will be able to provide additional and comprehensive comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

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

November 25, 2025

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

Ref: Site plans for Dutch Bros – Westside Commons

Dear Mr. Crockett:

The following are our latest comments for the site plan revisions for Dutch Bros – Westside Commons

General Comments:

1) Despite having a 10-2 Certification, we will need to review the Stormwater Report of the Master System this project connects to and confirm compliance with the overall design. Please provide it in the next submittal.

Sheet C.0.0

1) Parcel Zoning and Future Land Use is not shown. Please include.
2) Adjacent Parcel Zoning and Future Land Use is not shown. Please include.

Sheet C.1.0

1) Concrete Dumpster Pad sticks out into Drive Aisle. This should be pushed back to not interfere with traffic.
2) Dimensions must be shown on the Dumpster Pad. Please include.
3) Drive-Thru Aisle expands around first corner. Please add additional dimensions.

Sheet C.2.0

1) Bends in the water main should be included in the fixture list.
2) Proposed Downspout line crosses Proposed Light Pole. Please relocate either the Pole or the Downspout Line.
3) Please provide a construction detail of how the Downspout Line connects to the Proposed Flume. A Mitered End Section will still be needed at the end of the line. Seems like this would be better off connecting to the proposed basin in a different location.
4) Show Utility Clearances around all proposed utilities.

5) The proposed Water Main seems to be very close to the proposed tree in Landscape Island just after the 90° bend. Please show clearance to confirm compliance.
6) Connection point for the Sanitary and Grease Lines should have a Cleanout with the invert and top elevations called out.
7) Top Elevations of Sanitary and Storm Cleanouts should be included in your fixture table.

Sheet C.3.0

1) Please add additional spots along the dumpster pad to confirm it will connect with the proposed grading.
2) Will the dumpster pad be a step-up pad or a flush pad? Please add a construction detail to confirm.
3) The existing 31" Live Oak may be too close to survive the proposed grading of the basin.
4) A cross section of the proposed basin should be included in your plans to confirm constructability.
5) Top Elevations of Sanitary and Storm Cleanouts should be included in your fixture table.

Sheet C.3.1

1) The existing 31" Live Oak may be too close to survive the proposed grading of the basin.
2) Confirm if the existing Live Oak Trees are Heritage Trees or not. If they are, they will need additional protection.

Sheet C.4.0

1) Please confirm that all provided details comply with the City of Alachua.

Landscape

1) Proposed Building Area is different from the Civil Plans. Please update for consistency.

Please do not hesitate to contact us 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: **Nov 24, 2025**

TO: **Bernadette Fisher**
Planning & Community Development Department

FROM: **Tom Ridgik, P.E.**
Engineering Supervisor

RE: **Dutch Bros Site Plan** TR 12/11/2025

Public Services has reviewed the subject project (Nov 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Nov Submittal** **Fire Flow** As per submitted documents, needed fire flow is 1500 gpm, with an available fire flow of 1800 gpm. The Engineer thus concludes that available fire flow is sufficient. The City does not necessarily share this conclusion for the following reasons: (1) The test and residual fire hydrants have not been physically identified. Please **submit** a sketch calling out these fire hydrants, preferable the piping as well. Using a GIS map as the base sheet is suggested. Upon request, the City can provide this base map. (2) The fire flow test was conducted at the SE corner of intersection at 441 & 173rd St, yet the Dutch Bros site is located at the NW corner. This adds uncertainty to the fire flow tests. Due to the fact that NW corner is higher than the SE corner, as well as piping configuration, the fire flow available at the NW corner may be less than at the SE corner. (3) While the hydrant sketch is being resubmitted, the City will model the available fire

NO.	COMMENTS
	flow at the NW site. This issue is unresolved.
2	**Comment on Nov Submittal** **Sheet C0.0** After "DUTCH BROS", add "SITE PLANS" to be consistent with COA practices. Please **Revise & Resubmit** this sheet.
3.	**Comment on Nov Submittal** **Sheet C0.1** **Utility Notes A. General** Note 3: Keep existing text, but add the following: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". **Utility Notes B. Materials (Water)** Modify Note 1 as follows: "1. SERVICE PIPE **DOWNSTREAM EACH BACKFLOW PREVENTER** SHALL BE POLYETHYLENE (PE), DR9". Add the following notes: "8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS. 9.SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN ON THE DETAILS 10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY. 11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAILS. 12. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE

NO.	COMMENTS
	DETAILS AND AS PER THE COA DCM. 14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT." **Utility Notes D. Materials (Storm)** **Add the following note:** "5. "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 **Revise & Resubmit** this sheet.
4.	**Comment on Nov Submittal** **Sheet C2.0** See attached markup. Call-out the pipe downstream the gate valve (keynote 20) as "2-INCH SCH 40 PVC – NSF 61" Site Utility Note 1: Add the following: "(1) INSTALL ELECTRONIC MARKER TWO-FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE TEMPO OMNI MARKER II; SANITARY GREEN; MODEL OM-6; PART 52085009 (2) CITY OF ALACHUA END OF MAINTENANCE" Site Utility Note 21: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE". Site Utility Note 23: Change tee size to 2 X 2 X 2 Site Utility Note 24: Add text "(1) INSTALL METER SO ITS EDGE IS TWO FEET FROM EDGE OF SIDEWALK (2) CITY OF ALACHUA END OF MAINTENANCE" Please **Revise & Resubmit** this sheet.
5.	**Comment on Nov Submittal** **Sheet C2.0**

NO.	COMMENTS
	Domestic Water Meter Sizing Calculations Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size **Submit** the supporting calculations The meter sizing method used must be acceptable to COA. Although the City may consider other methods, the City will accept the Florida plumbing code method that calculates facility water supply design flow coupled with flow meter ranges as set forth by City ordinances. **Resubmit** affected sheets
6.	**Comment on Nov Submittal** **Sheet C2.0** **Irrigation Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record, or equivalent credentialed professional Addressee: Tom Ridgik, Public Services Engineering Supervisor, City of Alachua Signed and sealed by Engineer of Record, or equivalent credentialed professional Irrigation System Design Flow (gpm) Proposed Water Meter Size (size using irrigation system design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email

NO.	COMMENTS
	Also, on either the cover sheet, the utility plan or the landscaping plan, call-out the: Irrigation System Design Flow Water Meter Size **Resubmit** affected sheets
7	**Comment on Nov Submittal** **Sheet C4.0** **Detail 11 Drop Cleanout** Add the following text: "NOTE: PROVIDE VALVE COVER AS PER DETAIL 127" Please **resubmit** this sheet.
8	**Comment on Nov Submittal** **Sheet C4.0** **Detail 17 Grease Interceptor** The proposed grease interceptor is REJECTED. Replace with a 1000-gallon size unit similar that shown in Details 227 & 230. Please **resubmit** this sheet.
8	**Comment on Nov Submittal** **Sheet C4.1** Replace Detail 115 Add the following details: 127 130 210 227 230 307 318

NO.	COMMENTS
	321A 321B COA will forward these details. If not forwarded, please contact COA. Please **resubmit** applicable sheets.
9	**Comment on Nov Submittal** **Sheet L1** See markup. Remove shrubs/tress so there is at least 10 feet horizontal clearance with backflow preventer. Please **resubmit** this sheet.
10	
	END OF COMMENTS

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

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Dutch Bros
2. Pre-Application Conference Date: April 29, 2025
3. Neighborhood Meeting Date: May 20, 2025
4. Address of Subject Property: NWC of Us Highway 441 and NW 173RD Street
5. Parcel ID Number(s): 03044-002
6. Existing Use of Property: Vacant (00000)
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Neighborhood commercial
9. Acreage: .90
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: 10,300sf
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): 24,815

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) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☑ Yes ☐ No
   If yes, list names of all parties involved: 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. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;

(d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).

aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.

bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
   i. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   ii. Calculation of the area of all façades subject to glazing.
   iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
   iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.

dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
   i. Color plans depicting the color of all materials used in the façade.
   ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
   iii. Calculation of glazing of:
      (a) the front façade;
      (b) any facade facing a street;
      (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
      (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
   iv. Calculation of the area of all façades subject to glazing.
   v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
   vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.

ee. For development consisting multi-family residential uses and/or a mobile home park:
   i. Gross acreage.
   ii. Number of dwelling units proposed.
   iii. Density.
   iv. Location and percentage of total open space and recreation areas.
   v. Floor area of each dwelling unit.
   vi. Number of proposed parking spaces.
   vii. Street layout, if applicable.
   viii. Layout of mobile home stands (for mobile home parks only).
   ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
   a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
   b. Proposed finished floor elevation of all buildings.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
   a. Plans prepared by a professional engineer licensed in the State of Florida.
   b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
   c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Ashley Rosado
Signature of Applicant

Signature of Co-applicant

Ashley Rosado
Typed or printed name *and title* of applicant

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

STATE OF Florida
COUNTY OF Seminole

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 24th day of June, 2025 by Ashley Rosado, who is/are personally known to me, or ___ who has/have produced N/A as identification.

Notary Public State of Florida
Kendra Lewis
My Commission
HH 197442
Exp. 11/11/2025

Kendra Lewis
Signature of Notary Public (Seal)

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE NORTH 01°49'00" WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE SOUTH 89°29'00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5248, PAGE 2042 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S235-A (A 100 FOOT RIGHT OF WAY); THENCE NORTH 89°18'45" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 200.79 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°16'15" WEST, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394 OF SAID PUBLIC RECORDS, A DISTANCE OF 13.55 FEET; THENCE NORTH 89°18'45" WEST, A DISTANCE OF 54.91 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00°41'15" WEST, A DISTANCE OF 77.66 FEET; (2) SOUTH 77°49'00" EAST, A DISTANCE OF 28.79 FEET; (3) SOUTH 12°11'00" WEST, A DISTANCE OF 178.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441 - STATE ROAD NUMBER 20 & 25 (A 200 FOOT RIGHT OF WAY); THENCE NORTH 77°48'54" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 145.67 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394; THENCE NORTH 00°33'27" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 228.95 FEET; THENCE SOUTH 89°18'45" EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.90 ACRES, MORE OR LESS.

CERTIFIED TO:

ALAKAI ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY

SHEET NO.: 1 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A. COLSON, PSM License Number 7142 STATE OF FLORIDA Professional Surveyor and Mapper

CHAD A COLSON

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 01-08-2026

TECHNICIAN: NAD

CHECKED BY: CAC

PROJECT NUMBER: 23-0320.02

SCALE: 1" = 100'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING 0 1/2"

IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NV5

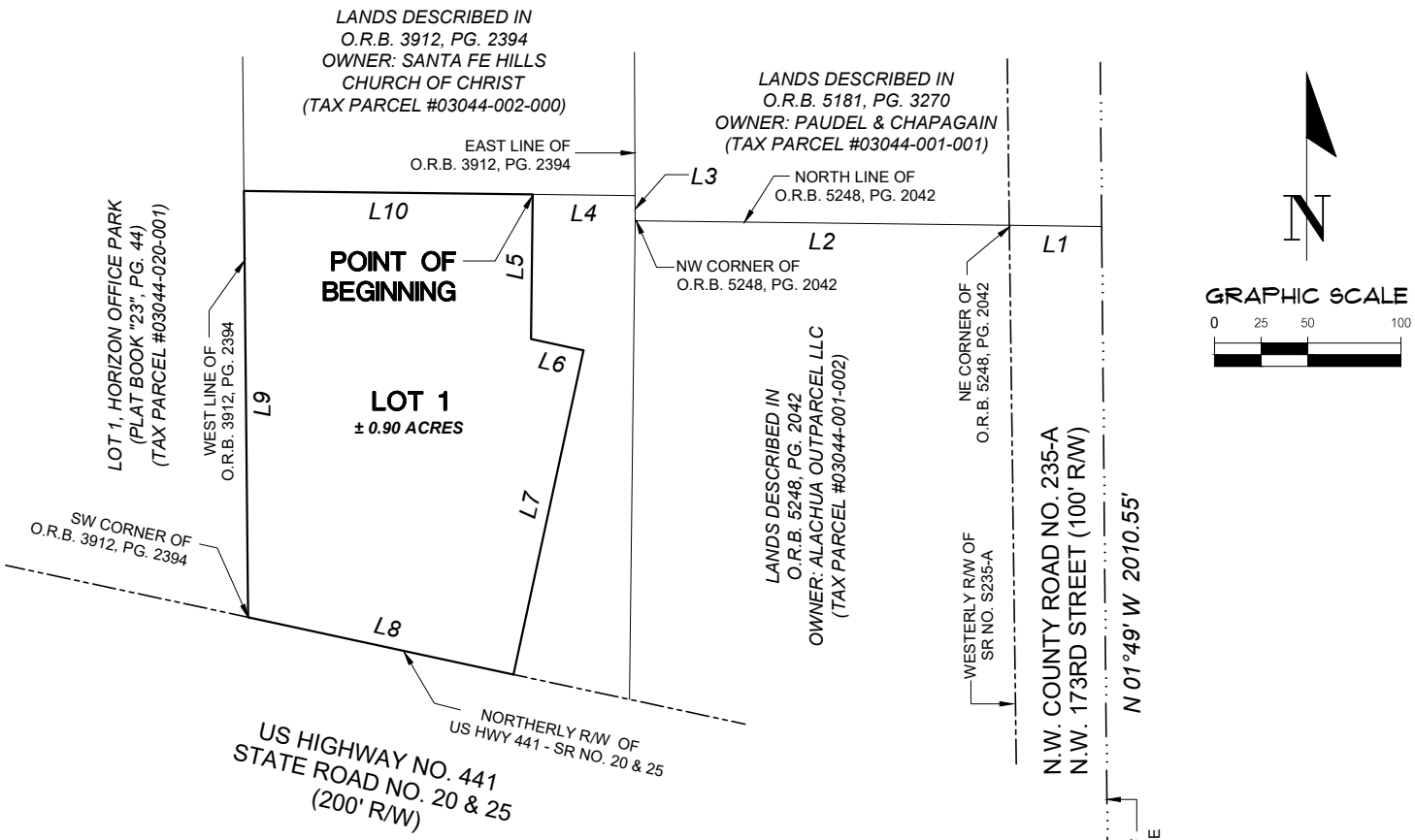
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com

LB-8246

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°29'00" W	50.00'
L2	N 89°18'45" W	200.79'
L3	N 0°16'15" W	13.55'
L4	N 89°18'45" W	54.91'
L5	S 0°41'15" W	77.66'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L6	S 77°49'00" E	28.79'
L7	S 12°11'00" W	178.11'
L8	N 77°48'54" W	145.67'
L9	N 0°33'27" W	228.95'
L10	S 89°18'45" E	155.00'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
NO. = NUMBER
SR. = STATE ROAD
CR. = COUNTY ROAD
R/W = RIGHT OF WAY
HWY = HIGHWAY
SEC 8 = SECTION 8
T8S = TOWNSHIP 8 SOUTH
R18E = RANGE 18 EAST

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 ADJUSTMENT.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

ALAKAI ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY

SHEET NO: 2 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A COLSON

(SEE SHEET ONE OF TWO)

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 01-08-2026
TECHNICIAN: NAD
CHECKED BY: CAC
PROJECT NUMBER: 23-0320.02

SCALE: 1" = 100'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

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

Legal Description

Dutch Bros - West Side Commons - Alachua, FL / Parcel A (Tax Identification Number: 03044-002-000)

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.

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

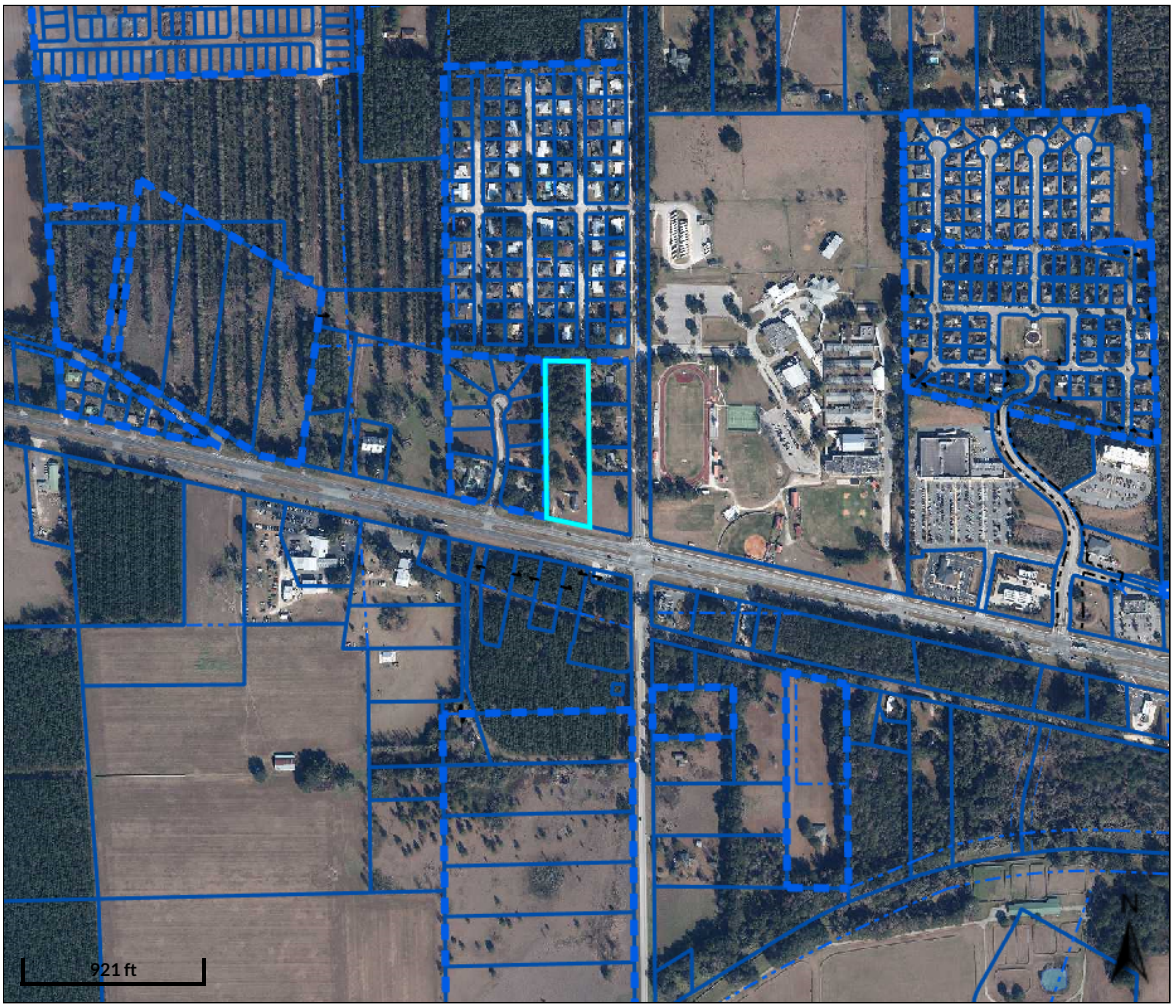
James P Forrester

Printed Notary Signature

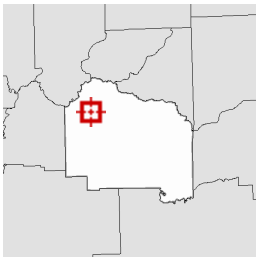
Comm. #/Expiration Date _____

JAMES P. FORRESTER
MY COMMISSION # DD 717133
EXPIRES: January 20, 2012
Bonded Thru Notary Public Underwriters

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview



Legend

Parcels
Lakes

Parcel ID	03044-002-000	**Prop ID**	12582	**Owner Address**	SANTA FE HILLS CHURCH OF CHRIST
Sec/Twp/Rng	08-08-18	**Class**	CHURCHES		C/O ROBERT MATHENY
Property Address	16313 NW US HWY 441	**Acreage**	3.08		807 SOUTHWOOD DR
	ALACHUA				PERRY, FL 32348

District 1700 - ALACHUA

Brief Tax 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 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
(Note: Not to be used on legal documents)

Date created: 9/10/2025
Last Data Uploaded: 9/10/2025 5:56:31 AM

Developed by SCHNEIDER GEOSPATIAL

ALATB15081F

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!

Project Narrative, Concurrency Impact, Comprehensive Plan and Needed Fire Flow Analysis

for

Dutch Bros. Coffee

Northwest Corner of US Highway 441 and NW 173rd Street
Alachua, Florida

September 5, 2025
Revised January 9th, 2026

2025.0297

Submitted By

INTERPLAN

Serving Restaurant and Retail Brands
Nationwide since 1972.

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

TABLE OF CONTENTS

1. Project Narrative and Concurrency Analysis
2. Consistency with City of Alachua Comprehensive Plan Analysis
3. Needed Fire Flow Analysis

1. Project Narrative and Concurrency Analysis

This site plan application requests to construct a new 1,035 square foot Dutch Bros. Coffee shop on an approximately 0.90 acre parcel referred to as 'Lot 1' located at the Westside Crossing commercial development. Shown below is an analysis of the proposed development's concurrency demands and the existing infrastructure available to serve the project.

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Trip Rate	Daily	AM Peak	PM Peak
Proposed							
Coffee Shop w/ Drive-Thru & No indoor seating	938	Drive-Thru Lane	1	Daily = 179 AM Peak = 39.31 PM Peak = 15.08	179 Trips	40 Trips	15 Trips

Conclusion: Approval of this application results in an additional 179 daily and 40 AM peak hour trips on the public road network. This does not include the effect of pass-by trips which the traffic study estimates to be approximately 162 trips.

Per the traffic study conducted by Traffic Planning and Design, Inc., the comprehensive plan roadway segment analysis showed 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.

Additionally, the intersection analysis conducted by TPD indicated that the intersection currently operates at an acceptable Level of Service, and will continue to operate at an acceptable LOS after project build-out.

Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	(50 GPD / 100 SF) + (15 GPD/ employee (8-hr shift)) (Carry out only)	578 GPD (4 employees)	138,980 GPD	138,402 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	(50 GPD / 100 SF) + (15 GPD/ employee (8-hr shift)) (Carry out only)	578 GPD (4 employees)	168,166 GPD	167,588 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 25 Tons per year or 137 lbs. per day	10,184 Tons per year	10,209 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City's adopted LOS for the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:

Water – 578 GPD
Sewer – 578 GPD
Solid Waste – 25 Tons per year or 137 lbs. per day
Transportation – 179 Max Daily Trips

Based on the fact that the public facilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

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-orientated uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/businesses 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.

The proposed Dutch Bros coffee shop development is allowed in the property's current land use and zoning classification. This project is proposed to provide quality drinks to the adjacent residential development and school.

Policy 1.3.d: Design and performance standards: The following criteria shall apply

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

The site plans for the subject property conform to the above requirements. The proposed density is well below the maximum allowable density.

Policy 1.3.e: Density and intensity standards.
1. Non-mixed-uses. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use land use categories:
a. Density. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.

b. Intensity. Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
2. Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
a. Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.
b. Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

The site plans for the subject property conform to the above requirements for non-mixed use developments. The proposed density is well below the maximum allowable density.

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 mitigated 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 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.

The subject property is located on a busy intersection on a state highway, is part

of the City's Corporate Corridor Activity Center and is surrounded by other commercially zoned and developed property along US 441, making this 'infill' development. Access points are limited to 1 each per public road, with appropriate signage and traffic channelizing to limit traffic movements. The proposed Dutch Bros coffee shop is compatible with adjacent properties along US 441 and appropriate landscaped buffers are provided, on the subject property, from adjacent properties. Public sidewalks, including a wider mixed-use path along NW 173rd, are proposed.
No additional right of way for public roads is required.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.
1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The subject property is located in the US 441 Corporate Corridor Activity Center. The proposed site plan is being designed as part of a coordinated development plan and contributes to the goal of welcoming residents to the City with food and drink options and additional economic development opportunities.

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

This project will not promote the use of land far from existing urban areas for low density, nor will it create a need for the costly extension of services. All public roads and utilities are available adjacent to or close to the development, and the property is located on a busy intersection and surrounded by existing development on all sides.

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.

Changes to the existing topography will be limited, and there are no know seepage slopes on site. Existing vegetation, including several large trees, will be preserved where possible.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations have been applied to the various soil types on this site. All soils are well drained and non-hydric

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.

The subject property is not within any FEMA Special Flood Hazard Zone area, it is in Zone X, an area of minimal flood hazard.

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.

There are no documented wetlands on the project site. All soils are well drained and non-hydric.

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.

There are no documented listed wildlife or plant species or their habitat onsite. As the proposed Dutch Bros coffee shop is proposed on an existing developed lot that is regularly mowed, there appears to be no need to investigate further as the area does not appear to be inviting to listed species.

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

Section 2 of this report demonstrates the impacts that the proposed development will have on public facilities and services. Sufficient capacity appears to exist for this development. Below we have repeated the information provided in section 2 for immediate reference:

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Trip Rate	Daily	AM Peak	PM Peak
Proposed							
Coffee Shop w/ Drive-Thru & No indoor seating	938	Drive-Thru Lane	1	Daily = 179 AM Peak = 39.31 PM Peak = 15.08	179 Trips	40 Trips	15 Trips

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Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	(50 GPD / 100 SF) + (15 GPD/ employee (8-hr shift)) (Carry out only)	578 GPD (4 employees)	138,980 GPD	138,402 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	(50 GPD / 100 SF) + (15 GPD/ employee (8-hr shift)) (Carry out only)	578 GPD (4 employees)	168,166 GPD	167,588 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 25 Tons per year or 137 lbs. per day	10,184 Tons per year	10,209 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City's adopted LOS for the solid waste facility system.

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Sewer – 578 GPD
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Transportation – 179 Max Daily Trips

Based on the fact that the public facilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities.

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

Section 2 (and the above) demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards.

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

Acknowledged, once certification is obtained the development and construction shall commence while said certification is valid.

CONSERVATION AND OPEN SPACE ELEMENT

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

None of the onsite soils are particularly susceptible to erosion issues. Standard erosion control measures are specified to be installed and used during construction and until final stabilization.

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

The National Wetlands Inventory database does not indicate any wetlands or hydric soils onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

Needed Fire Flow Analysis

Per NFPA for a 1,035 SF building with type of construction V-B, the required fire flow is 1500 GPM for 2 hours. Per the fire flow test done on-site the hydrant is capable of flowing 1807.02 gpm at 20 psi.

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

Alakai Acquisitions
33 E. Robinson, Suite 210
Orlando, FL 32801

Date: December 17, 2025

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 Ashley Rosado, 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 206·931·0526

Sincerely,

NICK JONES
(insert name of person signing this letter here)

MANAGER
(insert title of person signing this letter here)

STATE OF
COUNTY OF

Subscribed and sworn to before me this 22 day of DECEMBER, 2025.

Notary Public _____
Seal

My Commission Expires:

Notary Public State of Florida
Lance J. Samardge
My Commission HH 742787
Expires 11/19/2029

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

January 13, 2026

Tom Ridgik – Public Services Engineering Supervisor
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

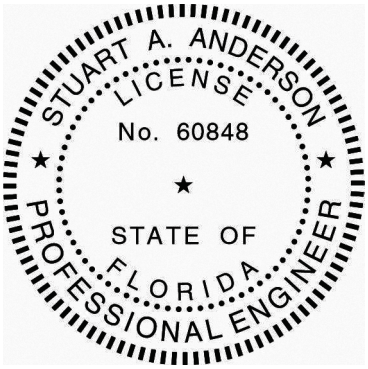
Reference: **Irrigation Water Meter Sizing Calculation**
IP # 2025.0363
Dutch Bros – Westside Commons, Alachua, FL

Dear Reviewer,

Please find this letter as the irrigation water meter sizing calculations for the Dutch Bros project located in the north-west corner of the intersection between US-441 and CR-235A. Per the landscape architect's calculations, the irrigation system design flow will be at a maximum 30 GPM. As per AWWA M22 meter standards, table 6-1, the proposed water meter for the irrigation system is a 1" meter. Please see the attached table.

Sincerely,
INTERPLAN LLC

Stuart Anderson, PE



STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate, *gpm*	Low-Normal Flow Rate, *gpm*	Change-over Range (Compound Meters)	High-Normal Flow Rate, *gpm*	Maximum Flow Rate *gpm*	Head Loss at Maximum Flow, *psi*
Positive displacement						
½ in.	0.25	1	N/A	7.5	15	15
⅝ in.	0.25	1		10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Multijet						
⅝ in.	0.25	1	N/A	10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Turbine class II						
1½ in.	N/A	4	N/A	90	120	7
2 in.		4		160	190	7
3 in.		8		350	435	7
4 in.		15		650	750	7
6 in.		30		1,400	1,600	7
8 in.		50		2,400	2,800	7
10 in.		75		3,500	4,200	7
12 in.		120		4,400	5,300	7
16 in.		200		6,500	7,800	7
20 in.		300		10,000	12,000	7
Compound class II						
2 in.	0.25	1	13	80	160	15
3 in.	0.50	2	15	175	350	15
4 in.	0.75	3	18	300	600	15
6 in.	1.50	5	20	675	1,350	15
8 in.	2.00	16	35	900	1,600	15
Fire service, type II—compound						
3 in	* see note	2	30	250	350	12
4 in.		4	40	400	700	12
6 in.		5	90	900	1,600	12
8 in.		8	150	1,600	2,800	12
10 in.		8	200	2,200	4,400	12

Source: Data are drawn from AWWA Standards C700, C701, C702, C703, C704, C708, C710, C712, C713, and C714, latest revision.

N/A = not applicable.

* Minimum flow rate is per the applicable AWWA standard for the bypass meter employed.

(Table continued on next page.)

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

January 14, 2026

Tom Rdigik
Public Services Engineering Supervisor, City of Alachua

RE: DUTCH BROS WATER METER SIZING CALCULATIONS FOR ALACHUA

Dear Tom,

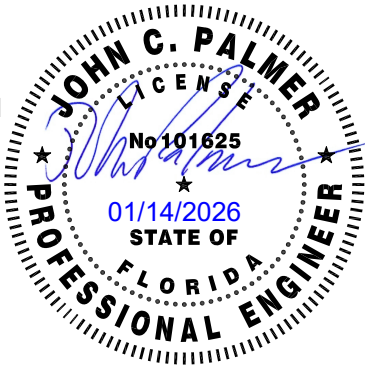
This letter contains the water meter sizing calculations for a Dutch Bros in Alachua, FL. The meter was sized using the International Plumbing Code (IPC) Appendix E, Table E104.1. With a pressure of 60 psi, a max development length of 100 ft, and a water supply fixture unit value of 35.5 (per plumbing plans on sheet P1.1), the meter is sized to be 1".

TABLE E104.1 MINIMUM SIZE OF WATER METERS, MAINS AND DISTRIBUTION PIPING BASED ON WATER SUPPLY FIXTURE UNIT VALUES (w.s.f.u.)

METER AND SERVICE PIPE (inches)	DISTRIBUTION PIPE (inches)	MAXIMUM DEVELOPMENT LENGTH (feet)									
Pressure Range 50 to 60 psi		40	60	80	100	150	200	250	300	400	500
3/4	1/2[a]	3	3	2.5	2	1.5	1	1	1	0.5	0.5
3/4	3/4	9.5	9.5	9.5	8.5	6.5	5	4.5	4	3	2.5
3/4	1	32	32	32	32	25	18.5	14.5	12	9.5	8
1	1	32	32	32	32	30	22	16.5	13	10	8
3/4	1 1/4	32	32	32	32	32	32	32	32	29	24
1	1 1/4	80	80	80	80	80	68	57	48	35	28
1 1/2	1 1/4	80	80	80	80	80	75	63	53	39	29
1	1 1/2	87	87	87	87	87	87	87	87	82	70
1 1/2	1 1/2	151	151	151	151	151	151	139	120	94	79
2	1 1/2	151	151	151	151	151	151	146	126	97	81
1	2	87	87	87	87	87	87	87	87	87	87
1 1/2	2	275	275	275	275	275	275	275	275	247	213
2	2	365	365	365	365	365	365	365	329	272	232
2	2 1/2	533	533	533	533	533	533	533	533	533	486

Sincerely,

John Palmer
SR. MECHANICAL PROJECT MANAGER
5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884 **C** 720.252.4419
JohnPalmer@gallowayus.com



This item has been digitally signed and sealed by John Palmer 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.

LOGOUT

Navigate to...

VIEW PERMIT

Home / Services / Permitting / View Permit

Edit my Permit

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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citizenserve

Terms of Use (TermsofUse.pdf)

Privacy Policy (PrivacyPolicy.pdf)

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☐ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

1.This permit only applies to work being done within FDOT right of way. 2. Contact FDOT Inspector Dale Hunter 48 hours in advance 352-575-3713 for a preconstruction meeting and before any work is performed within FDOT right of way. 3 Have all utilities located before the preconstruction meeting. 9.The Contractor must have a copy of the approved FDOT Permit on site during construction.

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an adminstrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
2025-A-291-00030
Randall Woodard
8/28/2025

Call Summary

Wiginton FIRE SYSTEMS

Orlando . Jacksonville . Tampa . Melbourne . Daytona . Pensacola
West Palm Beach . Gainesville . Miami . Fort Myers . Atlanta . Charlotte

Gainesville Office
4949 South West 41st Blvd.
Suite 10A
Gainesville FL 32608
Phone: 352-258-6887

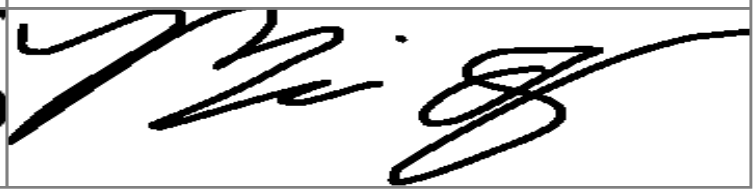
Location Name	WES0511	Customer Name	ALAC0002		
Westside Commons		Alachua Outparcel LLC			
Address		Contact		Phone	
Intersection of US-441 and NW 173rd St					
Service Call ID		City		State	Zip
260108-0022		Alachua		FL	32615
Description		Date		Call Creation Date	
HYDRANT FLOW TEST		1/13/2026		1/8/2026	
Primary Technician		Call Type		P.O. #	
Rodriguez, Jose		Quoted Call			

Resolution

Tested
Mike Ogden, Tae Donn, and Cooper Biseinere
Time in: 0730
We arrived on site, and got everything ready for the flow test. Unfortunately we received a text message from the fire marshal saying that he believes that he's came down with the flu, so he will not be able to make the flow test. Emory with alachua county is on site and witnessed the flow test. Report will be sent to all parties involved.
Time out: 1000

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

Customer Name and Signature	Technician Name and Signature
No one to sign	Michael Ogden, Jr
	

Call Summary

Service Photos

Before



After



WIGINTON FIRE SYSTEMS

4949 SW41st blvd., Suite 10A, Gainesville,Fl 32608

Hydrant Flow Worksheet

HYDRANT # & LOCATION **Flow: Westside Commons** DATE: **1/12/2026**

TEST BY: **Wiginton** Day or Week: **Monday** TIME OF DAY: **1/12/2026 9:00** MIN. OF FLOW: **5**

WATER SUPPLIED BY: **City**

PURPOSE OF TEST: **Sprinkler design criteria**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
* COEFFICIENT:	0.90		
PITOT READING:	35		
GPM:	1000		

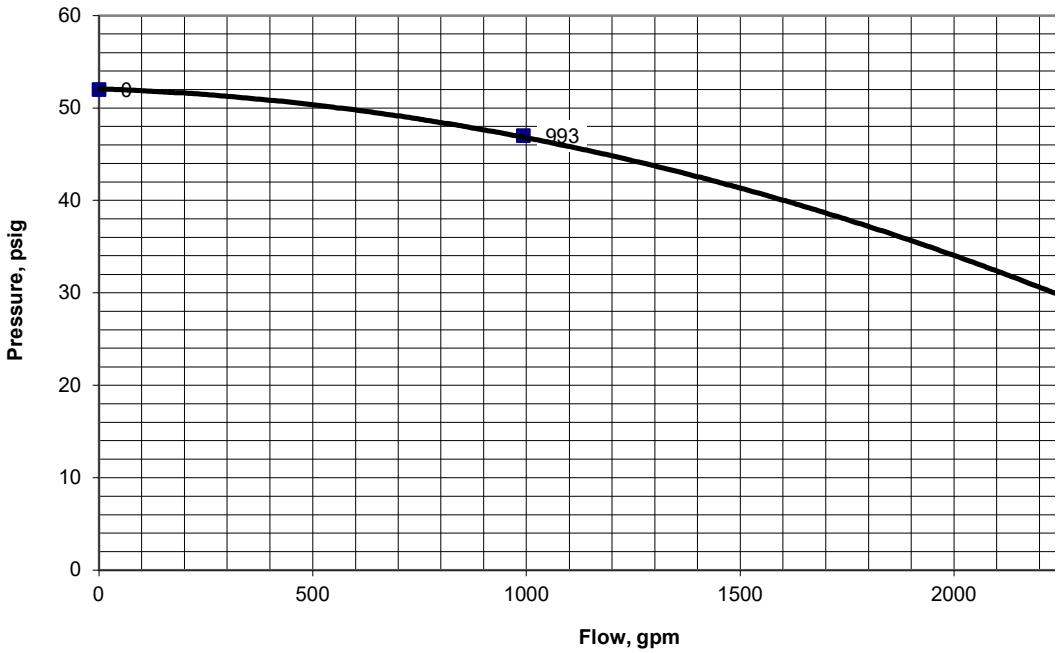
TOTAL FLOW DURING TEST: **1000** GPM

STATIC READING: **52** PSI RESIDUAL: **47** PSI

RESULTS: AT 20 PSI RESIDUAL **2725** GPM AT 0 PSI **3542** GPM

ESTIMATED CONSUMPTION: **5000** GAL.

REMARKS:



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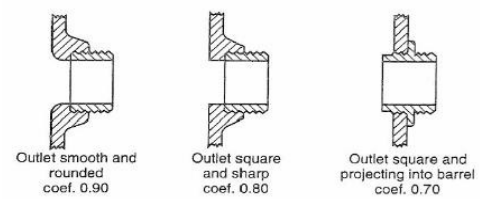

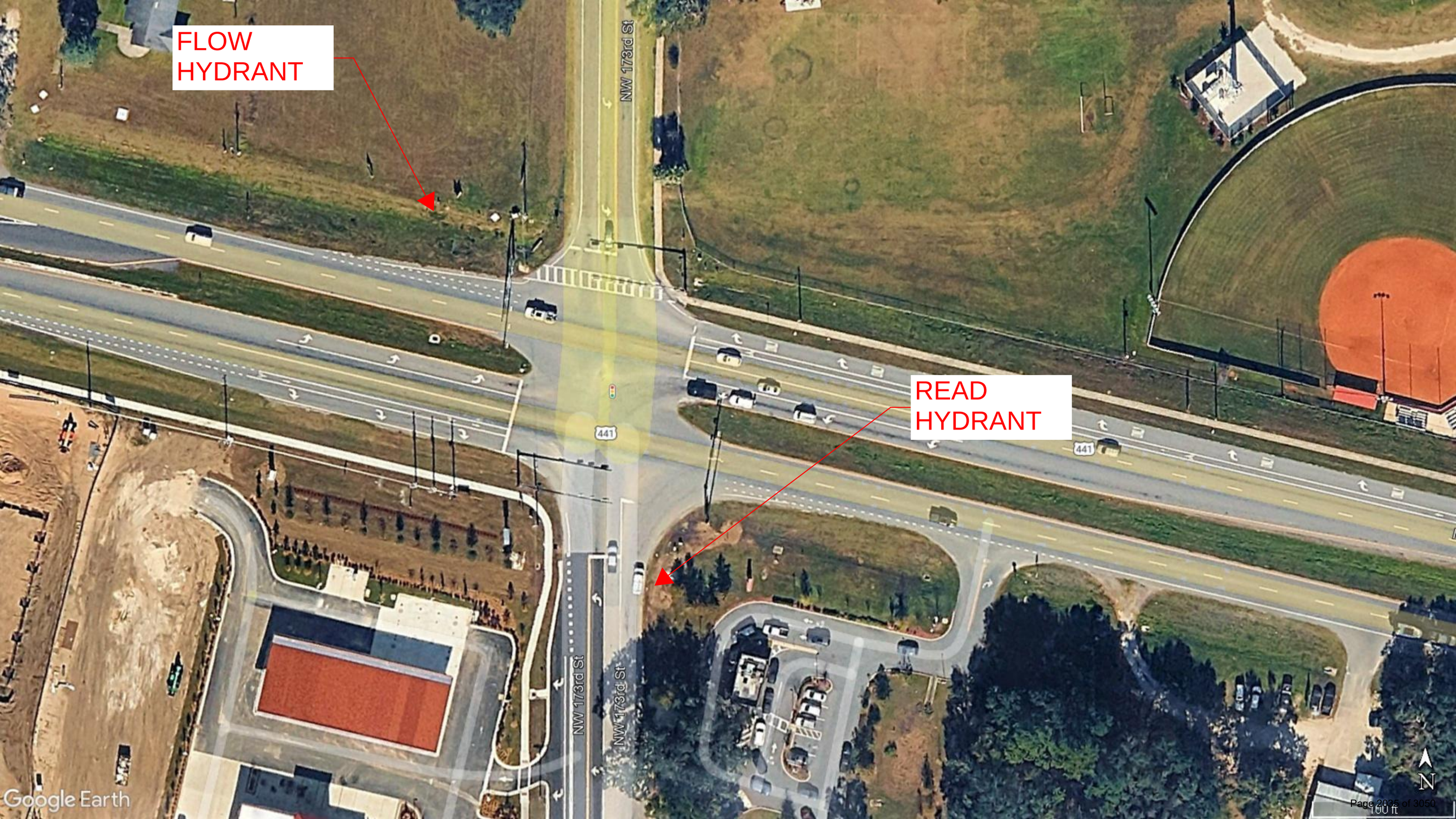
FLOW
HYDRANT
READ
HYDRANT
NW 173rd St
NW 173rd St
NW 173rd St
441
441
Google Earth
N
100 ft

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

Summary of Neighborhood Meeting for Proposed Site Plan
IP # 2024.0332
Westside Commons - Chipotle and Dutch Bros– Alachua, FL

A neighborhood meeting was held by Interplan LLC at 6:00 PM on Monday, June 2nd 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. Notices advertising the meeting were sent to property owners within 400 feet (list attached) of the Subject Parcels and an advertisement was posted in the Gainesville Sun 10 business days prior to the meeting as required by the City of Alachua. Prior to the meeting we received two e-mails from interested parties, a person with Rockford Realty Group confirming the location of the proposed site and an e-mail from an interested resident who later attended the meeting.

The meeting itself was held from 6:00 pm until 6:45 PM at the Legacy Park Multipurpose Center, and Chris Blurton w/Interplan LLC attended on behalf of the applicant to discuss both proposed site plans with any interested parties. A full size plan (i.e. 24"x36" 'D' size) showing both proposed site plans for the Chipotle restaurant and the Dutch Bros coffee shop was provided for review. A total of three people attended the meeting, their names and contact information are provided on the attached sign in sheet. I provided a quick summary of the process and the proposed site plans with the attendees and answered their questions.

Several questions and/or concerns were raised by attendees. One question was raised asking if the Chipotle would have a drive through-I explained that it would but only for pick up orders and there was no speaker box proposed. The driveway onto NW 173rd/CR 235-A was raised as a concern due to traffic from the school, and I noted that the driveway was to be signed and marked as a right-in/right-out only similar to the driveway on US 441. I stated that we would discuss the possibility of additional restrictions on the driveway with the developer and that Alachua County would ultimately dictate any required improvements for that driveway. Drainage was discussed and I noted that the retention pond was proposed for the rear of the development and was designed to discharge to US 441 first with an emergency overflow to the north that would discharge to the unimproved right-of-way north of the project site. Development, specifically residential or multistory development, on the rear of the site was discussed and I let the attendees know that no development was currently planned for that area and that it was largely being used for stormwater retention. Signage was also discussed and I noted that each site was proposed to have their own stand alone monument sign located along US 441. At approximately 6:45 PM there were no further questions or comments so the meeting was adjourned.

A copy of the newspaper advertisement, mailed notice, list of recipients and sign in sheet is attached.

Chris Blurton
Program Manager, Interplan LLC

NWC 173rd Street & US 441 - Chipotle Site Plan and Dutch Bros Site Plan Neighborhood Meeting - Sign In Sheet - June 2nd, 2025

NAME	ADDRESS	PH. # or E-MAIL
Soorya Lindberg		soorya.lindberg@gmail.com
Joan Sroka	16407 NW 174 Dr Ste A Alachua FL 32615	352-514-1258
Bryan Buesaka	15202 NW 147th Dr Alachua FL 32615	

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Chris Blurton
STE 4000
Interplan LLC
220 E. Central Pkwy. STE 4000
Altamonte Springs FL 32701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

05/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/16/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$56.12	
Tax Amount:	$0.00	
Payment Cost:	$56.12	
Order No:	11319485	# of Copies:
Customer No:	1483411	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE-RESCHEDULED MEETING

A neighborhood meeting will be held to discuss a proposed site plan for a new Chipotle restaurant located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Monday, June 2nd, 2025 from 6:00 pm to 7:00 pm at the Legacy Park Multipurpose Center, Meeting Room #2, 15400 Peggy Road Alachua, FL 32615.
Contact person: Chris Blurton
(407)645-5008 or
cblurton@interplanllc.com
May 16 2025
11319485

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Chris Blurton
STE 4000
Interplan LLC
220 E. Central Pkwy. STE 4000
Altamonte Springs FL 32701

STATE OF WISCONSIN, COUNTY OF BROWN

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05/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/16/2025

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	$56.12	
Tax Amount:	$0.00	
Payment Cost:	$56.12	
Order No:	11319595	# of Copies:
Customer No:	1483411	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE-RESCHEDULED MEETING

A neighborhood meeting will be held to discuss a proposed site plan for a new Chipotle restaurant located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Monday, June 2nd, 2025 from 6:00 pm to 7:00 pm at the Legacy Park Multipurpose Center, Meeting Room #2, 15400 Peggy Road Alachua, FL 32615.
Contact person: Chris Blurton
(407)645-5008 or
cblurton@interplanllc.com
May 16 2025
11319595

RESCHEDULED NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a proposed site plan submittal for a new Chipotle restaurant located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This meeting will take the place of the meeting that was previously scheduled for May 20th at 6:00pm and that meeting has now been canceled due to a conflict.

Date: June 2nd, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #2

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a proposed site plan for a Chipotle restaurant along with other site improvements such as parking at the above referenced location. A copy of the site plan will be available for review and comment at the meeting, or you may contact Chris Blurton as noted above to request an electronic copy of said proposed site plan.

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

RESCHEDULED NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a proposed site plan submittal for a new Dutch Bros Coffee Shop located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This meeting will take the place of the meeting that was previously scheduled for May 20th at 6:00pm and that meeting has now been canceled due to a conflict.

Date: June 2nd, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #2

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a proposed site plan for a Dutch Bros Coffee Shop along with other site improvements such as parking at the above referenced location. A copy of the site plan will be available for review and comment at the meeting, or you may contact Chris Blurton as noted above to request an electronic copy of said proposed site plan.

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

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

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

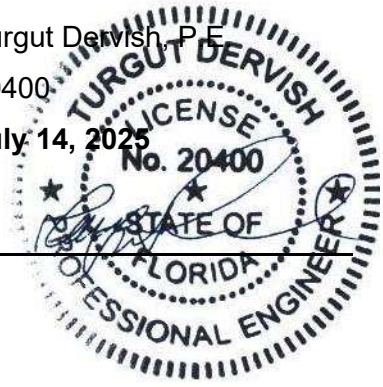
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No.: 20400

DATE: **July 14, 2025**

SIGNATURE: _____



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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 full access 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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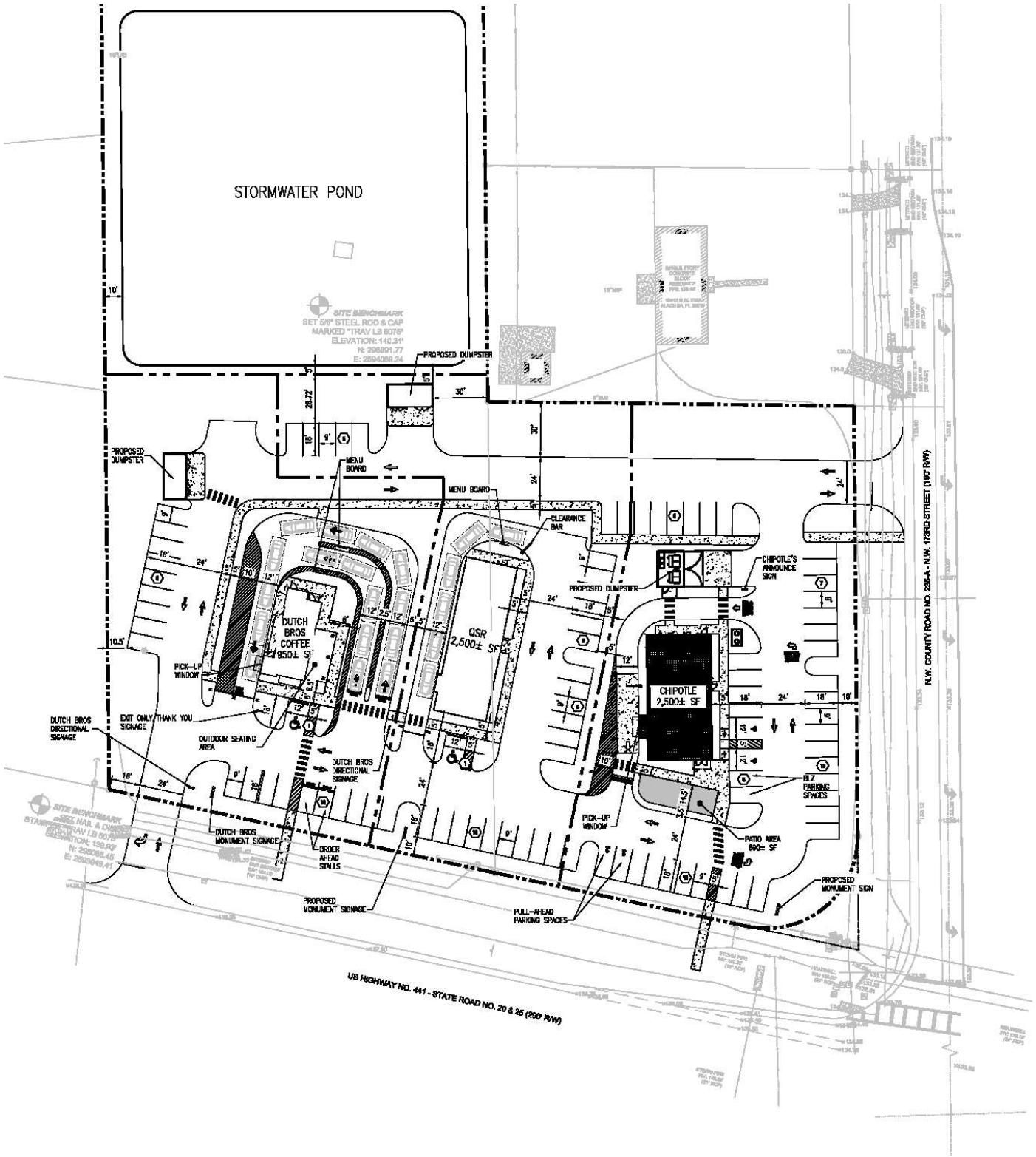
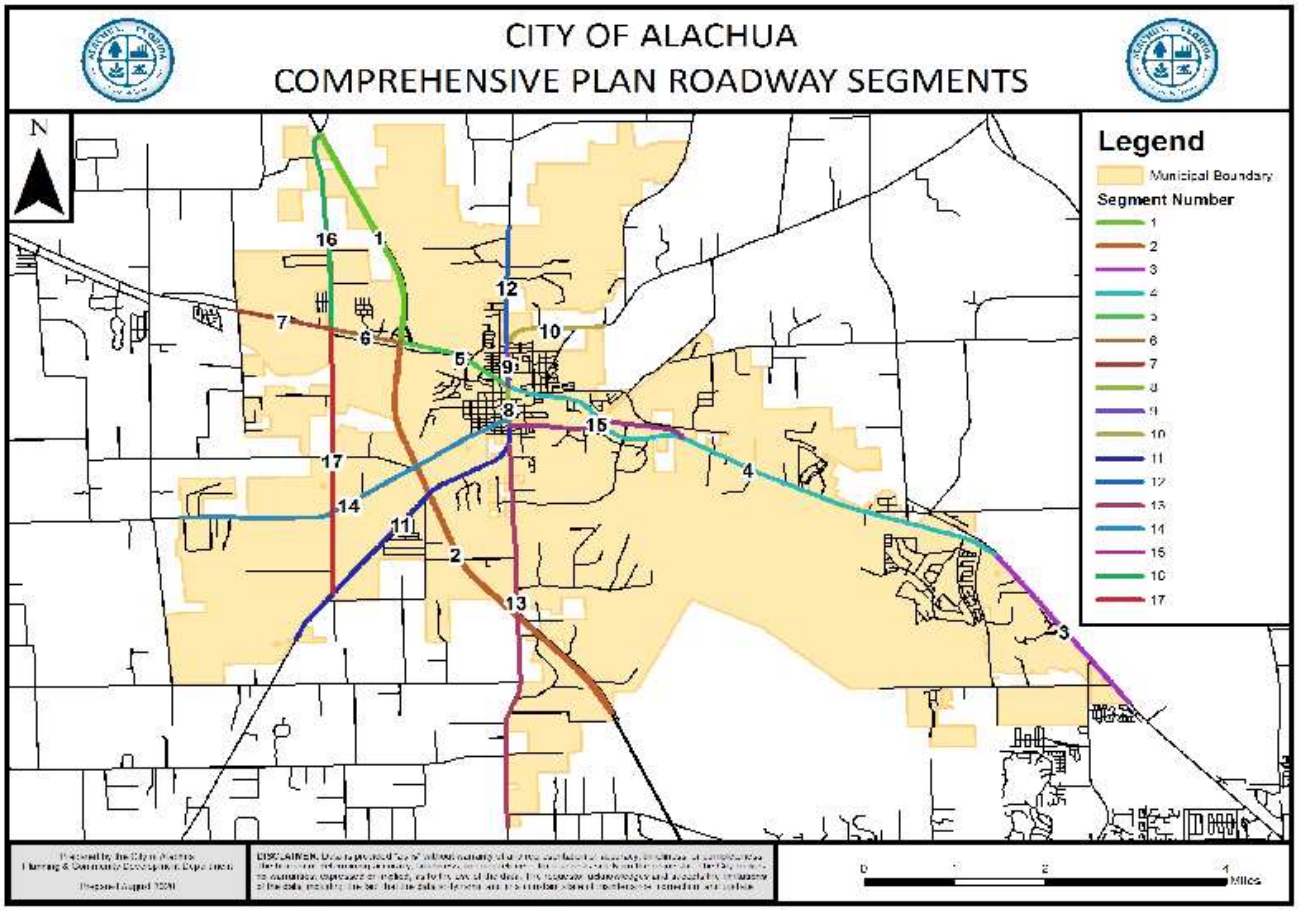

STORMWATER POND
SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 8076"
ELEVATION: 140.31'
PROPOSED DUMPSTER
PROPOSED DUMPSTER
MENU BOARD
MENU BOARD
CLEARANCE BAR
DUTCH BROS COFFEE 950± SF
QSR 2,500± SF
CHIPOTLE 2,500± SF
CHIPOTLE'S ANNOUNCE SIGN
PROPOSED DUMPSTER
PICK-UP WINDOW
DUTCH BROS DIRECTIONAL SIGNAGE
EXIT ONLY THANK YOU SIGNAGE
OUTDOOR SEATING AREA
DUTCH BROS DIRECTIONAL SIGNAGE
DUTCH BROS MONUMENT SIGNAGE
ORDER AHEAD STALLS
PROPOSED MONUMENT SIGNAGE
PICK-UP WINDOW
BIZ PARKING SPACES
PATIO AREA 660± SF
PROPOSED MONUMENT SIGN
PULL-AHEAD PARKING SPACES
N.W. COUNTY ROAD NO. 225-A - N.W. 175RD 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**.

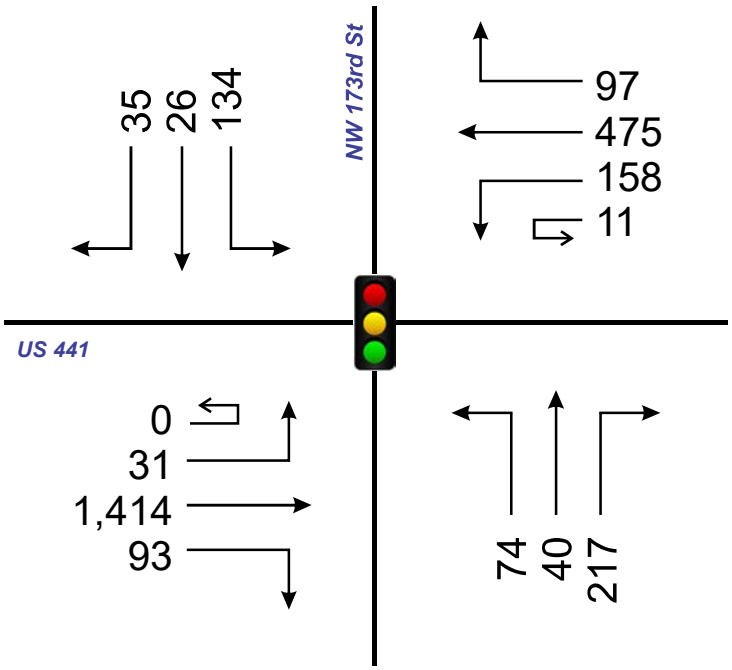
Table 2
Existing P.M. Intersection Capacity Analysis

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

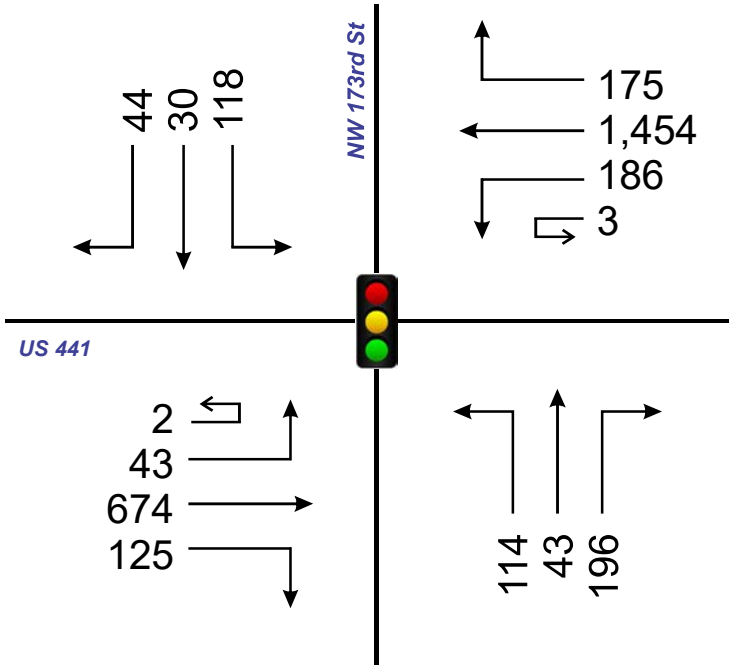
Table 1
Existing Comprehensive Plan Roadway Capacity Analysis – Peak Hour

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.



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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

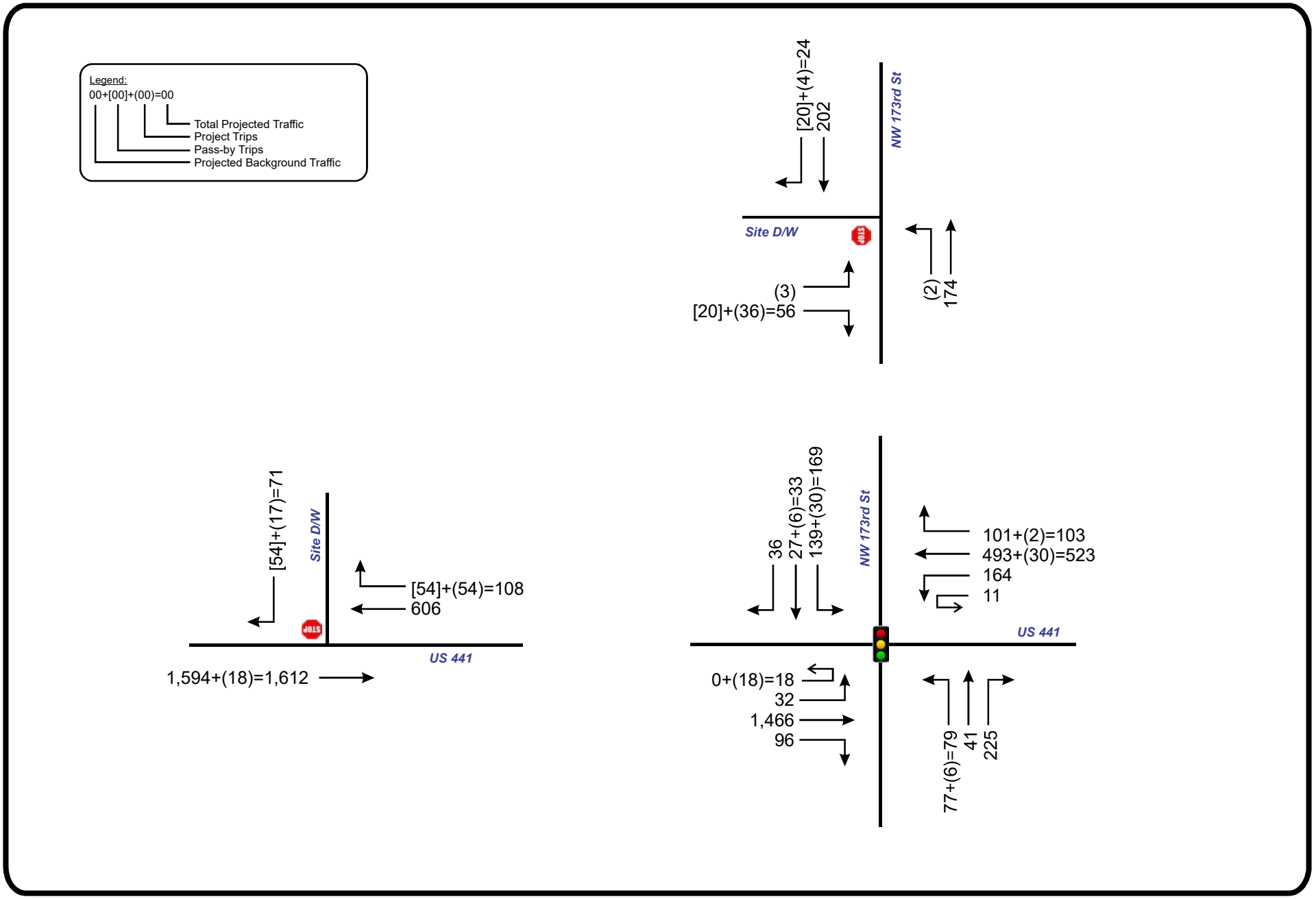
To assess the projected operating conditions at the study intersections, intersection capacity analyses were conducted using the *Highway Capacity Software (HCS)*. Total A.M. and P.M. peak hour traffic volumes were determined by combining background traffic and project trips. **Figures 6 and 7** show 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%



Westside Commons
Project № 6064
Figure 6
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Projected A.M. Peak Hour Turning Movement Counts

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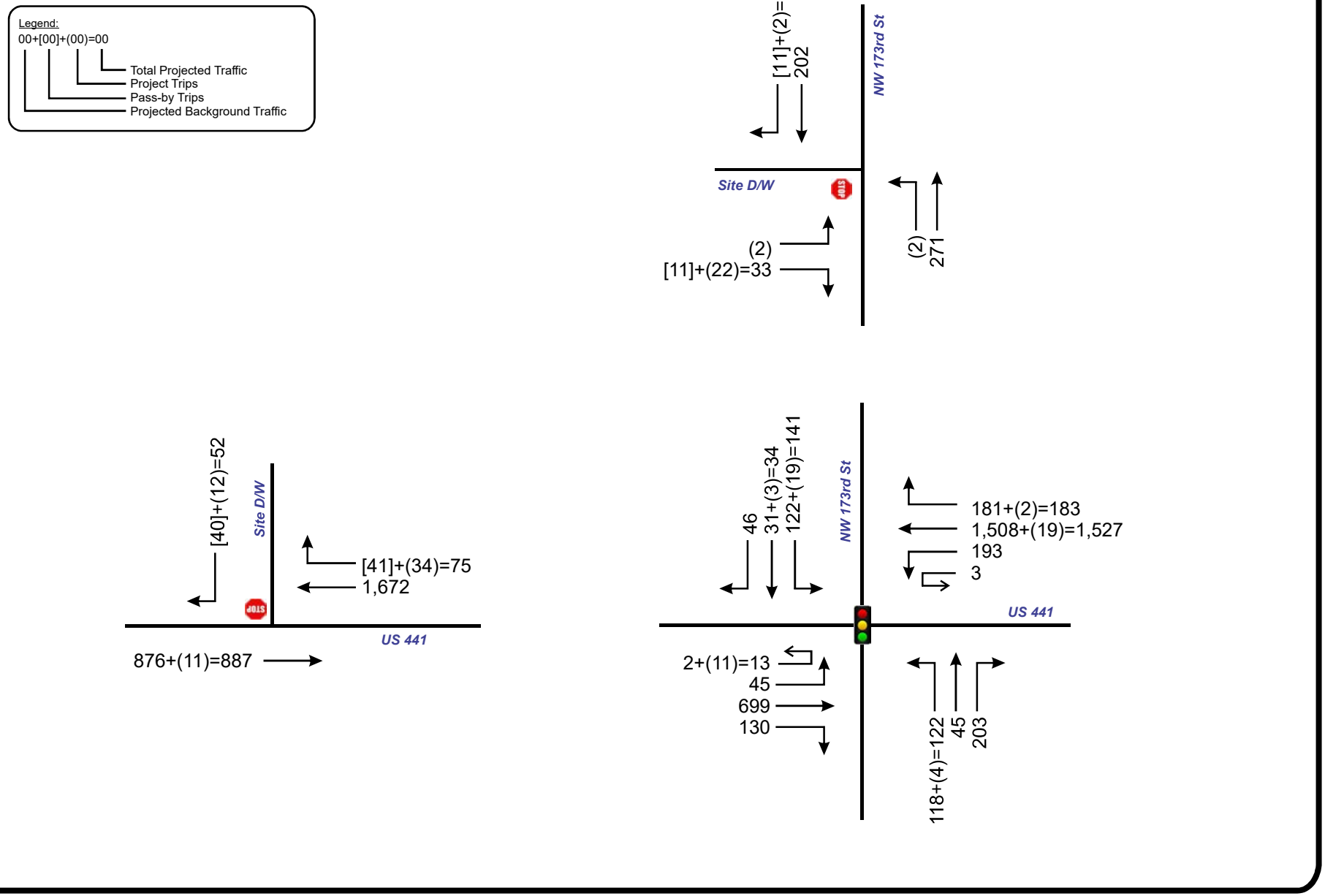

Westside Commons
Project № 6064
Figure 7
Page 15

Projected P.M. Peak Hour Turning Movement Counts

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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	36.6	D	17.4	B	50.4	D	54.4	D
		P.M.	34.0	C	39.2	D	22.2	C	50.7	D	36.7	D
US 441 & Site Driveway- Right in / Right out	Stop	A.M.	--	--	--	--	--	--	11.0	B	--	--
		P.M.	--	--	--	--	--	--	21.0	C	--	--
NW 173rd St & Site Driveway	Stop	A.M.	9.4	A	--	--	7.7	A	--	--	--	--
		P.M.	9.3	A	--	--	7.7	A	--	--	--	--

Turn Warrant Analysis

Access to the site is proposed via two driveways, a right in / right out driveway on US 441 and a full access driveway NW 173rd Street. To determine the need for separate left or 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 left or 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 25 feet for 1 vehicle, from HCS P.M. Analysis)

TL = 185 + 25 = 210 feet

The westbound right turn lane length should be a minimum of 210 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 full access 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 full access 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 210 feet, which includes a 50-foot taper. The NW 173rd Street driveway does not warrant a separate left or 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

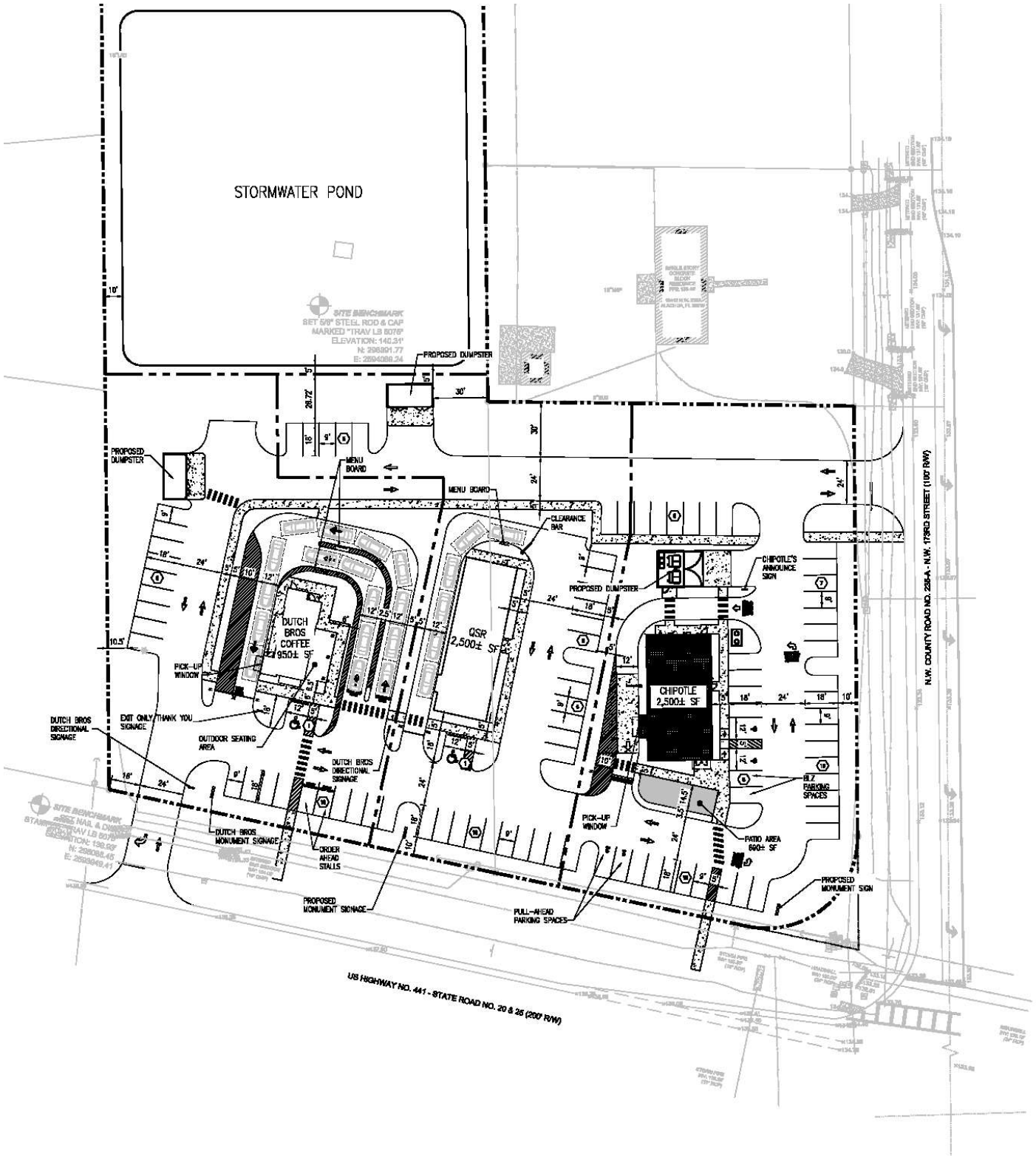

STORMWATER POND
SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 8076"
ELEVATION: 140.31'
PROPOSED DUMPSTER
PROPOSED DUMPSTER
MENU BOARD
MENU BOARD
CLEARANCE BAR
DUTCH BROS COFFEE 950± SF
QSR 2,500± SF
CHIPOTLE 2,500± SF
CHIPOTLE'S ANNOUNCE SIGN
PROPOSED DUMPSTER
PICK-UP WINDOW
DUTCH BROS DIRECTIONAL SIGNAGE
EXIT ONLY THANK YOU SIGNAGE
OUTDOOR SEATING AREA
DUTCH BROS DIRECTIONAL SIGNAGE
DUTCH BROS MONUMENT SIGNAGE
ORDER AHEAD STALLS
PROPOSED MONUMENT SIGNAGE
PICK-UP WINDOW
BIZ PARKING SPACES
PATIO AREA 660± SF
PROPOSED MONUMENT SIGN
PULL-AHEAD PARKING SPACES
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)

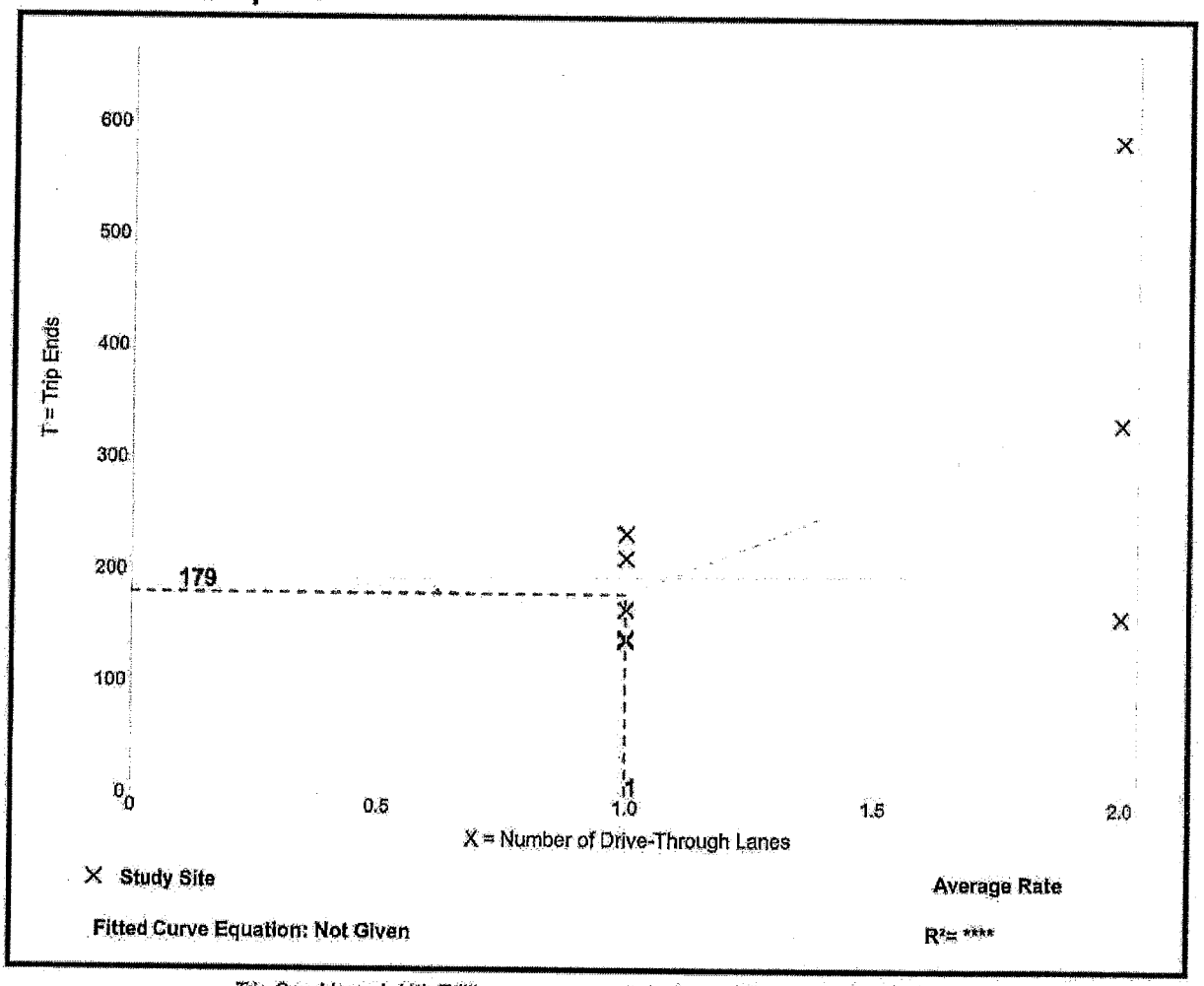
Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday**

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

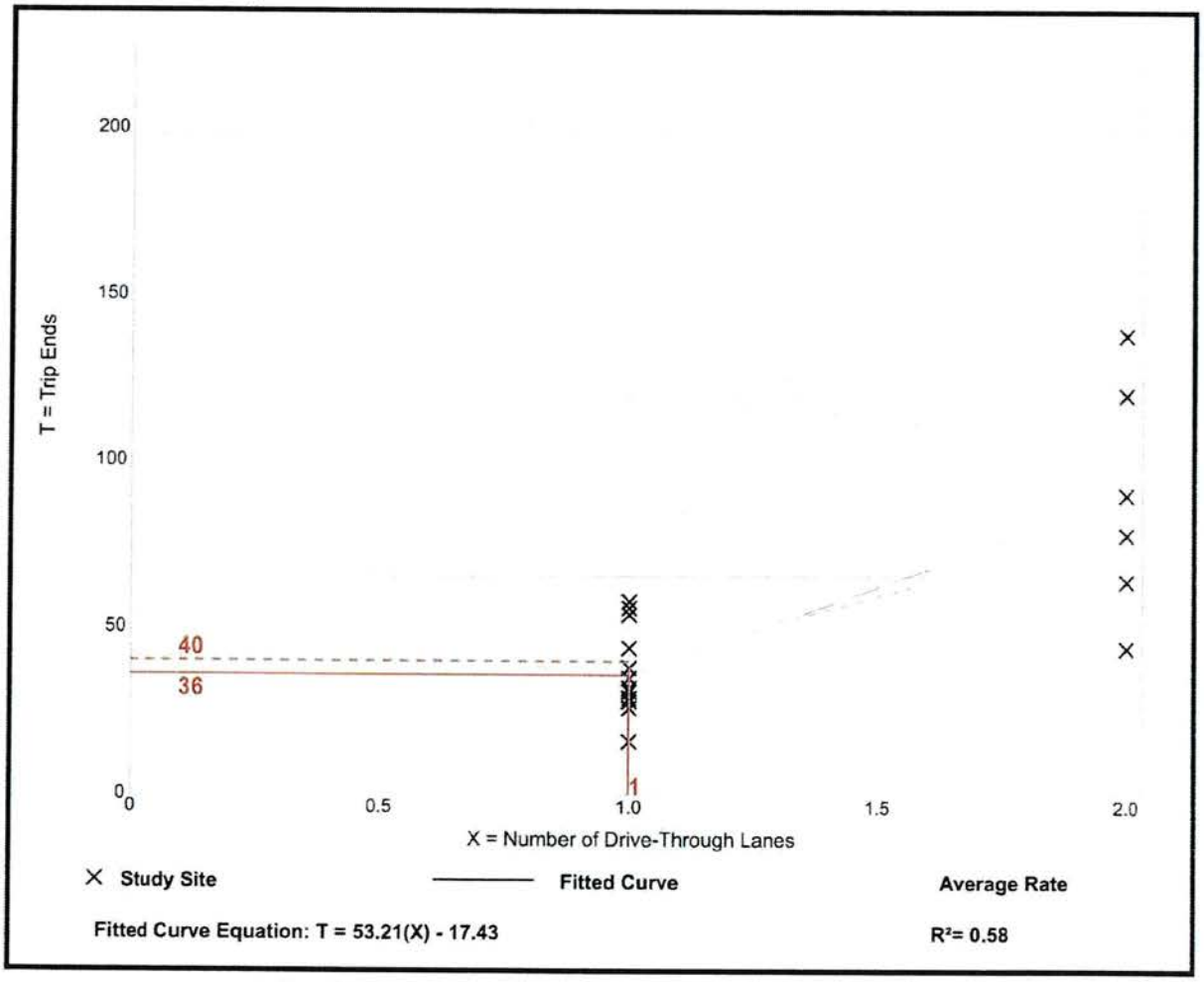
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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

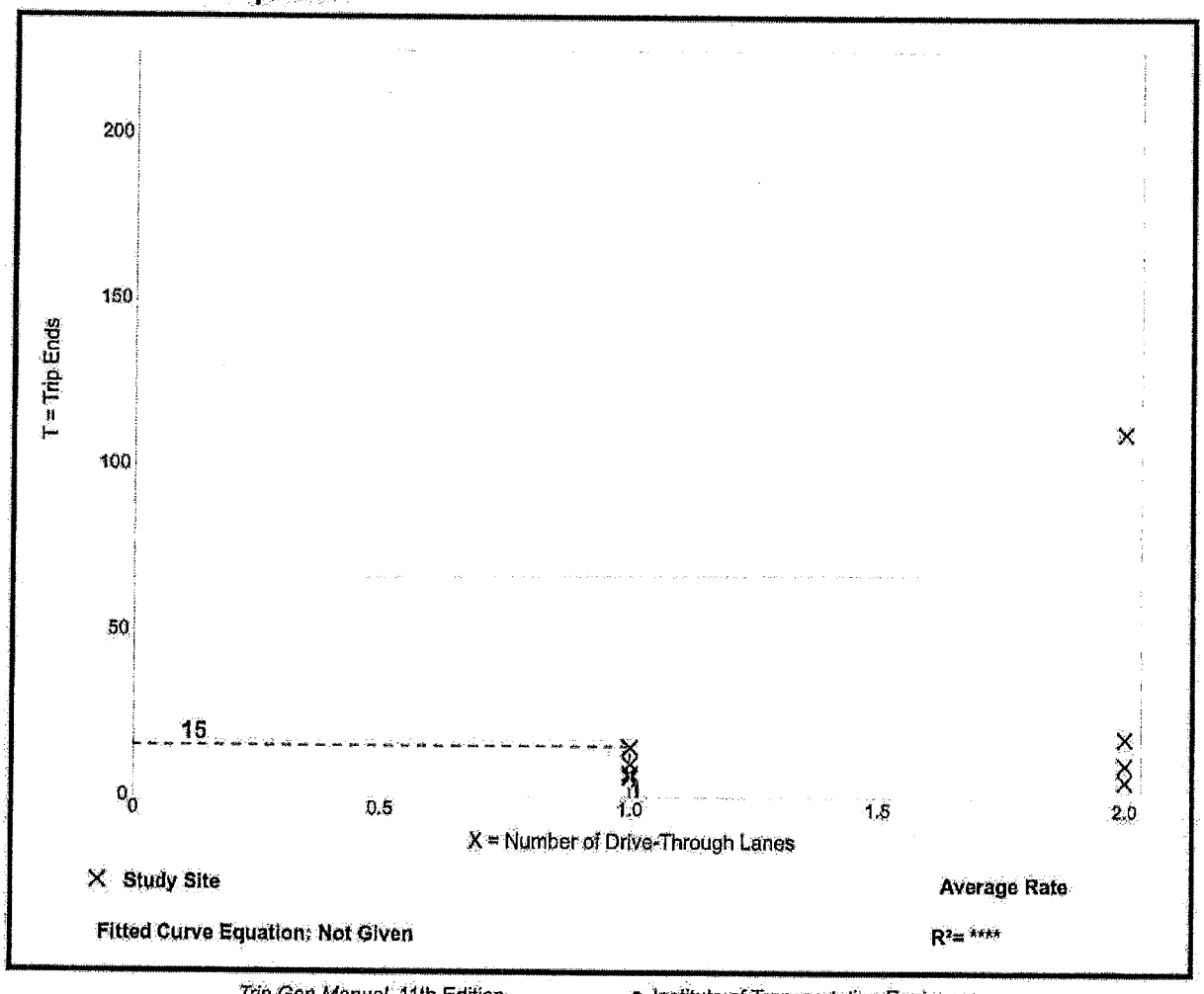
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

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)

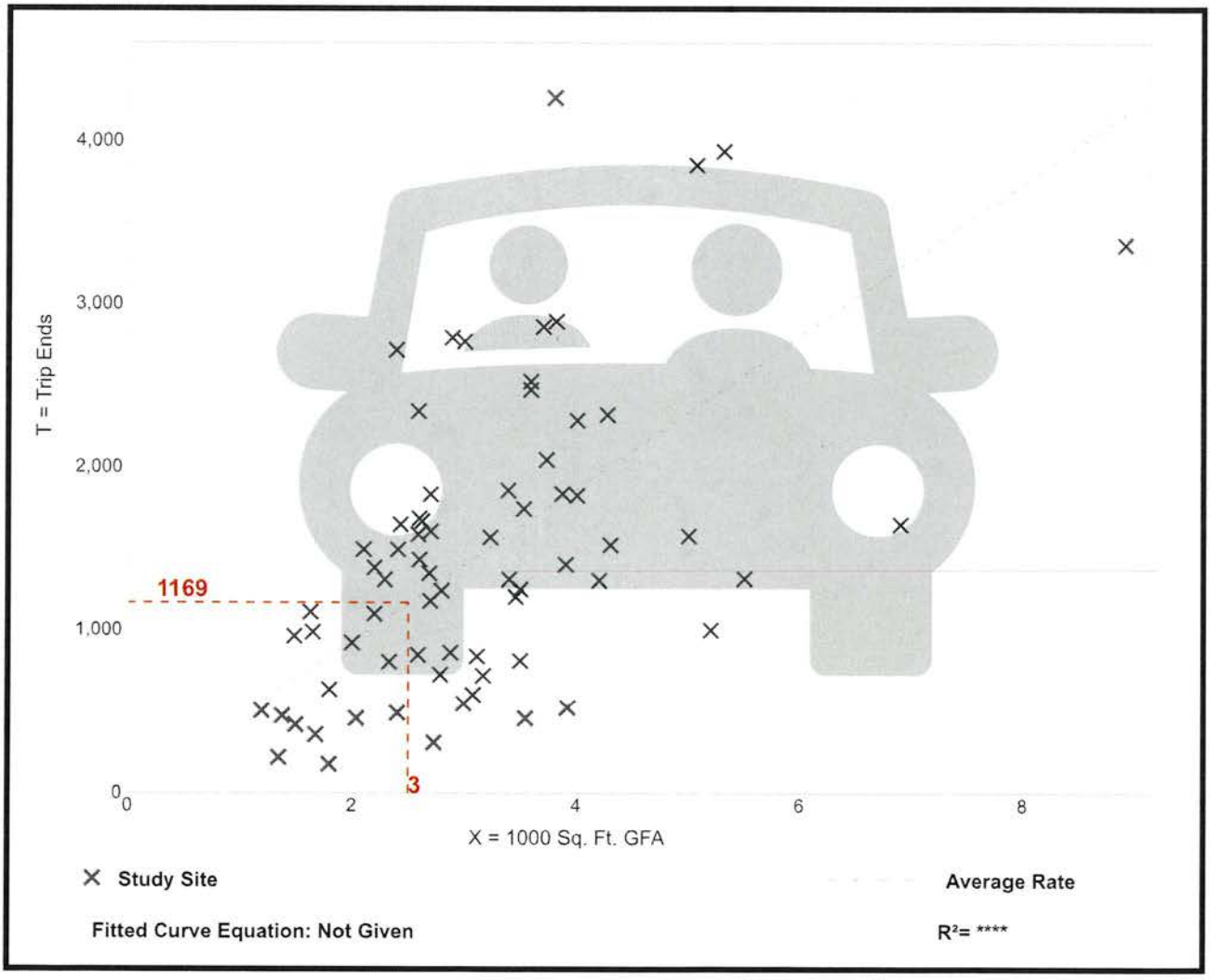
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



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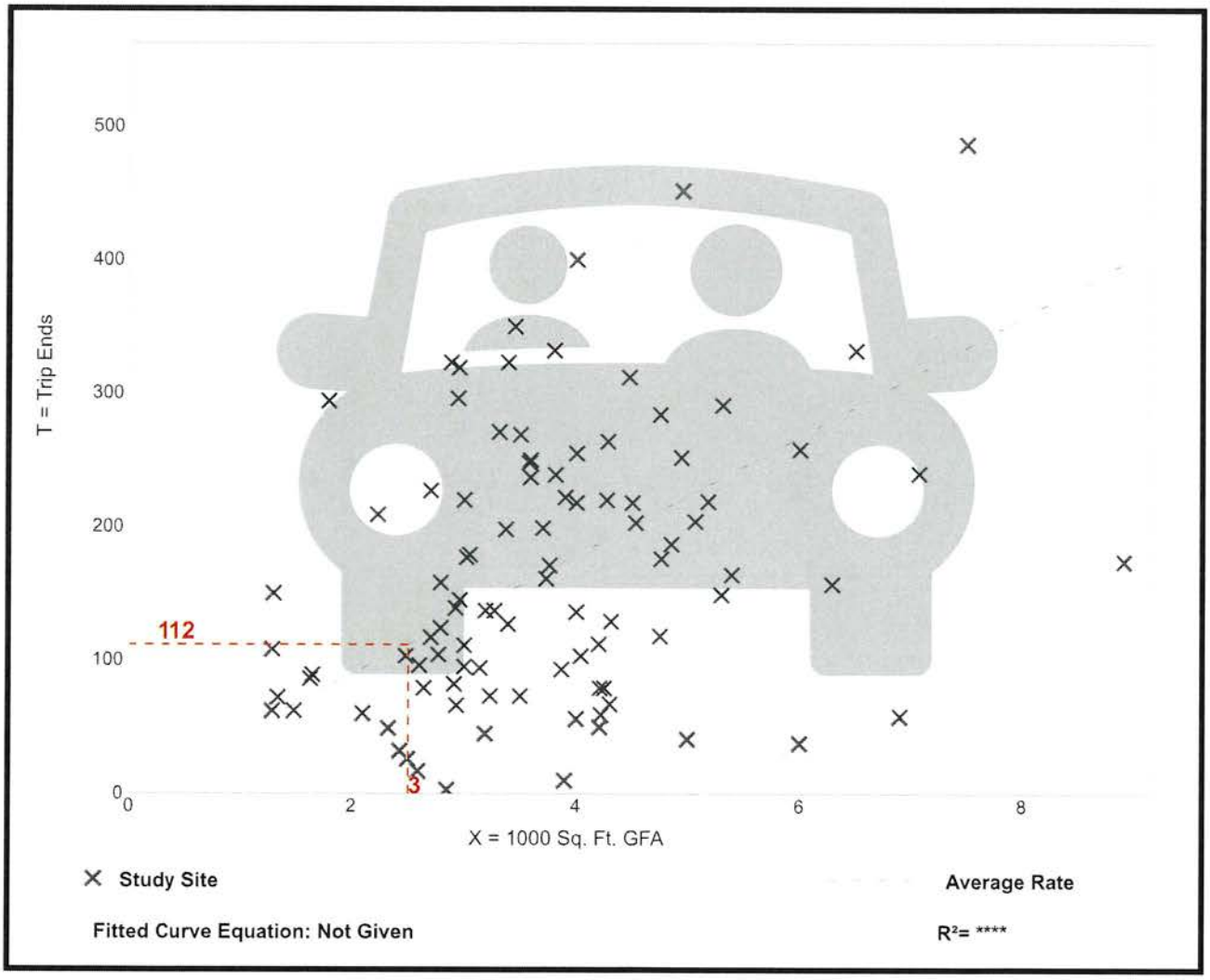
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 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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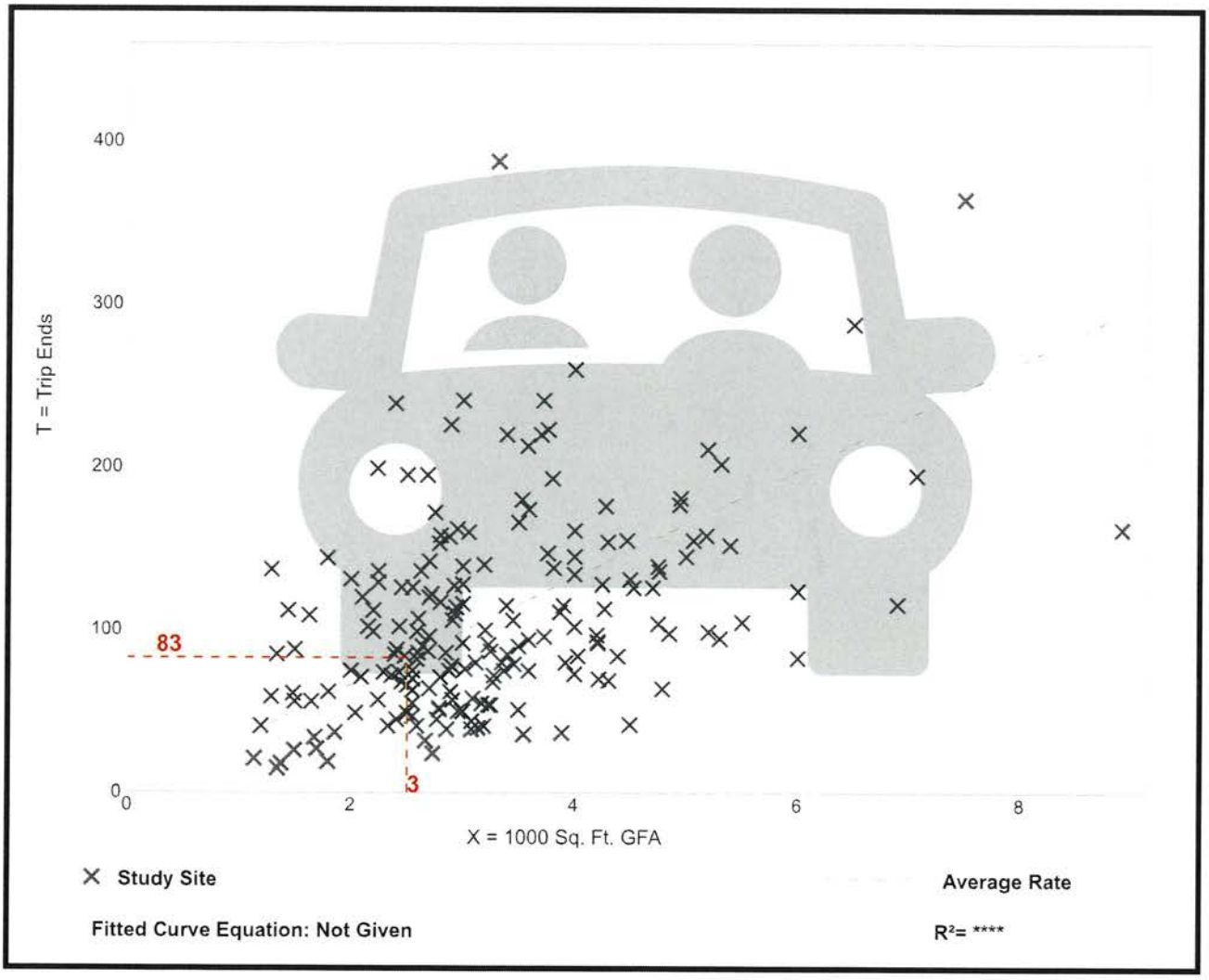
Fast-Food Restaurant with Drive-Through Window
(934)

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

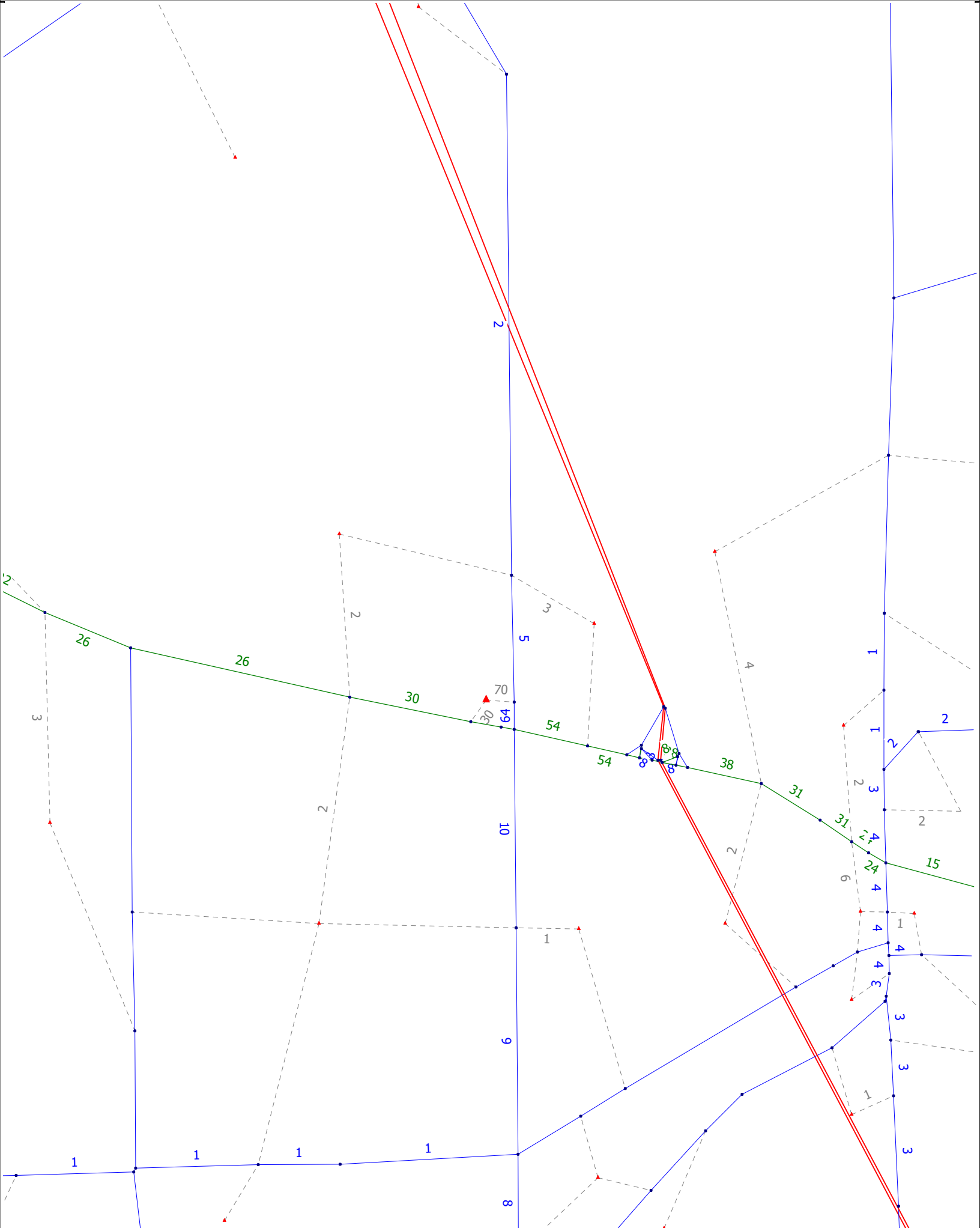
COUNTY: 26 ALACHUA

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

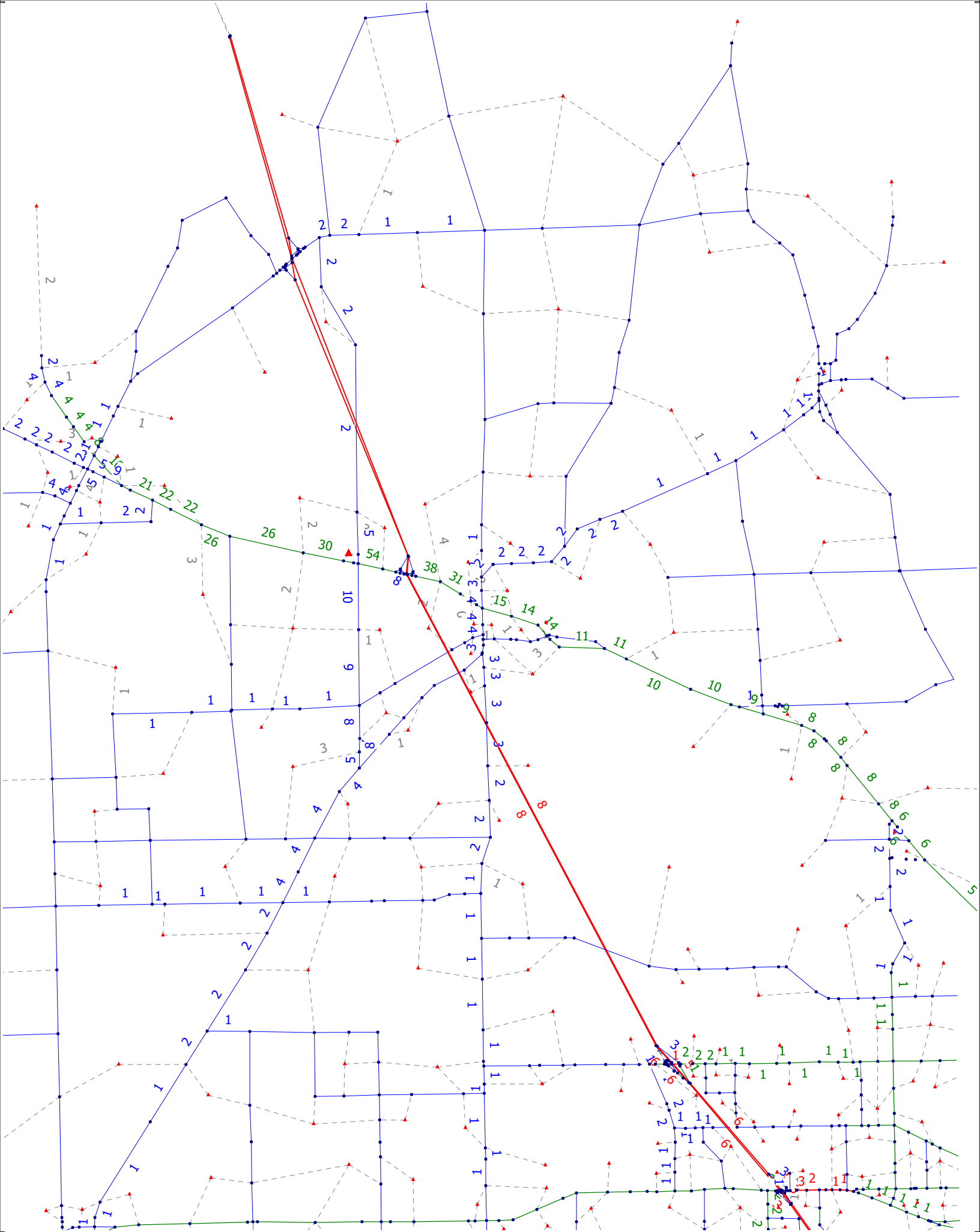
SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : 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



(Licensed to CREWS, LLC)



(Licensed to CREWS, LLC)

Attachment D

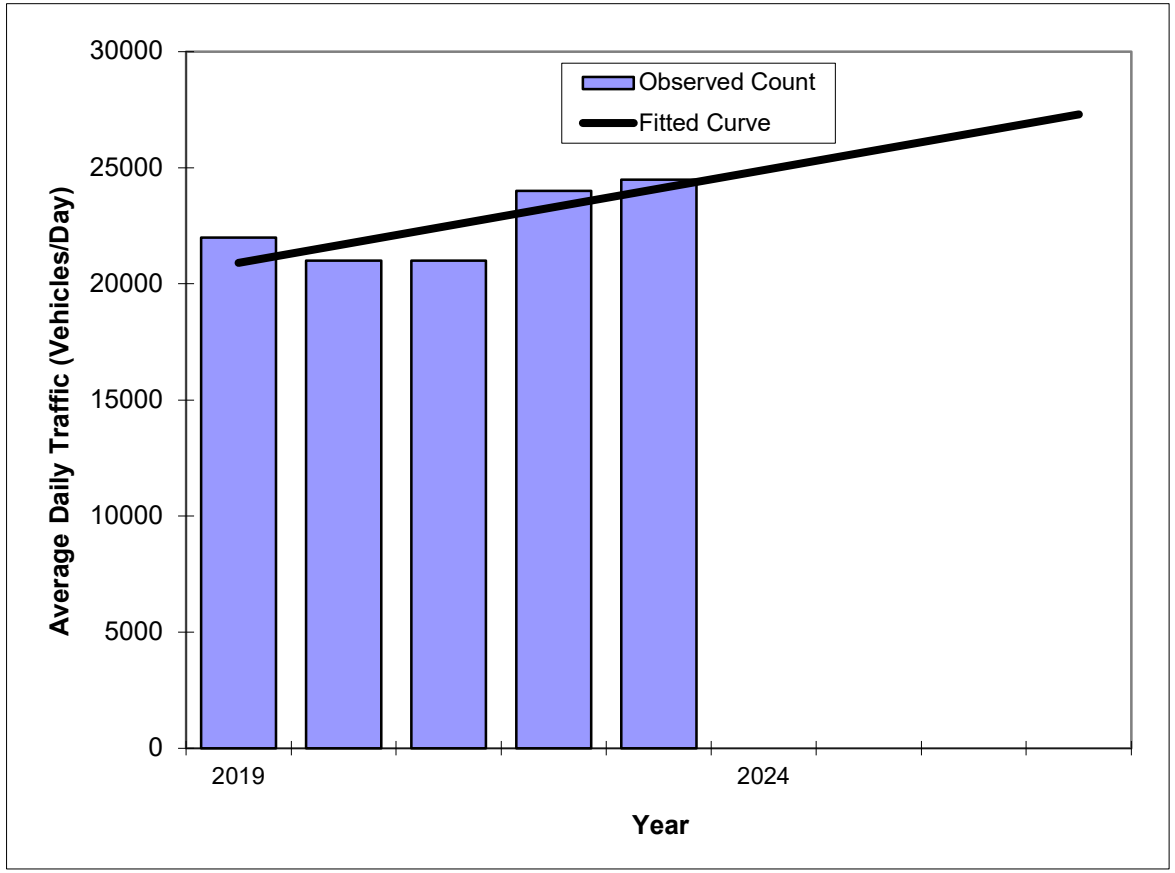
Trend Analysis Worksheets

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

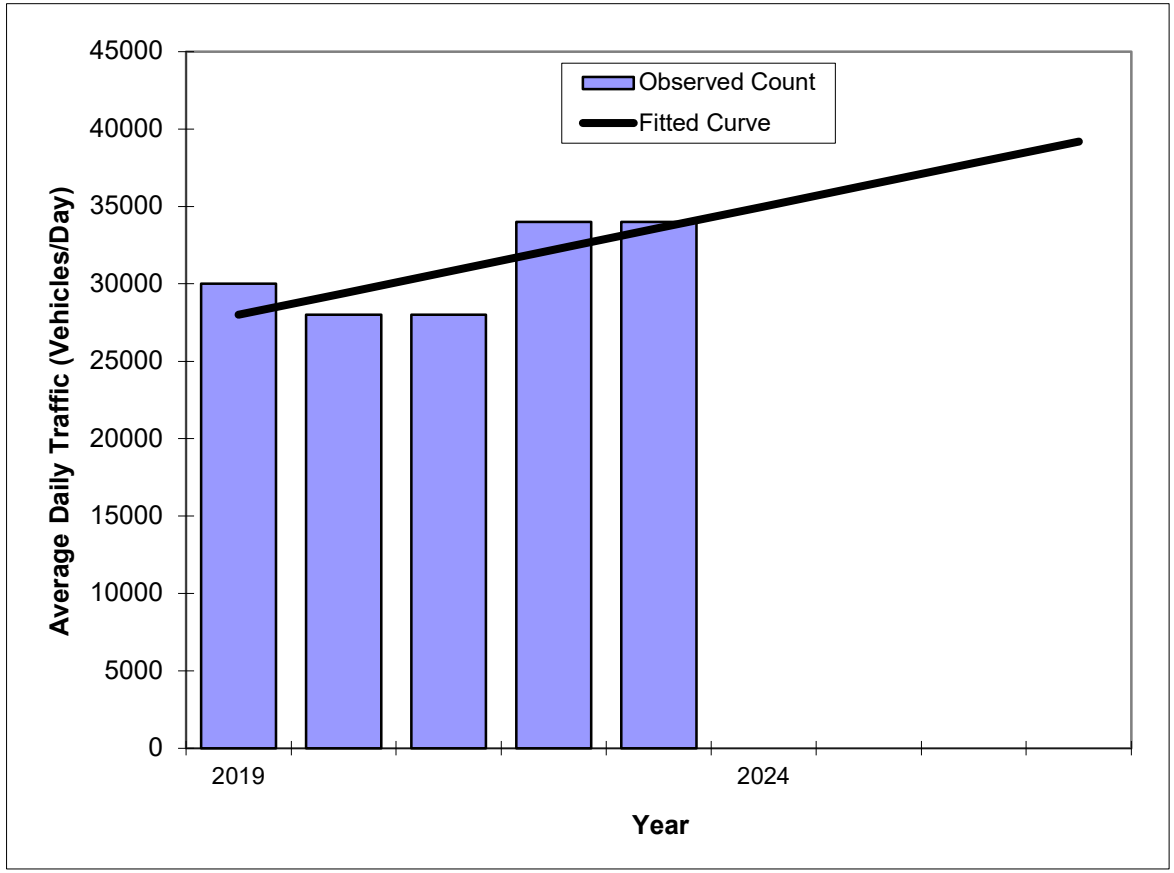
***Axle-Adjusted**

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

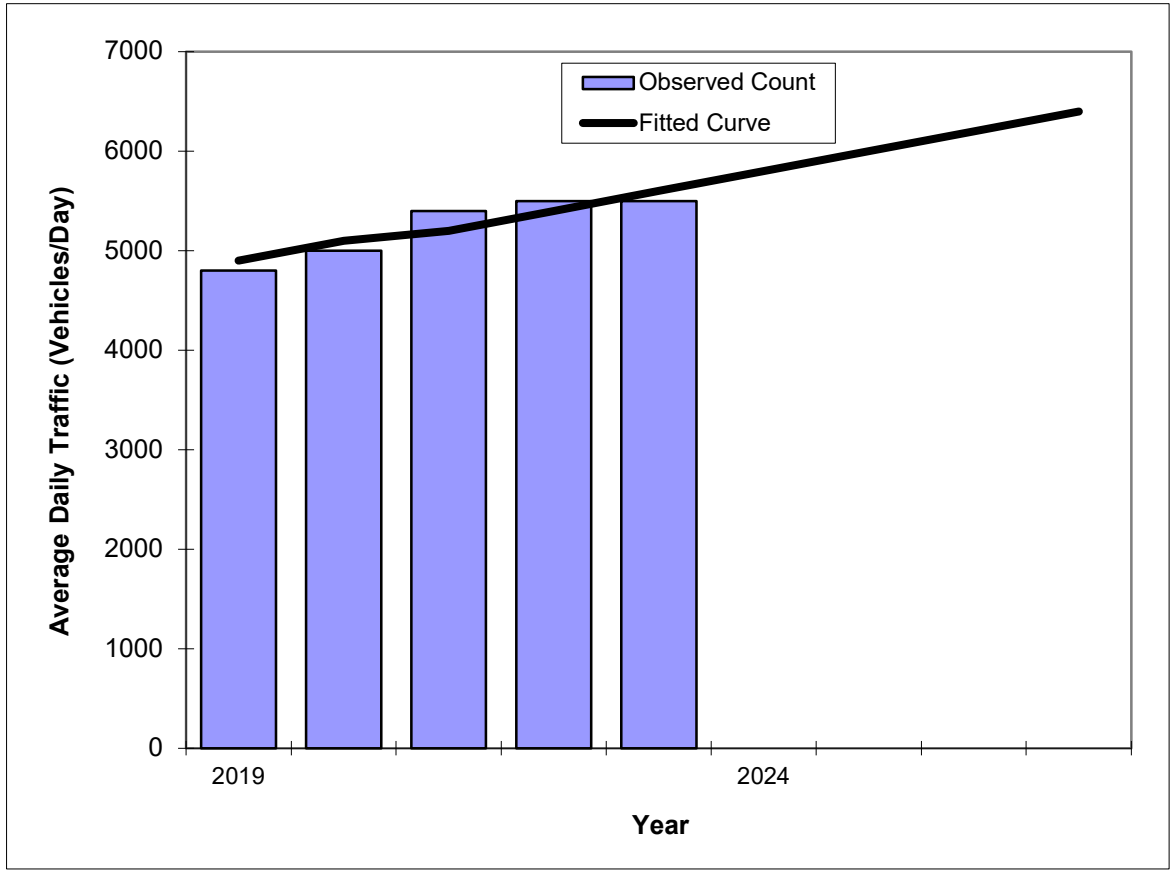
***Axle-Adjusted**

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.

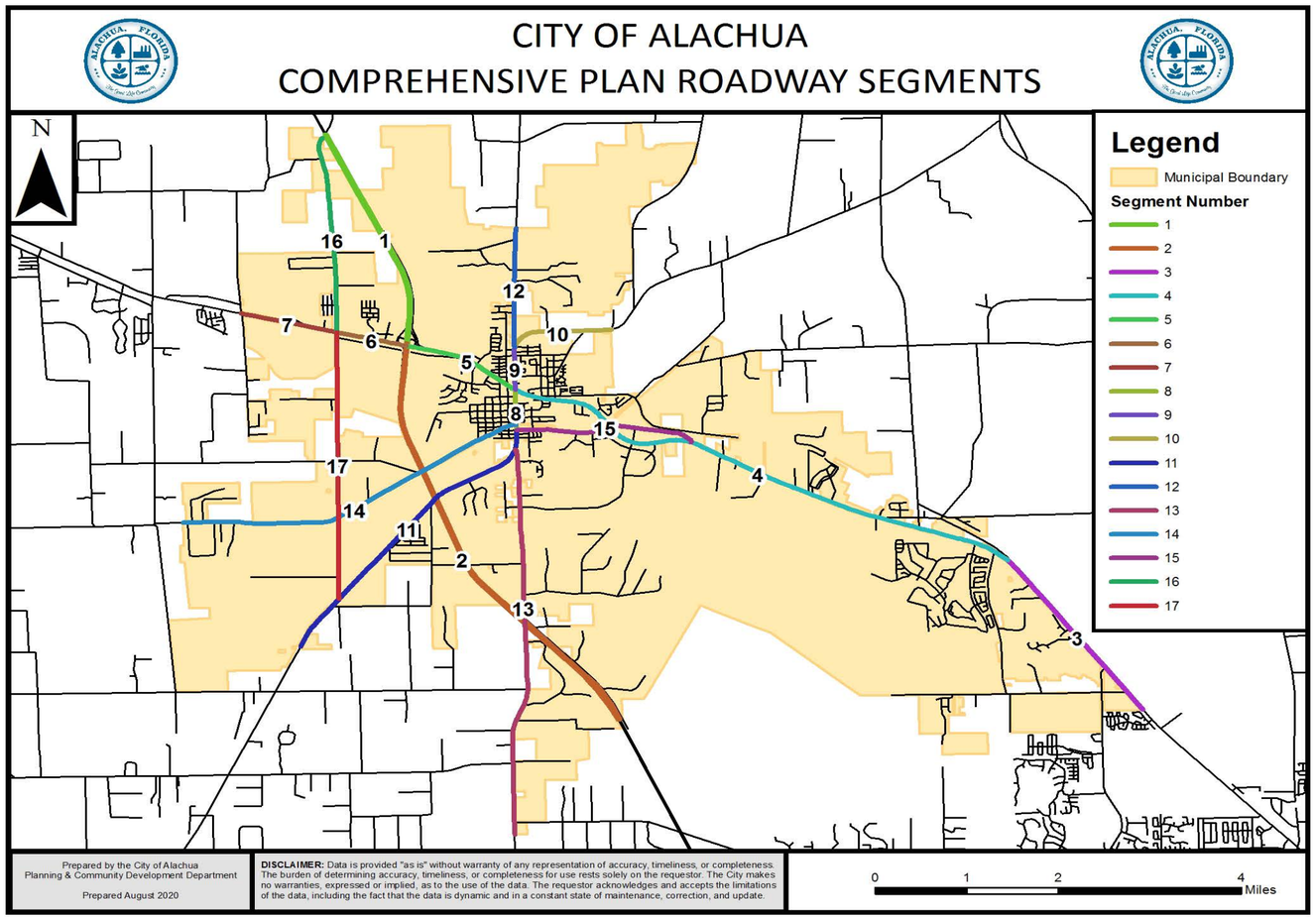


Table 2-c. - Roadway Segments

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)

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)

AM	NOON	PM	
584	0	1614	⇦
0	0	2	↶ 0
31	0	43	↱ 0
1414	0	674	→ 0
93	0	125	↴ 0

WESTBOUND (US 441/SR 20/State Rd/M L King Blvd)

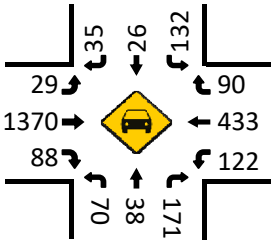
PM	NOON	AM	
175	0	97	↰ 0
1454	0	475	← 0
186	0	158	↰ 0
3	0	11	↶ 0
991	0	1776	⇨

NORTHBOUND (CR 235A/NW 173rd St)

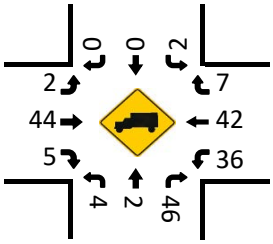
PM	341	0	114	43	196	PM
NOON	0	0	0	0	0	NOON
AM	277	0	74	40	217	AM

CONTROL			
Signalized			
TEV	2805 AM	0 NOON	3207 PM
PHF	0.94		0.98

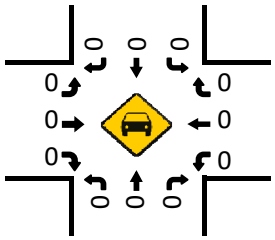
Cars (AM)



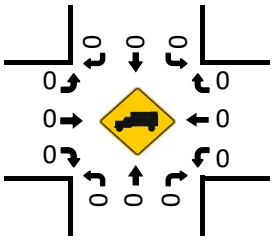
HT (AM)



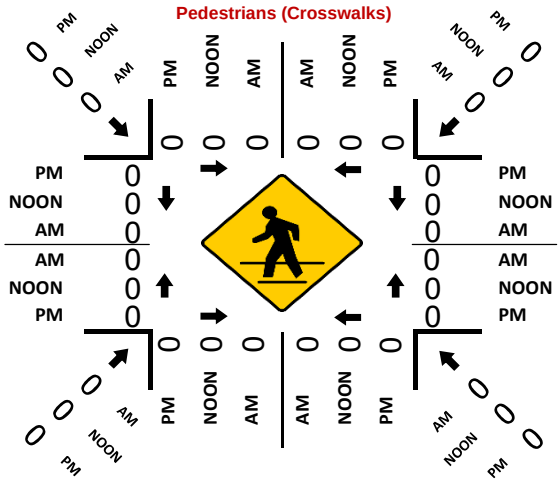
Cars (NOON)



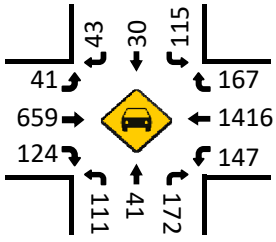
HT (NOON)



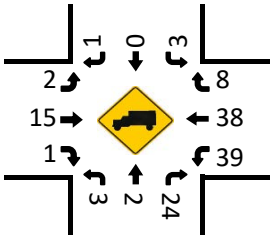
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)

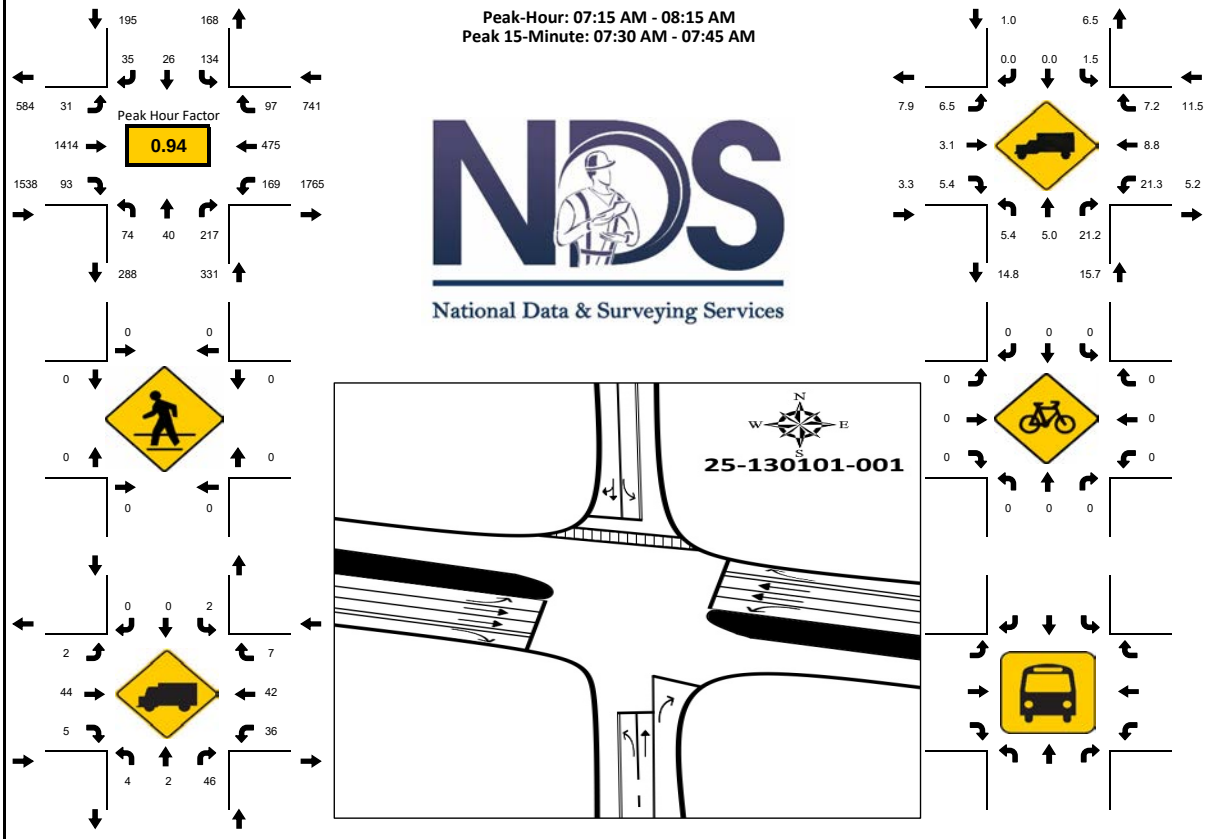


LOCATION: CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd
CITY/STATE: Alachua, FL

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



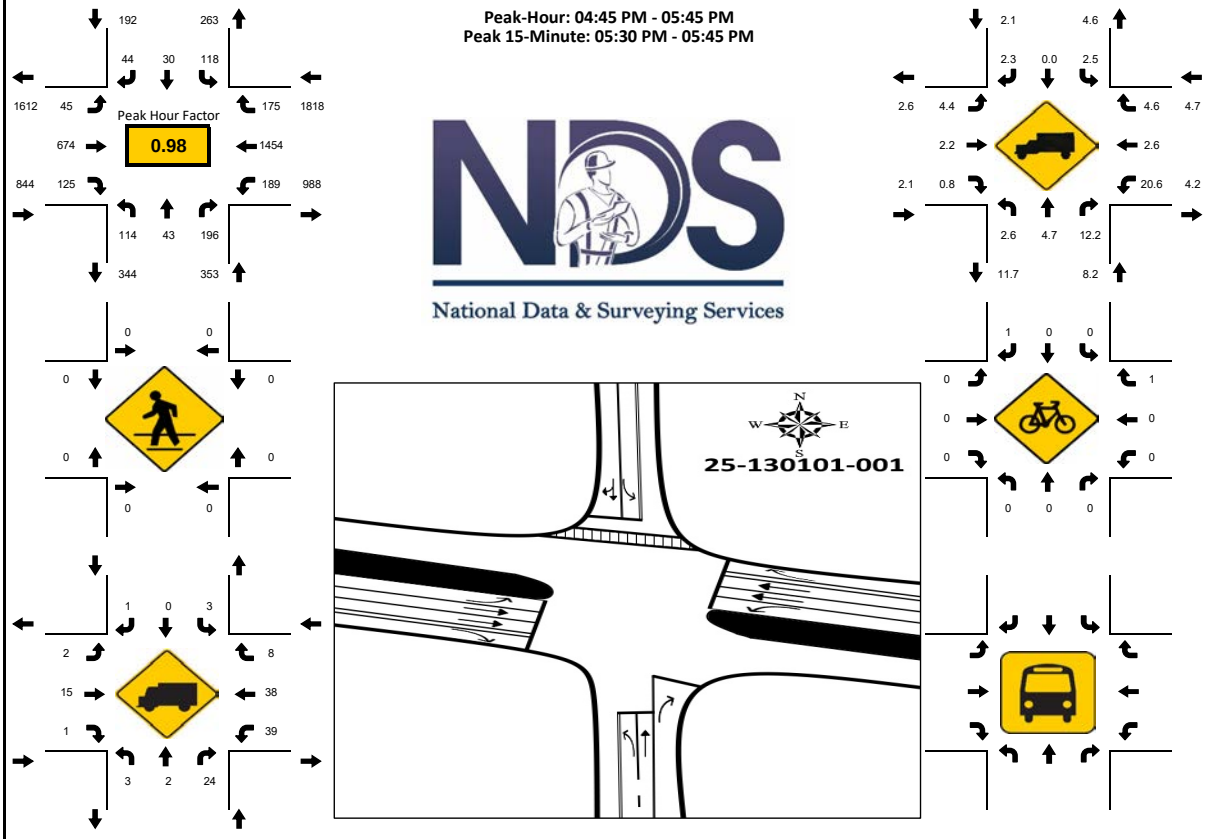
National Data & Surveying Services

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

N/S Street: **CR 235A/NW 173rd St**

Speed: **45/50 MPH**

Site Code: **25-130101-001**

Date: **03/25/2025**

Weather: **Sunny**

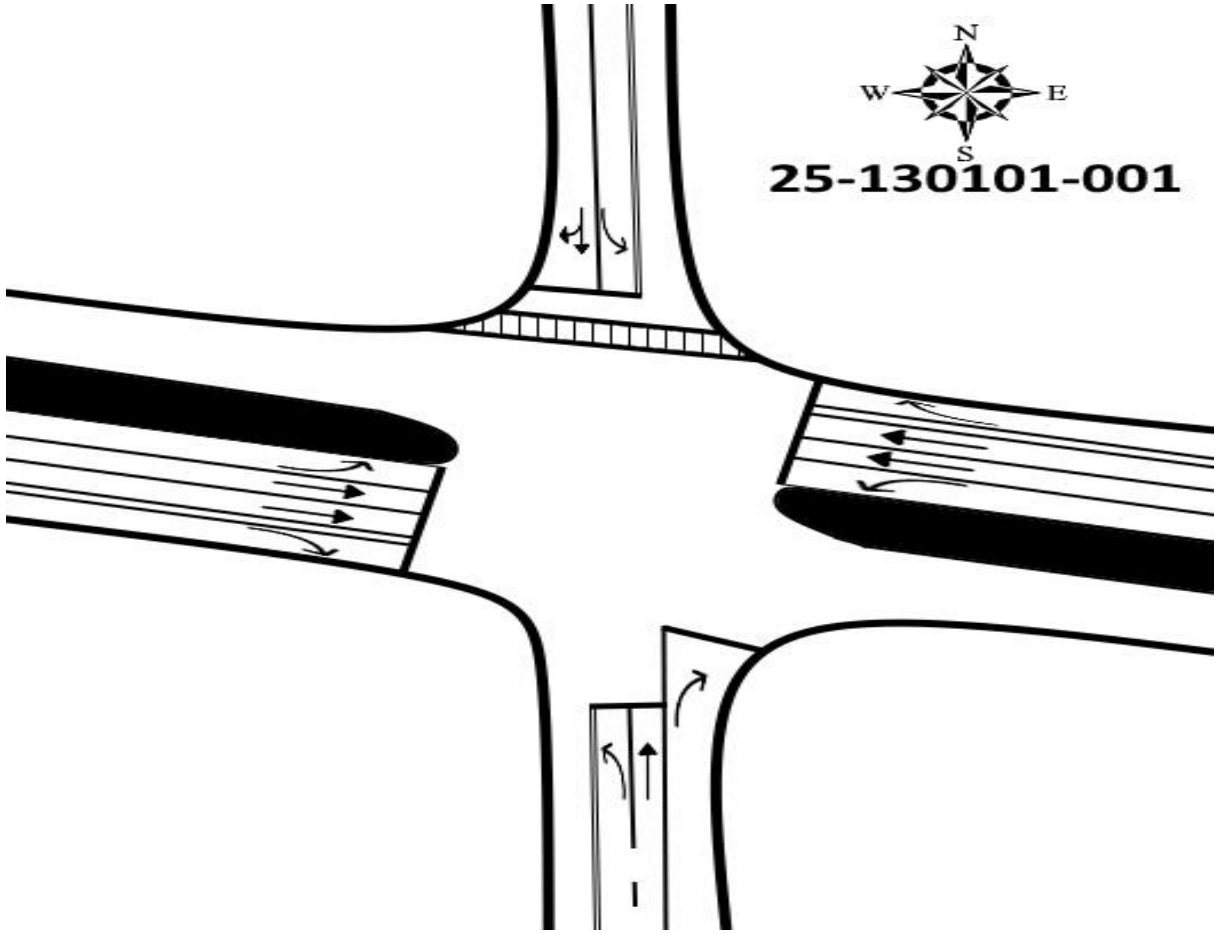
City: **Alachua**

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

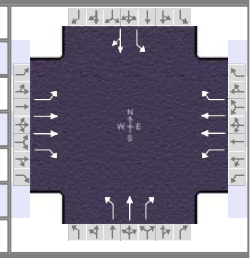
09-MAR-2024 18:41:39 830UPD 2_2600_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

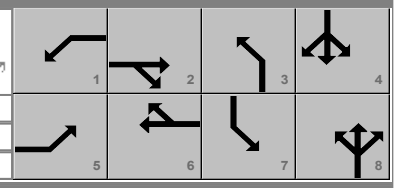
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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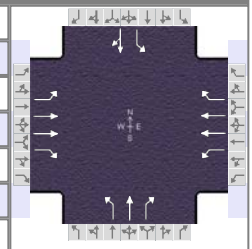
HCS Signalized Intersection Results Summary

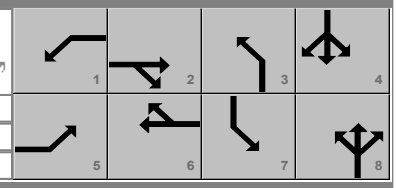
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	PM Peak Hour	PHF	0.98
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 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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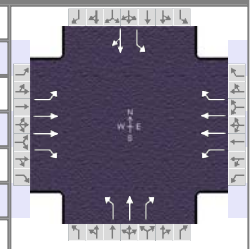
APPENDIX E

Projected Intersection Capacity Analysis Worksheets

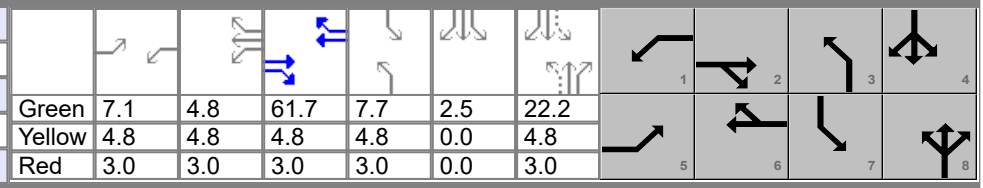
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 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	50	1466	96	175	523	103	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



Green	7.1	4.8	61.7	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	14.9	69.5	27.5	82.1	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	6.4		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	0.88		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	53	1560	102	186	556	110	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	4.4	61.7	5.9	17.6	14.0	5.5	5.8	3.0		10.2	5.3	
Cycle Queue Clearance Time (g_c), s	4.4	61.7	5.9	17.6	14.0	5.5	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	84	1504	659	205	1724	780	297	280		358	296	
Volume-to-Capacity Ratio (*X*)	0.633	1.037	0.155	0.908	0.323	0.140	0.283	0.156		0.503	0.248	
Back of Queue (*Q*), ft/ln (95 th percentile)	93	1103	104	385	250	94	118	64		244	104	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	43.1	4.0	13.2	9.3	3.6	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	20.6	18.6	48.1	53.3		49.2	52.1	
Incremental Delay (d_2), s/veh	2.9	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	70.6	74.9	26.1	93.2	21.1	18.9	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		36.6	D		17.4	B		50.4	D	
Intersection Delay, s/veh / LOS	54.4						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	1.90	B	1.19	A	1.09	A	0.91	A

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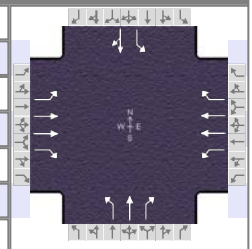
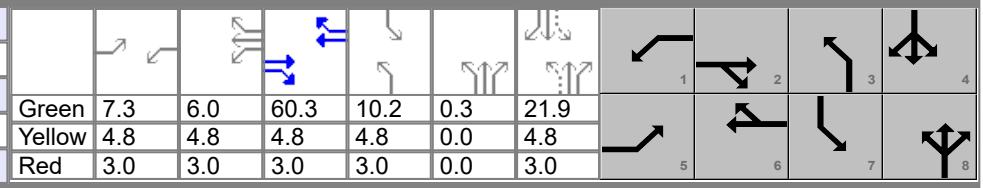
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Jul 14, 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	58	699	130	196	1527	183	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	6.8		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	0.91		1.00		0.99	1.00	1.00	1.00
Max Out Probability	0.02		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	59	713	133	200	1558	187	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	4.8	21.2	7.7	18.9	55.9	9.7	8.5	3.2		10.0	6.2	
Cycle Queue Clearance Time (g_c), s	4.8	21.2	7.7	18.9	55.9	9.7	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	88	1481	664	220	1806	791	319	280		332	258	
Volume-to-Capacity Ratio (*X*)	0.674	0.482	0.200	0.908	0.863	0.236	0.390	0.164		0.433	0.316	
Back of Queue (*Q*), ft/ln (95 th percentile)	102	358	137	370	818	167	172	68		200	120	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	14.1	5.4	12.7	31.9	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	31.0	19.7	47.2	53.3		47.9	54.9	
Incremental Delay (d_2), s/veh	3.3	1.1	0.7	15.1	5.7	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	71.0	32.1	27.7	76.1	36.7	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	34.0	C		39.2	D		22.2	C		50.7	D	
Intersection Delay, s/veh / LOS	36.7						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	1.23	A	2.09	B	1.11	A	0.86	A

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HCS Two-Way Stop-Control Report

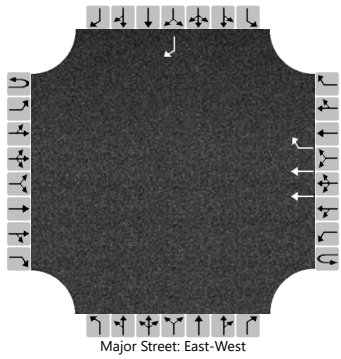
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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)							606	108								71
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)																77
Capacity, c (veh/h)																672
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)																11.0
Level of Service (LOS)																B
Approach Delay (s/veh)													11.0			
Approach LOS													B			

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HCS Two-Way Stop-Control Report

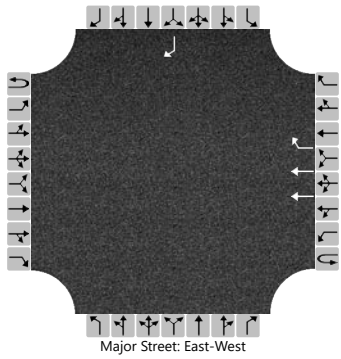
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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)							1672	75								52
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)																57
Capacity, c (veh/h)																282
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)																21.0
Level of Service (LOS)																C
Approach Delay (s/veh)													21.0			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

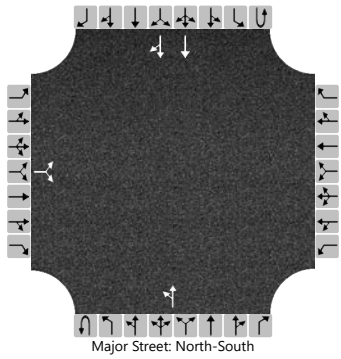
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	4/1/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		3		56						2	174				202	24
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			64							2						
Capacity, c (veh/h)			883							1332						
v/c Ratio			0.07							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
95% Queue Length, Q_{95} (ft)			5.0							0.0						
Control Delay (s/veh)			9.4							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.4								0.1						
Approach LOS		A								A						

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HCS Two-Way Stop-Control Report

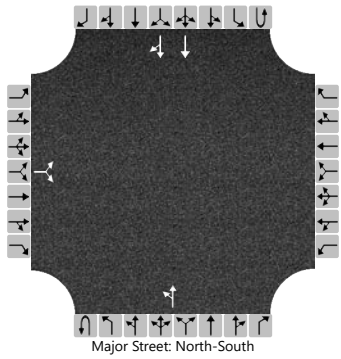
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	7/14/2025
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


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	2	0
Configuration			LR							LT					T	TR
Volume (veh/h)		2		33						2	271				202	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.80		6.90						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			38							2						
Capacity, c (veh/h)			875							1346						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			9.3							7.7	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.3								0.1						
Approach LOS		A								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.

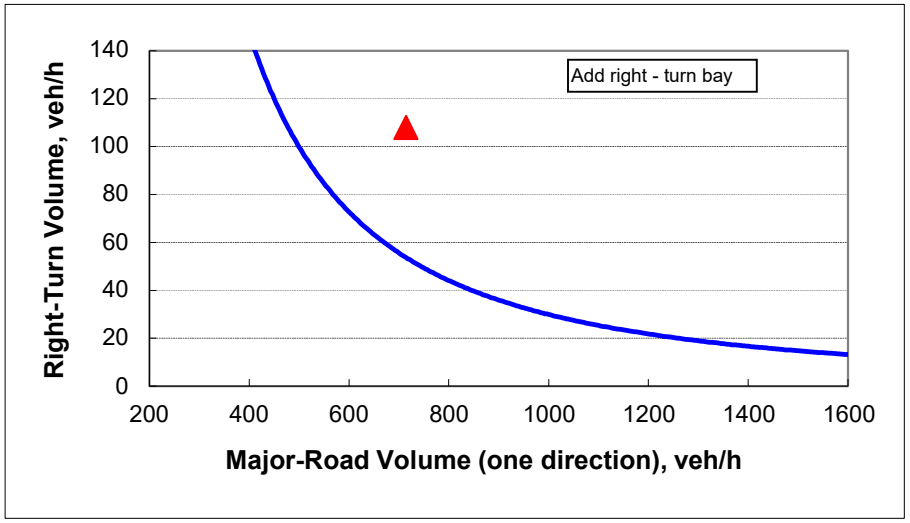
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	714
Right-turn volume, veh/h:	108

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	54
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.

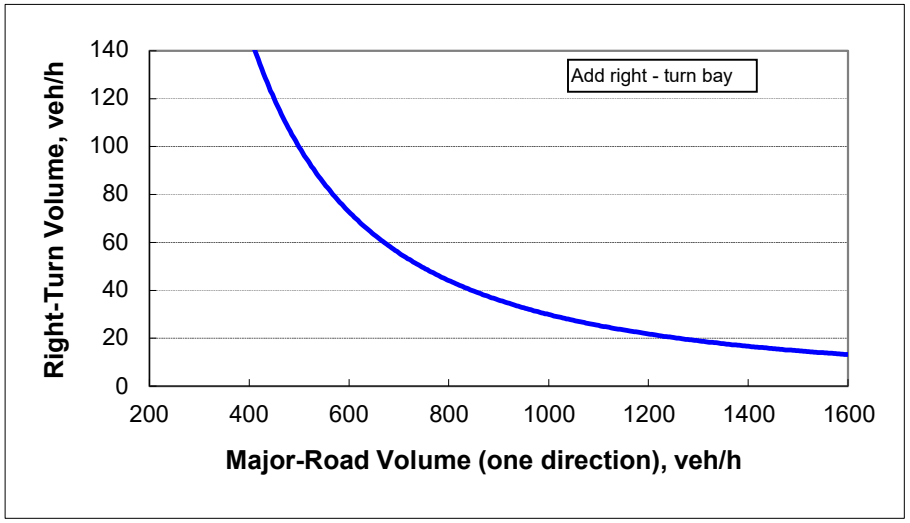
INPUT

Roadway geometry:	4-lane roadway

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1747
Right-turn volume, veh/h:	75

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11
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 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

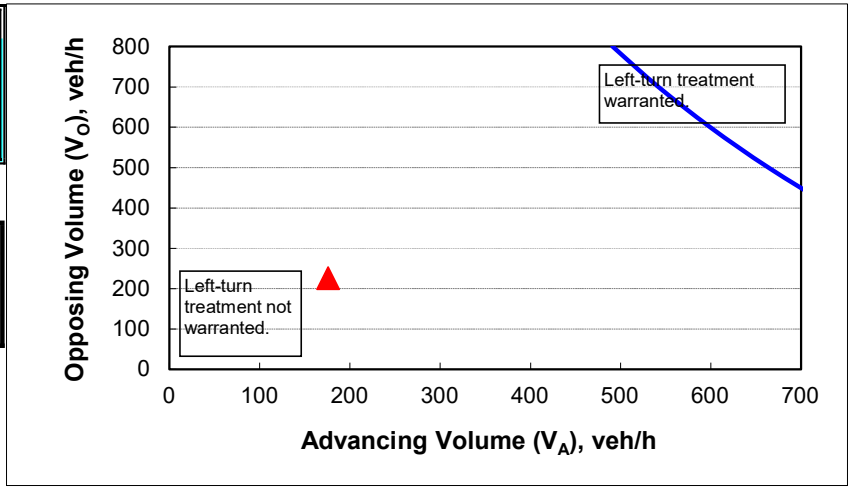
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	176
Opposing volume (V_O), veh/h:	226

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	891
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

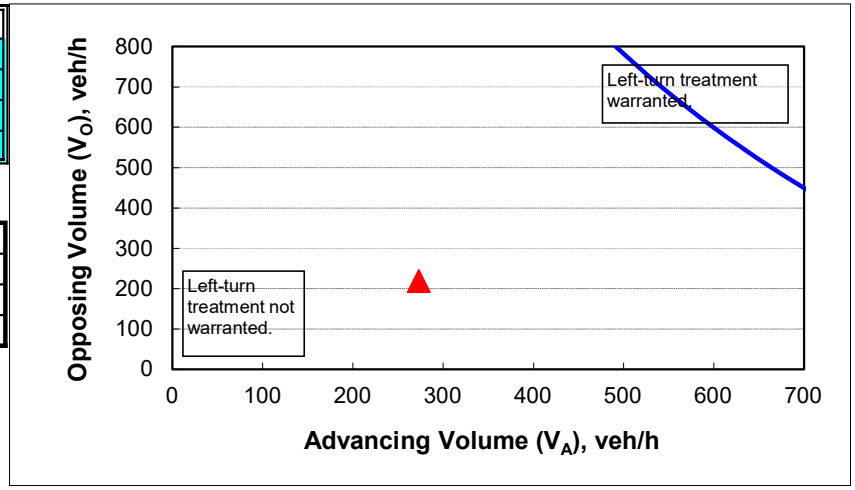
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	273
Opposing volume (V_O), veh/h:	219

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	898
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

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.

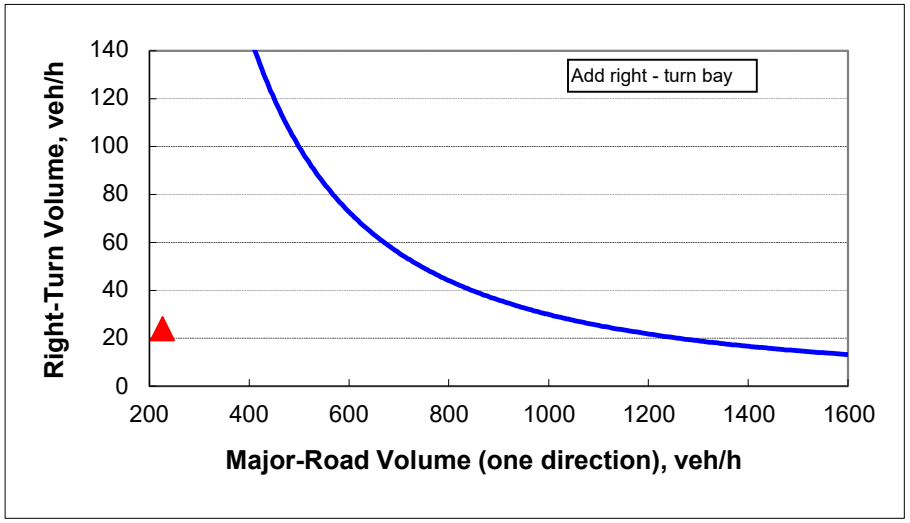
INPUT

Roadway geometry:	4-lane roadway

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	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.

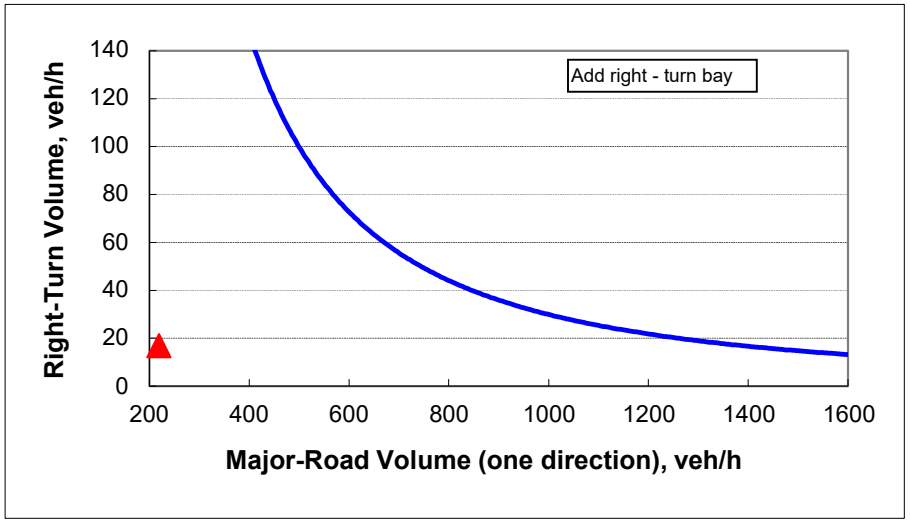
INPUT

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Alachua Property

Alachua, Florida 32615

THOMSON PROJECT NO. 25-1972

FOR

ALACHUA OUTPARCEL, LLC

MARCH 24, 2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

Alachua Property
Alachua, Florida 32615

Prepared for:

Alachua Outparcel, LLC
c/o Nicholas Jones
33 East Robinson Street, Suite 210
Orlando, Florida 32801

Prepared by:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, Florida 32803
Tel: 407.405.8725
Thomson Project No. 25-1972

March 24, 2025

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1.0 EXECUTIVE SUMMARY

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1,

Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

No other state and/or tribal environmental records were determined to represent an

environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

2.0 INTRODUCTION

Alachua Outparcel, LLC engaged Thomson Environmental Consulting, LLC (THOMSON) to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as the Alachua Property in Alachua, Florida, subsequently referred to in this report as "the subject property". The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida.

This assessment was prepared using the standard of care articulated in the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM – E 1527-21) and the U.S. Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) contained in Protection of the Environment, Title 40, Chapter 1, Part 312, Congressional Federal Record (40 CFR Part 312).

2.1 Purpose

The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the standard of care articulated in ASTM – E 1527-21, *recognized environmental conditions* (RECs) in connection with the property. A REC is defined as:

> The presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM – E 1527-21 constitutes AAI for the purpose of Landowner Liability Protection (LLP), under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This report was prepared to qualify the User for a LLP to CERCLA liability.

2.2 Scope of Services

The scope of work for this assessment utilizes the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying RECs.

The scope of ASTM – E 1527-21 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above and/or detailed in Section 12.0. Analysis of other non-standard scope issues by THOMSON would require additional contractual arrangements.

2.3 Significant Assumptions

THOMSON has made certain assumptions in preparing the scope of this Phase I ESA:

- Data gathered from public information sources (e.g., libraries or public regulatory agencies) are accurate and reliable.
- Site operations reflect site conditions relative to potential releases and no intentional concealment of environmental conditions or releases has occurred.
- Interview information is directly reported as gathered by the assessor and is limited by the accuracy of the interviewee's recollection and experience.
- Published geologic information and site observations made by the environmental professional are used to estimate likely contaminant migration pathways in the subsurface. These estimates by the environmental professional are limited in accuracy and are generally cross-referenced with existing information about similar sites and environmental releases in the area.
- Regulatory information is often limited to sites identified after the late-1980s because reliable records were not kept by regulatory agencies prior to that time frame.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all [potential] contaminants or all conditions above and below ground.

2.4 Limitations and Exceptions

The report has been prepared utilizing the standard of care articulated in ASTM – E 1527-21 and the USEPA's Standards and Practices for AAI contained in 40 CFR Part 312 and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Thomson Environmental Consulting, LLC, must be notified in order that we may determine if modifications to our conclusions are necessary (within 180 days of report production).

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past owners with applicable local, state, and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

2.6 User Reliance

This report may be distributed and relied upon by Alachua Outparcel, LLC, or successors and assigns of the aforementioned. THOMSON is not responsible for the conclusions, opinions, or recommendations of others. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the express written consent of Thomson Environmental Consulting, LLC. Use and reliance of this report more than 180 days after the production date (as detailed in ASTM – E 1527-21, Sections 4.6 and 4.8) would require certain items to be updated to be considered valid. This ESA is not a statement of suitability of the property for any specific use or purpose.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

3.2 Site and Vicinity General Characteristics

The property is in a moderately developed area of commercial and institutional development just west of the I-75 corridor.

3.3 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

3.4 Structures, Roads, Other Improvements on the Property

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

3.5 Current Uses of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the

intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

4.0 USER PROVIDED INFORMATION

A "User" is defined by ASTM – E 1527-21 as the party seeking to use the results of a Phase I ESA and may include a potential purchaser of land in the project area, a potential tenant of the project area, an owner of land in the project area, a lender, or a project area manager. A User Questionnaire was completed by Mr. Zach Pinel of Alachua Outparcel, LLC and returned to Thomson dated March 4, 2025.

4.1 Title Records and Environmental Liens or Activity and Use Limitations

Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law were to be reviewed by the User to identify Environmental Liens or Activity and Use Limitations (AULs), if any, that are currently recorded against the property. Environmental Liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records, and, where applicable, such records should be reviewed. Any Environmental Liens or AULs so identified were to be reported to the Environmental Professional (EP). Unless added by a change in the scope of work, this practice does not impose on the EP the responsibility to undertake a review of recorded land title records and judicial records for Environmental Liens or AULs. The user was to either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for Environmental Liens or AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the EP.

The User responded that they had obtained a title search, but did not provide THOMSON with the results.

4.2 Specialized User Knowledge

If the User was aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate any information based on such specialized knowledge or experience to the EP.

The User indicated he had no specialized knowledge or experience related to the property or nearby properties.

4.3 Commonly Known or Reasonably Ascertainable Information

If the User was aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate such information to the EP.

The User indicated that the past uses of the property included one vacant parcel and one occupied by a church.

4.4 Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the User was to consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User was to try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated and make a written record of such explanation. This does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

The User indicated that the purchase price being paid for this property reasonably reflects the fair market value of the property or whether they are aware of any reduction in value that has occurred for potential environmental reasons.

4.5 Owner, Property Manager and Occupant Information

The User did not indicate the current owner, property manager, or occupant information.

4.6 Reason for Performing Phase I ESA

ASTM – E 1527-21 states that the User shall make known to the EP the reason why the User is requesting the Phase I ESA. If the User does not identify the purpose of the Phase I ESA, the EP is to assume the purpose is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability and state this in the report (see Section 2.1).

By not indicating another reason, it is assumed that the Phase 1 ESA was requested to qualify for a LLP to CERCLA liability and to satisfy the conditions of the lending institution.

4.7 Other

The User did not provide any other information that was utilized during the course of this assessment.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the potential of environmental conditions resulting from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM – E 1527-21.

5.1 Standard Environmental Records

A standard environmental record (SER) search of available federal and state environmental record databases was obtained from Environmental Data Resources, Inc. (EDR). A copy of this search is provided as Appendix C.

ASTM – E 1527-21 defines the approximate minimum search distances from the property to a facility located in a standard environmental record source (i.e. database) as follows:

Standard Environmental Record Sources	Approximate Minimum Search Distance (miles)
Federal	
NPL Site List	1.0
Delisted NPL Site List	0.5
CERCLIS List	0.5
CERCLIS NFRAP List	0.5
RCRA CORRACTS List	1.0
RCRA non-CORRACTS TSD List	0.5
RCRA Generators List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
ERNS List	*Property* only
State (and Tribal)	
NPL (equivalent)	1.0
CERCLIS (equivalent)	0.5
Landfill and/or Solid Waste Disposal Site List	0.5
Leaking Storage Tank List	0.5
Registered Storage Tank List	*Property* and *Adjoining Properties*
Institutional Control / Engineering Controls Registries	*Property* only
Voluntary Cleanup Sites	0.5
Brownfield Sites	0.5

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses, it is possible that some facilities may be listed as “orphan sites”, which are unmapped. No unmapped facilities were observed to be within the ASTM – E 1527-21 minimum search distance of the property.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM – E 1527-21 approximate minimum search distance is provided in the Federal and State sections below. Note that the review of the regulatory records contained in the standard environmental records search takes into account the following factors:

- Not all facilities reported within the relevant EDR minimum search radii fall within the relevant ASTM – E 1527-21 minimum search distances.
- Facilities are evaluated for their potential impact on the property, and therefore documented soil and groundwater contamination at facilities that are down-gradient of the property (with respect to groundwater flow) are usually not considered RECs. Only if a contaminated facility is near the property or there is indeterminate local groundwater flow direction would a facility require more detailed inspection.
- With regard to off-site, documented contaminated facilities, the following criteria are primary considerations in determining the potential for impact to the property: facility status (active vs. closed); the identification of a Responsible Party (RP); inclusion of the facility in a government-funded cleanup program; results of onsite analytical sampling, and/or completion of remedial activities and/or monitoring sufficient to receive a No Further Action (NFA) or Site Rehabilitation Completion Order (SRCO), or equivalent, from the regulating agency.
- While the distance of a contaminated facility from the property is a consideration in evaluating its potential for being a REC, distance alone is not sufficient to determine whether or not it constitutes a REC.

5.1.1 Federal Environmental Records

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

5.1.2 State (and Tribal) Environmental Records

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was "In Compliance". No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

5.2 Additional Environmental Records

Additional Environmental Records included those records that are proprietary to EDR. These included Historical Auto Stations and Cleaners. These records are based on the names of the business at specific addresses and are not based on the known presence or documented discharge of any specific constituent. These records are used by THOMSON as indicators to cross-reference actual regulatory database records during the assessment.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

5.3 Physical Setting Source(s)

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the

property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the area of the property.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.4.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the property over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, the subject property is visible as undeveloped with no structures or discernible visible use.

In the 1961 aerial photograph, no significant changes are visible to the subject property, though perimeter vegetation growth may indicate perimeter fencelines.

In the 1964 aerial photograph, the western parcel of the property is visible with a structure on the southern portion of the property. The eastern parcel has no significant changes are visible.

In the 1971 through 1994 aerial photographs, no significant changes are visible to the subject property.

In the 2004 aerial photograph, a small canopy is visible added on to the northwest corner of the structure.

In the 2008 and 2014 aerial photographs, no significant changes are visible to the subject property.

In the 2023 aerial photograph, there is a small structure (shed) visible in the central portion of the western parcel.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.4.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for the subject property parcel addressed at 16313 NW US Highway 441:

2017 – Church of Christ Santa Fe Hills
2014 – Church of Christ Santa Fe Hills
2010 – Church of Christ Santa Fe Hills

No listings at the property address indicated the potential for an environmental concern (e.g., gas stations, automotive repair shops).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018, and 2021.

In the 1963 topographic map, the subject property is not depicted with any structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the subject property.

In the 1993 topographic map, the subject property is visible with a structure.

In the 2012 topographic map, the property is depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the subject property.

The Alachua County Property Appraiser's website was used to obtain the property record cards. Property record cards (obtained electronically from the Alachua County Property Appraiser's website) including full legal descriptions of the subject property parcels are provided in Appendix D.

No other historical sources were utilized in determining historical use information on the subject property and were not deemed necessary to evaluate the impact of uses with regard to recognized environmental conditions for the property.

5.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

5.5.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were prepared historically for many urban areas in the past and detail locations of potential environmental concerns, particularly as they related to potential fire-fighting concerns (such as fuel storage tanks). Sanborn Fire Insurance Maps were typically not produced for locations outside of urban areas.

A Certified Sanborn Map Report was obtained from Environmental Data Resources dated March 4, 2025. The report documented that there were no available Sanborn Map Reports for the adjoining properties.

A copy of the "Unmapped Property" Certified Sanborn Map Report is included in Appendix D.

5.5.2 Aerial Photography

Aerial photography is used to roughly determine the presence or absence of structures and discernible uses of the adjoining properties over time. Aerial photographs from the following years were obtained from various sources and reviewed for this assessment: 1937, 1961, 1964, 1971, 1982, 1994, 2004, 2008, 2014, and 2023.

In the 1937 aerial photograph, all adjoining properties are visible as undeveloped. County Road 235A is visible to the east.

In the 1961 aerial photograph, an east adjoining property is visible as developed with a residential structure, and the west adjoining property is visible as cleared for potential agriculture or grazing land. No significant changes are visible to the remaining adjoining properties.

In the 1964 aerial photograph, no significant changes are visible to the adjoining properties.

In the 1971 aerial photograph, the north adjoining properties are visible as developed with single-family residences. No significant changes are visible to the remaining adjoining properties.

In the 1982 aerial photograph, two additional single-family residences are visible on east adjoining properties, and the high school athletic field is visible on the other east adjoining property. The west adjoining property appears prepped for row crops. NW US Highway 441 is visible as improved.

In the 1994 aerial photograph, no significant changes are visible to the adjoining properties.

In the 2004 aerial photograph, a west adjoining property is visible as developed with a commercial structure. No significant changes are visible to the remaining adjoining properties.

In the 2008 through 2023 aerial photographs, no significant changes are visible to the adjoining properties.

Copies of the historical aerials reviewed for this assessment are included in Appendix D.

5.5.3 Other Historical Sources

City Directories contain the names of the occupants of properties, by address, over the years. A search of City Directories (The EDR-City Directory Abstract) was obtained from Environmental Data Resources dated March 4, 2025. City Directories were searched from 1992 through 2020.

The abstract identified the following listings for adjoining properties:

West Adjoining Property (16407 NW 174th Drive)
2020 – Alachua Title Service, Flowers Surveying-Mapping, Haskins Demolition LLC, Horizon Realty Intl Inc., Horizon Realty of Alachua Inc., Suwannee River Area Health Ed, Tanner Construction Group
2017 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Quality Vision International, Surveying & Mapping Inc Flowers
2014 – Alachua Title Services, FL Citrus Business & Industries Fund, Horizon Realty of Alachua Inc., Sol Valley Farms
2010 – Alachua Title Svc, Hallmark Mortgage Svc, Horizon Realty, Suwannee River Area Health Ed
2005 – Alachua Title Services, Horizon Realty of Alachua Inc., Turner Stockton, Stockton T. Wolfe

East Adjoining Property (16213 NW US Highway 441)
2010 – Santa Fe High School
2005 – School Board Alachua County FL
2000 – Alachua County of Schools Public, Santa Fe High School

No listings at the adjoining property addresses indicated the potential for environmental concern (e.g., gas stations, automotive repair shops, dry cleaners).

Historical topographic maps were reviewed on the internet at NETRonline's website (www.historicaerials.com) for the following years: 1963, 1976, 1991, 1993, 2012, 2015, 2018,

and 2021.

In the 1963 topographic map, a south adjoining property is depicted with a structure. No other adjoining properties are depicted as developed with structures.

In the 1976 and 1991 topographic maps, no significant changes are depicted to the adjoining properties.

In the 1993 topographic map, the east adjoining properties and north adjoining properties are visible as developed with structures.

In the 2012 topographic map, the adjoining properties are depicted in an area where individual building footprints are not depicted.

In the 2015 through 2021 topographic maps, no significant changes are depicted to the adjoining properties.

No other historical sources were utilized in determining historical use information on adjoining properties and were not deemed necessary to evaluate the impact of adjoining uses with regard to recognized environmental conditions for the property.

6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

The site reconnaissance was performed by Joel Thomson of Thomson Environmental Consulting, LLC, on March 11, 2025. The weather during the site visits was clear to partly cloudy and approximately 75 degrees Fahrenheit.

During the site reconnaissance, pedestrian transects through the accessible portions of the entire exterior of the site were performed. The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition. The entire property, as well as adjoining properties, was visually evaluated for any recognized environmental conditions (RECs).

6.2 General Site Setting

6.2.1 Current Use of the Property

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.

6.2.2 Past Use(s) of the Property

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

6.2.3 Current Use(s) of Adjoining Properties

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

6.2.4 Past Use(s) of Adjoining Properties

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area has been developed with primarily residential and institutional uses since before the 1980s, with retail and commercial uses since the 2000s.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The regional geology of northeast Florida includes units of Eocene age and younger limestone and dolomite. These units are, in ascending order: the Oldsmar Limestone; the Lake City Limestone; the Avon Park Limestone; and the Ocala Group. The Ocala Group is comprised of the Inglis, Williston, and Crystal River Formations. Collectively, the Oldsmar, Lake City, and Avon Park Limestones with the Ocala Group comprise the geology of the Floridian Aquifer.

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

6.2.7 General Description of Structures

On the day of the site visit, the western parcel of the property was developed with a single-story church that according to property appraiser records was originally constructed circa 1978 (but was visible on the property in aerials prior to that time). The structure measured 2,511 square feet and was constructed of concrete block. A 98 square foot canopy was attached to the main structure that was constructed circa 1995. The church was serviced by a potable water well (contained within a small wellhouse) and septic tank.

6.2.8 Roads

No named roads were located on the property.

6.2.9 Potable Water Supply

Potable water was supplied to the property by an onsite groundwater well.

6.2.10 Sewage Disposal System

The property was serviced by an onsite sewage treatment and disposal system (OSTDS)

consisting of a septic tank and associated drainfield.

6.3 Interior and Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products in connection with identified uses were observed or documented on the property.

6.3.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the property. It must be noted, however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the property.

No aboveground or underground storage tanks were documented, indicated, or observed on the property.

6.3.3 Odors

No strong, pungent, or noxious odors were observed.

6.3.4 Pools of Liquid

No standing pools of liquid were observed on the property.

6.3.5 Drums

No drums of materials were observed.

6.3.6 Hazardous Substances and Petroleum Products Containers

No hazardous substances or petroleum products containers were observed.

6.3.7 Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the property.

6.3.8 PCBs

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA

regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered “Non-PCB”; between 50 and 500 ppm is considered “PCB-Contaminated”; and greater than 500 ppm is considered “PCB”.

A pole-mounted electrical transformer was observed on the southeast property corner, in the right-of-way of the adjoining roadway corridors. It appeared to be in good working condition with no visible signs of leaking or staining.

No other suspect-containing PCB equipment, such as hydraulic lifts, were observed.

6.4 Interior Observations

6.4.1 Heating/Cooling

As observed from the exterior of the structure, heating/cooling was provided by a split-system, with interior air handler and exterior condensing unit, powered by electricity, as well as a window-mounted air conditioning unit powered by electricity.

6.4.2 Stains or Corrosion

The interior of the structure was not visibly observed during the site reconnaissance.

6.4.3 Drains and Sumps

The interior of the structure was not visibly observed during the site reconnaissance.

6.5 Exterior Observations

6.5.1 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the property.

6.5.2 Stained Soil or Pavement

No stained soil or pavement was observed on the property.

6.5.3 Stressed Vegetation

No stressed vegetation was observed on the property.

6.5.4 Solid Waste

Solid waste was not currently generated at the property or observed on the day of the site reconnaissance.

6.5.5 Waste Water

There was no waste water or other liquids generated or being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property.

6.5.6 Wells

A groundwater wells for potable water was observed on the property.

6.5.7 Septic Systems

The property was serviced by an onsite sewage treatment and disposal system (OSTDS) consisting of a septic tank and associated drainfield.

7.0 INTERVIEWS

7.1 Interviews with Past and Present Owners, Occupants, and/or Key Site Manager

An interview questionnaire was completed by the current property owner of the western parcel, Mr. Robert M. Matheny, President of Santa Fe Hills Church of Christ, was completed and returned to Thomson dated March 20, 2025.

Mr. Matheny noted that the onsite business was a "Church Building" and that the past uses were known and were "Always used as a place of worship". He did not know of any specific chemicals that are present or once were present at the property. He did not know of any spills or other chemical releases that have taken place at the property. He did not know of any environmental cleanups that have taken place at the property. He did not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

Additionally, Ms. Gia Arvin of Matchmaker Realty responded by email on March 23, 2025, that a "church contact" noted that there has never been an onsite heating oil tank, and that there has never been a buried propane tank. She noted that there is a septic tank.

The interview questionnaire and email correspondence are included in Appendix D.

7.2 Interviews with State and/or Local Government Officials

THOMSON interviewed administration at the Florida Department of Environmental Protection's (FDEP) Central District. Thomson was directed to the FDEP's online document system (OCULUS) for information on the subject property and documented facilities in the relevant vicinity.

THOMSON requested information from Alachua Fire and Rescue regarding potential responses to the property (or immediate vicinity) related to hazardous substances or petroleum products. As of the date of publication, no response had been received from the Alachua Fire Rescue. If a response is received at a later date that has a material effect on the conclusions of this report, an addendum will be issued.

THOMSON searched the City of Alachua's permitting website (https://www6.citizenserve.com/Portal/PortalController) for existing permits for the property. There were four entries for both parcels, generally related to roofing, and none of the permits documented by the City of Alachua were indicative of a potential environmental concern.

A permit summary as obtained from the City of Alachua's permitting website is contained in Appendix D.

8.0 VAPOR ENCROACHMENT SCREENING

A Vapor Encroachment Screening (VES) was performed for the property in general accordance with ASTM E2600-22.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

9.0 FINDINGS

The subject property comprises two legal parcels generally located on the in the northwest corner of the intersection of Matin Luther King Boulevard (NW US Highway 441) and NW 173rd Street in Alachua, Florida. One parcel is addressed at 16313 NW US Highway 441 while the other is not addressed, and the parcels are identified by the Alachua County Property Appraiser as Parcel Identification Nos. 03044-002-000 and 03044-001-002, respectively. Property ownership of the first parcel was identified as Browning & Browning Trustees & Morris, while the second parcel is owned by Santa Fe Hils Church of Christ.

The property appears to have been developed with a church sometime between 1961 and 1964, which was observed on the day of the site reconnaissance. No other uses were documented.

On the day of the site visit, the western parcel of the property was developed with Santa Fe Hills Church of Christ and the eastern parcel was undeveloped.
The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

Adjoining properties have been developed with single-family residences, a high school, retail and office uses, and (recently) a gas station.

On the day of the site visit, the east adjoining properties were three single-family residences (16412, 16508, and 16520 NW County Road 235A) and (east of NW County Road 235A) Santa Fe High School (16213 NW US Highway 441); the north adjoining properties were two single-family residences (16618 NW 173rd Terrace and 16607 NW 174th Terrace); the west adjoining properties were four vacant commercial parcels (not addressed) and Horizon Realty/Alachua Title Services (16407 NW 174th Drive); the southeast adjoining property (across the intersection of NW US Highway 441 and NW County road 235A) was Elliano's Coffee (16286 NW US Highway 441); and the south adjoining properties (south of NW US Highway 441) are commercial under construction (16308 NW US Highway 441) and Wawa Gas Station (16304 NW US Highway 441).

A current U.S. Geologic Service (USGS) 7.5-minute series topographic quadrangle map (*High Springs, Florida*) was reviewed to determine the physical setting of the property. The property is situated approximately 139 feet above mean sea level. Based on surface topography as depicted on the USGS map, groundwater flow direction is estimated to be generally to the west-northwest. A copy of the USGS topographic quadrangle map is provided as Figure 1, Appendix A.

A standard environmental records search of available federal and state (and tribal) environmental record databases was obtained from Environmental Data Resources, Inc. (EDR).

No federal environmental records of concern were reported within the ASTM – E 1527-21 minimum search distances. Please refer to the EDR search report in Appendix C for federal environmental record sources reviewed.

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

No other state and/or tribal environmental records were determined to represent an environmental concern to the subject property, based on their distance, regulatory compliance status, and/or location cross- or down-gradient with respect to groundwater flow direction. Please refer to the EDR search report in Appendix C for state/tribal environmental record sources reviewed.

No additional environmental records of concern were reported for the property. Please refer to the EDR search report in Appendix C for additional environmental record sources reviewed.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21.

10.0 OPINION

The following state and/or tribal environmental records of concern were located (but not reported in the EDR radius report) within the ASTM – E 1527-21 minimum search distances:

- **Wawa #5438** (Facility ID 9819988), located at 16304 NW US Highway 441, a south adjoining property, was identified as a registered Underground Storage Tank (UST) facility.

  This facility registered two (2) 22,000-gallon USTs and two (2) 20,000-gallon USTs in May 2024. No violations or discharges have been documented for this facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, this facility does not represent a Recognized Environmental Condition to the subject property.

- **Alachua County School Board – Santa Fe High** (Facility ID 8518896), located at 16805 NW County Road 235A, a portion of an east adjoining property across NW County Road 235A, was identified as a registered Underground Storage Tank (UST) facility.

  The school facility had a 3,000 diesel UST installed in 1985 to service its bus fleet. In December 2009, a Dispenser and Piping Closure Report prepared by Stillwater Technologies, Inc. documented the replacement of a dispenser and product piping, and analytical sampling documented no contamination was present. A December 15, 2009, letter from Alachua County Environmental Protection Department accepted the results of the Closure Report. The most recent Storage Tank Facility Routine Compliance Site Inspection Report, conducted in January 2024, documented that the facility was “In Compliance”. No discharges or violations have been documented at the facility.

  Copies and/or excerpts of relevant documents are included in Appendix D.

OPINION – Based on the lack of violations or releases documented at the property, the distance of the facility from the subject property, and the regulatory compliance, this facility does not represent a Recognized Environmental Condition to the subject property.

Utilizing the default Area of Concern (AOC), as defined by the approximate minimum search distances defined in ASTM E2600-22, Section 8.1.3, it has been determined (through the course of the Phase I ESA) that no known or suspected contaminated properties with Chemicals of Concern (COC) exist.

OPINION – Based on the application of Tier 1 of the VES, it is concluded that a Vapor Encroachment Condition (VEC) does not exist.

The interior of the church structure on the property was not able to be accessed on the day of the site reconnaissance, which was considered a limiting condition.

OPINION – Based on the observed use of the onsite structure, documented resources, and interviews with the property owner and church members, this limiting condition was not considered to affect the ability of the environmental professional to assess the property for environmental concerns.

11.0 CONCLUSION

Thomson Environmental Consulting, LLC, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM – E 1527-21 of the property identified as the Alachua Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

The results of this assessment have revealed **no** recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** controlled recognized environmental conditions (RECs) associated with the property.

The results of this assessment have revealed **no** significant data gaps associated with the property:

No additional assessment is recommended as a result of this assessment.

12.0 DEVIATIONS

Except for any limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with ASTM – E 1527-21 and the EPA's Standards and Practices for All Appropriate Inquiries (AAI) contained in 40 CFR Part 312.

13.0 REFERENCES

The following documents, maps, persons, or publications have been used in the preparation of this report:

Alachua County Property Appraiser's Website, https://www.acpafl.org/.

American Society for Testing and Materials *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM – E 1527-21).

City of Alachua Permitting Search, https://www6.citizenserve.com/Portal/PortalController.

Environmental Data Resources, Inc., Certified Sanborn® Map Report, dated March 4, 2025, Inquiry Number: 7914454.3.

Environmental Data Resources, Inc., The EDR City-Directory Abstract, dated March 4, 2025, Inquiry Number: 7914454.5.

Environmental Data Resources, Inc., The EDR Radius Map™ Report, dated March 4, 2025, Inquiry Number: 7914454.2s.

Florida Department of Environmental Protection's Electronic Document Management System (OCULUS), http://dwmedms.dep.state.fl.us/Oculus/servlet/login.

NETROnline, https://publicrecords.netronline.com/.

The Soil Survey of Alachua County, Florida. Natural Resources Conservation Service.

United States Geologic Survey (USGS) 7.5-minute topographic quadrangle map *High Springs, Florida*.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Joel A. Thomson
Environmental Professional / President of Thomson Environmental Consulting, LLC

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The qualifications of the Environmental Professional conducting this assessment are provided in Appendix F.

APPENDIX A

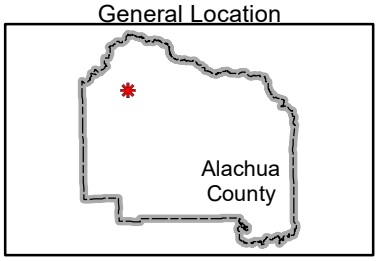
Figures



USGS Topographic Quadrangle Map
USGS 7.5-minute series quad map "High Springs, FL" courtesy of the Florida Land and Boundary Information System (LABINS)
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 125 250
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 1
Topographic Map
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 100 200
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Figure 2
Site Plan
Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
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WWW.THOMSONENV.COM

Figure 3

Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

APPENDIX B

Site Photographs



1. View of the property looking northwest.



2. View of the structure on the subject property.



3. View of the subject property frontage.



4. View of the eastern parcel of the subject property.



5. View of the structure and wellhouse (left of picture).



6. View of western parcel, northern undeveloped portion.



7. View of the undeveloped northern portion of the western parcel.



8. View of the structure on the subject property, northern exposure.



9. View of the water filtration system and pump.



10. View of the natural gas piping to property.



11. View of the wellhouse.



12. View of groundwater wellhead and pressure tank.



13. View of a window-mounted air conditioning unit.



14. View of a pole-mounted electrical transformer in southeast property corner.



15. View of the east adjoining Santa Fe High School property (in distance across County Road 235A).



16. View of an east adjoining property.



17. View of a south adjoining property (south of NW US Highway 441).



18. View of a south adjoining property (south of NW US Highway 441).



19. View of the southeast adjoining property (across intersection of NW US Highway 441 and CR 435A).



20. View of the west adjoining office property.

APPENDIX C

Environmental Database Report

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.2s
March 04, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM EDR-DW

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16313 NW US HIGHWAY 441
ALACHUA, FL 32615

COORDINATES

Latitude (North):	29.8058760 - 29° 48' 21.15''
Longitude (West):	82.5276670 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20191119
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	ALACHUA CO. FL	Lower	212, 0.040, SE
A2	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST, AST, Financial Assurance	Higher	616, 0.117, NNE
A3	ALACHUA CNTY SCHOOL	16805 NW CR 235-A	UST FINDER	Higher	616, 0.117, NNE
B4	SANTA FE HILLS-WATER	17400 NW 168TH AVE	ALACHUA CO. FL	Lower	766, 0.145, North
B5	BEST AND DEPENDABLE	16804 NW 173RD TER	ALACHUA CO. FL	Lower	816, 0.155, North
C6	JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ALACHUA CO. FL	Lower	1082, 0.205, ESE
C7	JACK'S SMALL ENGINE	16530 US HWY 441 N	HAZ WASTE	Lower	1082, 0.205, ESE
C8	JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ALACHUA CO. FL	Lower	1082, 0.205, ESE
9	RACETRAC #413	16300 MARTIN LUTHER	UST FINDER, UST FINDER RELEASE	Lower	1760, 0.333, ESE
10	ALACHUA COUNTY NW	15404 CR 235A	SWF/LF	Lower	2381, 0.451, South
11	ALACHUA COUNTY NORTH	ALACHUA COUNTY BCC	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Lower	2558, 0.484, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... Florida's State-Funded Action Sites

Lists of state and tribal leaking storage tanks

LAST..... Leaking Aboveground Storage Tank Listing
LUST..... Petroleum Contamination Detail Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FF TANKS..... Federal Facilities Listing
FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
TANKS..... Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Institutional Controls Registry
INST CONTROL..... Institutional Controls Registry

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Centers
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS Priority Ranking List
Fl Sites Sites List
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS Oil and Hazardous Materials Incidents
SPILLS 90 SPILLS 90 data from FirstSearch
SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
MINES MRDS Mineral Resources Data System
FINDS Facility Index System/Facility Registry System
UXO Unexploded Ordnance Sites
ECHO Enforcement & Compliance History Information
DOCKET HWC Hazardous Waste Compliance Docket Listing

FUELS PROGRAM ---- EPA Fuels Program Registered Listing
PFAS NPL ---- Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES ---- Federal Sites PFAS Information
PFAS TSCA ---- PFAS Manufacture and Imports Information
PFAS TRIS ---- List of PFAS Added to the TRI
PFAS RCRA MANIFEST ---- PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR ---- PFAS Contamination Site Location Listing
PFAS WQP ---- Ambient Environmental Sampling for PFAS
PFAS NPDES ---- Clean Water Act Discharge Monitoring Information
PFAS PROJECT ---- NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO ---- Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN ---- Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT ---- All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC ---- Aqueous Foam Related Incidents Listing
BIOSOLIDS ---- ICIS-NPDES Biosolids Facility Data
E MANIFEST ---- Hazardous Waste Electronic Manifest System
PFAS ---- PFAS Tracking List
AQUEOUS FOAM ---- Former Fire Training Facility Assessments Listing
AIRS ---- Permitted Facilities Listing
ASBESTOS ---- ASBESTOS
CLEANUP SITES ---- DEP Cleanup Sites - Contamination Locator Map Listing
DEDB ---- Ethylene Dibromide Database Results
DRYCLEANERS ---- Drycleaning Facilities
Financial Assurance ---- Financial Assurance Information Listing
FL Cattle Dip. Vats ---- Cattle Dipping Vats
HW GEN ---- Hazardous Waste Generators
SOLCP ---- State-Owned Lands Cleanup Program Listing
SITE INV SITES ---- Site Investigation Section Sites Listing
TIER 2 ---- Tier 2 Facility Listing
UIC ---- Underground Injection Wells Database Listing
NPDES ---- Wastewater Facility Regulation Database
ERIC WASTE CLEANUP ---- Environmental Restoration Integrated Cleanup Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NW	15404 CR 235A	S 1/4 - 1/2 (0.451 mi.)	10	25
Database: SWF/LF, Date of Government Version: 10/04/2024				
Facility-Site Id: 29653				
Class Status: CLOSED, IN LTC, WITH GW MONITORING (Y)				
Class Status: PRE-AUTHORIZED (B)				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***
Database: UST, Date of Government Version: 11/11/2024				
Tank Status: A-Closed In Place				
Tank Status: B-Removed from Site				
Tank Status: U-In Service				
Facility-Site Id: 8518896				
Facility Status: OPEN				

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	***16805 NW CR 235-A***	***NNE 0 - 1/8 (0.117 mi.)***	***A2***	***8***

Database: AST, Date of Government Version: 11/11/2024
Facility-Site Id: 8518896
Facility Status: OPEN
Facility Status: OPEN

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA CNTY SCHOOL	16805 NW CR 235-A	NNE 0 - 1/8 (0.117 mi.)	A3	19

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC #413	***16300 MARTIN LUTHER***	***ESE 1/4 - 1/2 (0.333 mi.)***	***9***	***22***

DWM CONTAM: A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there is

EXECUTIVE SUMMARY

1 DWM CONTAM site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Program Site Id: ERIC_10960				

ALACHUA CO. FL: List of all regulated facilities in Alachua County.

A review of the ALACHUA CO. FL list, as provided by EDR, and dated 09/10/2024 has revealed that there are 5 ALACHUA CO. FL sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EMERGENCY MEDICAL SE	16935 NW US HIGHWAY	SE 0 - 1/8 (0.040 mi.)	1	8
ACEPD Number: 2298				
SANTA FE HILLS-WATER	17400 NW 168TH AVE	N 1/8 - 1/4 (0.145 mi.)	B4	20
ACEPD Number: 0964				
BEST AND DEPENDABLE	16804 NW 173RD TER	N 1/8 - 1/4 (0.155 mi.)	B5	20
ACEPD Number: 7945				
JACK'S SMALL ENGINE	16530 NW US HIGHWAY	ESE 1/8 - 1/4 (0.205 mi.)	C6	21
ACEPD Number: 3443-10				
JACK'S SMALL ENGINE	16530 N US HIGHWAY 4	ESE 1/8 - 1/4 (0.205 mi.)	C8	22
Close Date: 06/01/2008				
ACEPD Number: 3443				

HAZ WASTE: The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

A review of the HAZ WASTE list, as provided by EDR, and dated 11/11/2024 has revealed that there is 1 HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACK'S SMALL ENGINE	16530 US HWY 441 N	ESE 1/8 - 1/4 (0.205 mi.)	C7	21

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 11/01/2024 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

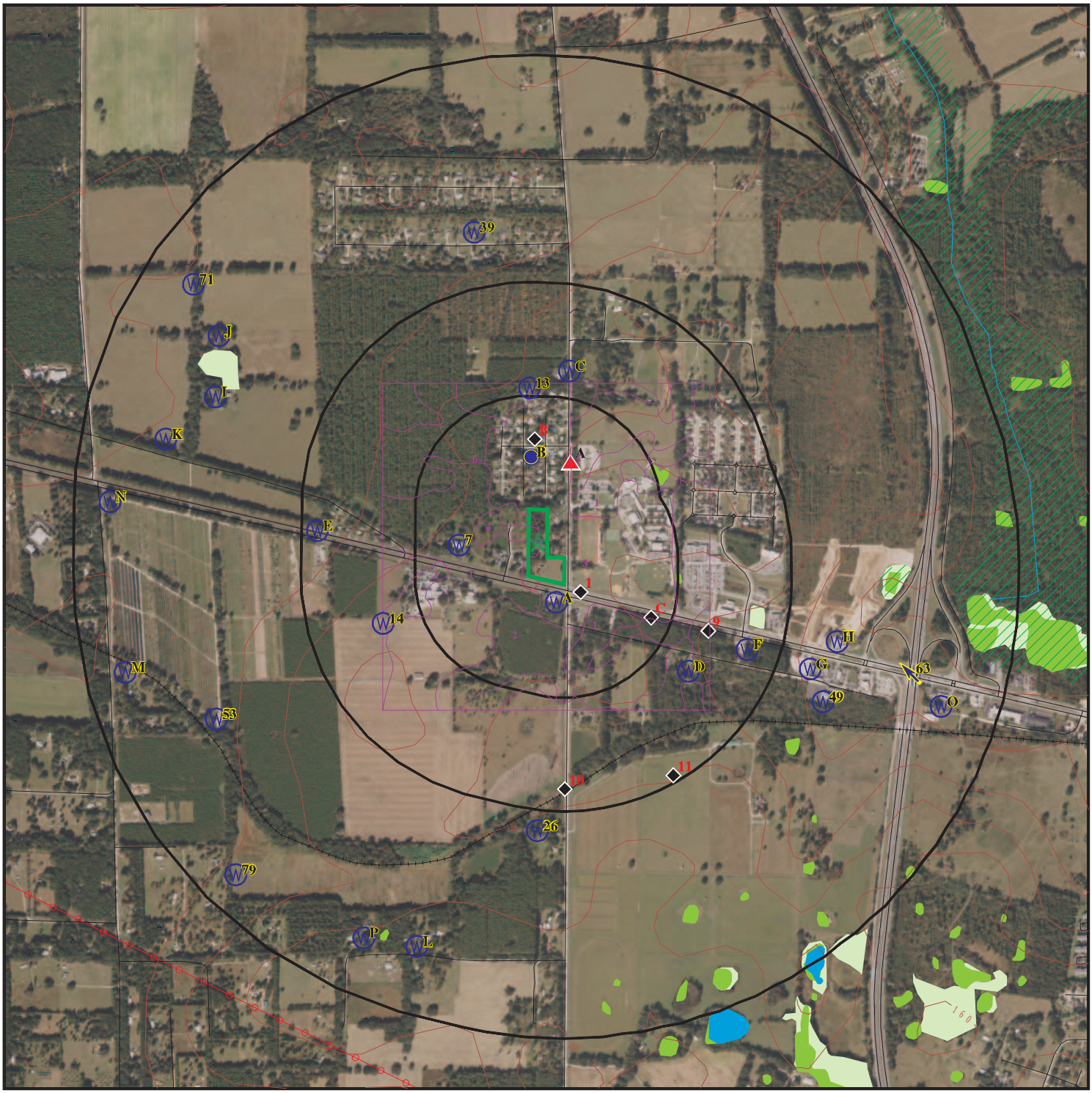
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALACHUA COUNTY NORTH	***ALACHUA COUNTY BCC***	***SSE 1/4 - 1/2 (0.484 mi.)***	***11***	***26***
Site Status: CLOSED				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 17 records.

Site Name	Database(s)
SCHMIDT PROPERTY	RGA LUST
SCHMIDT PROPERTY	RGA LUST
JIM DOUGLAS CHEVROLET CO INC	LUST
ALACHUA TIRE	FINDS
ALACHUA COUNTY NW LANDFILL	ALACHUA CO. FL
ALACHUA A/C, INC	ALACHUA CO. FL
ALACHUA TOWING AND RECOVERY	ALACHUA CO. FL
ALACHUA RADIATOR & AUTO SERVICE	ALACHUA CO. FL
SCHOENFELD PROPERTY	ALACHUA CO. FL
ALACHUA PARTNERS LLC - CONCRETE BA	NPDES
ALACHUA AUTO REPAIR	EDR Hist Auto
BUSH AUTO REPAIR ALACHUA	HAZ WASTE
ALACHUA NORTHWEST CLOSED CLASS I L	RGA LF
ALACHUA CNTY NW	RGA LF
NORTHWEST ALACHUA SLF	RGA LF
ALACHUA TIRE	ECHO
ALACHUA PRINTING, INC	HAZ WASTE

OVERVIEW MAP - 7914454.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Alachua Property	CLIENT: Thomson Environmental Consulting, LLC
ADDRESS: 16313 NW US Highway 441 Alachua FL 32615	CONTACT: Joel Thomson
LAT/LONG: 29.805876 / 82.527667	INQUIRY #: 7914454.2s DATE: March 04, 2025 8:18 am

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DETAIL MAP - 7914454.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		1	0	NR	NR	NR	1
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	1	NR	NR	1
ALACHUA CO. FL	0.250		1	4	NR	NR	NR	5
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	TP		NR	NR	NR	NR	NR	0
HAZ WASTE	0.250		0	1	NR	NR	NR	1
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	1	NR	NR	1
SOLCP	0.001		0	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
ERIC WASTE CLEANUP	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	4	5	4	0	0	13

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SE
< 1/8
0.040 mi.
212 ft.

EMERGENCY MEDICAL SERVICE (EMS) #5
16935 NW US HIGHWAY 441
ALACHUA, FL

ALACHUA CO. FL

S123486207
N/A

Relative:
Lower

Actual:
130 ft.

ALACHUA CO. FL:

Name:	EMERGENCY MEDICAL SERVICE (EMS) #5
Address:	16935 NW US HIGHWAY 441
City,State,Zip:	ALACHUA, FL
ACEPD Number:	2298
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	Not reported
GPS Date:	Not reported
Latitude:	29.810510034
Longitude:	-82.556685399
Industry Name:	Not reported

A2
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

UST
AST
Financial Assurance

U001340220
N/A

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
142 ft.

UST:

Facility ID:	8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	29 48 20 / 82 31 30

UST:

Tank ID:	3
Tank Capacity:	8500
Tank Location:	UNDERGROUND
Tank Status:	A-Closed In Place
Status Date:	Not reported
Install Date:	Not reported
Substance:	A
Content Description:	Leaded Gas
Vessel Indicator:	TANK
DEP Contractor:	P

Owner:

Owner ID:	392
Owner Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Tank Capacity: 3000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 12/31/1990
Install Date: 1/1/1985
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4
Tank Capacity: 15000
Tank Location: UNDERGROUND
Tank Status: U-In Service
Status Date: Not reported
Install Date: 12/1/1990
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4
Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

AST:
Facility ID: 8518896
Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address: 16805 NW CR 235-A
City,State,Zip: ALACHUA, FL 32615
Facility Phone: 3529557602
Facility Status: OPEN
Facility Type: I
Type Description: County Government
Depco: P
Region: STATE
Positioning Method: AGPS
Latitude/Longitude: 29 48 20 / 82 31 30

Tank:
Tank ID: 2
Tank Capacity: 2000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: Not reported
Install Date: 7/1/1955
Substance: B
Content Description: Unleaded Gas
Vessel Indicator: TANK
DEP Contractor: P

Piping:
Tank ID: 4
Piping Category: C
Piping Description: Fiberglass

Tank ID: 4
Piping Category: F
Piping Description: Double wall

Tank ID: 4
Piping Category: J
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: K
Piping Description: Dispenser liners

Monitoring:
Tank ID: 4

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Petro Monitoring Category: M
Monitoring Description: Manual tank gauging - USTs

Tank ID: 4
Petro Monitoring Category: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Petro Monitoring Category: 4
Monitoring Description: Visual inspect dispenser liners

Tank ID: 4
Petro Monitoring Category: F
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Petro Monitoring Category: H
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Petro Monitoring Category: K
Monitoring Description: Monitor dbl wall pipe space

Owner:
Owner ID: 392
Owner Name: ALACHUA CNTY SCHOOL BD
Owner Address: 1800 SE HAWTHORNE RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,State,Zip: GAINESVILLE, FL 32641
Owner Contact: DEE STATEN
Owner Phone: 3529557762

Construction:
Tank ID: 4
Construction Category: A
Construction Description: Ball check valve

Tank ID: 4
Construction Category: E
Construction Description: Fiberglass

Tank ID: 4
Construction Category: I
Construction Description: Double wall

Tank ID: 4
Construction Category: M
Construction Description: Spill containment bucket

Tank ID: 4
Construction Category: O
Construction Description: Tight fill

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

FL Financial Assurance 3:

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/28/2018
Expire Date:	08/29/2019
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	ACE AMERICAN INSURANCE COMPANY
Effective Date:	08/29/2017
Expire Date:	08/29/2018
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Effective Date:	08/29/2008
Expire Date:	08/29/2009
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2009
Expire Date:	08/29/2010
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2011
Expire Date:	08/29/2012
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	08/29/2012
Expire Date:	08/29/2013
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2013
Expire Date:	08/29/2016
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY INSURANCE CO
Effective Date:	08/29/2016
Expire Date:	08/29/2017
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **U001340220**

Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORP
Effective Date:	08/29/2019
Expire Date:	08/29/2022
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Region:	3
Facility ID:	8518896
Facility Phone:	3529557602
Facility Status:	OPEN
Facility Type:	I
Type Description:	County Government
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORPORATION
Effective Date:	08/29/2022
Expire Date:	08/29/2024
Owner ID:	392
Onwer Name:	ALACHUA CNTY SCHOOL BD
Owner Address:	1800 SE HAWTHORNE RD
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	GAINESVILLE, FL 32641
Contact:	DEE STATEN
Resp Party Phone:	3529557762

A3
NNE
< 1/8
0.117 mi.
616 ft.

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
16805 NW CR 235-A
ALACHUA, FL 32615

Site 2 of 2 in cluster A

UST FINDER | **1028226627** | **N/A**

Relative:
Higher

Actual:
142 ft.

UST FINDER:

Object ID:	64953
Facility ID:	FL8518896
Name:	ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
Address:	16805 NW CR 235-A
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	1
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	129
Private Wells 1500ft:	28
Within 100yr Floodplain:	No
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.525
Y Coord:	29.8055555600001
Latitude:	29.80555556
Longitude:	-82.525

UST FINDER:

Object ID:	312434
Facility ID:	FL8518896
Tank ID:	FL8518896-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	8500
Substances:	Leaded Gas
Tank Wall Type:	Not reported

Object ID:	231371
Facility ID:	FL8518896
Tank ID:	FL8518896-1
Tank Status:	Closed
Installation Date:	1985/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

ALACHUA CNTY SCHOOL BD-SANTA FE HIGH (Continued) **1028226627**

Object ID:	211603
Facility ID:	FL8518896
Tank ID:	FL8518896-4
Tank Status:	Open
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	15000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported

B4 **SANTA FE HILLS-WATER SYSTEM** **ALACHUA CO. FL** **S123484426**
North **17400 NW 168TH AVE** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.145 mi.
766 ft. **Site 1 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	SANTA FE HILLS-WATER SYSTEM
Address:	17400 NW 168TH AVE
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	0964
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	10/19/1995
GPS Date:	Not reported
Latitude:	29.809043712
Longitude:	-82.527905598
Industry Name:	Not reported

Actual:
133 ft.

B5 **BEST AND DEPENDABLE** **ALACHUA CO. FL** **S123489093**
North **16804 NW 173RD TER** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.155 mi.
816 ft. **Site 2 of 2 in cluster B**

Relative: ALACHUA CO. FL:
Lower

Name:	BEST AND DEPENDABLE
Address:	16804 NW 173RD TER
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	7945
Class:	Class E - Other Uses. Facilities storing, using, or generating hazardous materials and having a specific use not listed as Class AA, Class A, Class B, Class C or Class D, shall be classified by Environmental Protection based on a comparison of the non-listed use to a similar use that has been classified.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	Not reported
Date Open:	01/17/1986

Actual:
135 ft.

BEST AND DEPENDABLE (Continued) **S123489093**

GPS Date:	Not reported
Latitude:	29.809268832
Longitude:	-82.527435203
Industry Name:	Not reported

C6 **JACK'S SMALL ENGINE REPAIR & SALES** **ALACHUA CO. FL** **S109529481**
ESE **16530 NW US HIGHWAY 441** **N/A**
1/8-1/4 **ALACHUA, FL 32615**
0.205 mi.
1082 ft. **Site 1 of 3 in cluster C**

Relative: ALACHUA CO. FL:
Lower

Name:	JACK'S SMALL ENGINE REPAIR & SALES
Address:	16530 NW US HIGHWAY 441
City,State,Zip:	ALACHUA, FL 32615-9324
ACEPD Number:	3443-10
Class:	Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date:	Not reported
Tanks:	Not reported
Last Inspection Dt:	09/19/2023
Date Open:	05/01/2002
GPS Date:	08/20/2020
Latitude:	29.80565
Longitude:	-82.53557
Industry Name:	Manufacturing & Repair - Miscellaneous

Actual:
118 ft.

C7 **JACK'S SMALL ENGINE REPAIR** **HAZ WASTE** **S130189400**
ESE **16530 US HWY 441 N** **N/A**
1/8-1/4 **ALACHUA, FL 32616**
0.205 mi.
1082 ft. **Site 2 of 3 in cluster C**

Relative: HAZ WASTE:
Lower

Facility ID:	916
Name:	JACK'S SMALL ENGINE REPAIR
Address:	16530 US HWY 441 N
City,State,Zip:	ALACHUA, FL 32616
County:	ALACHUA
Telephone:	(386)462-2882
Email:	Not reported
Status:	A - ACTIVE - WASTE GENERATOR
Generator Status:	3 - Very Small Quantity Generator
EPA ID:	NA
Other ID:	3443-10
Old Facility ID:	102871

Actual:
118 ft.

JACK'S SMALL ENGINE REPAIR (Continued) **S130189400**

SIC:	7699 - SERVICES - REPAIR SERVICES, NEC
Verified:	V - VERIFICATION BY ON-SITE VISIT
Verified Date:	09/07/2023
Hazardous Waste LBS/YEAR:	0
Wastes:	2

C8
ESE
1/8-1/4
0.205 mi.
1082 ft.

JACK'S SMALL ENGINE REPAIR **ALACHUA CO. FL** **S105695438**
16530 N US HIGHWAY 441 **N/A**
ALACHUA, FL 32615

Site 3 of 3 in cluster C

Relative:
Lower

Actual:
118 ft.

ALACHUA CO. FL:

Name:	JACK'S SMALL ENGINE REPAIR
Address:	16530 N US HIGHWAY 441
City,State,Zip:	ALACHUA, FL 32615
ACEPD Number:	3443
Class:	Class A - 1) Analytical Laboratories, one or two employees. 2) Chemical Storage and Substitution, prepackaged and drummed chemicals with no mixing or repacking. 3) Dry Cleaners, with dry cleaning plants on premises. 4) Funeral Homes. 5) Furniture Refinishers. 6) Machine Shops, one or two employees. 7) Mechanical Repair, restricted to minor repairs. 8) Medical Laboratories. 9) One-Hour Photo Labs or Small Tray Developing Facilities. 10) Pest Control, one vehicle. 11) Printers, one or two employees; no more than two presses; no camera work. 12) Veterinarian Offices or Grooming Business, no pesticide dipping. 13) Facilities storing or using hazardous materials and utilizing septic tanks for domestic waste disposal and generating less than fifty-five gallons of hazardous waste per year.
Close Date:	06/01/2008
Tanks:	Not reported
Last Inspection Dt:	06/24/2008
Date Open:	05/01/2001
GPS Date:	07/16/2014
Latitude:	29.805968958
Longitude:	-82.535406113
Industry Name:	Not reported

9
ESE
1/4-1/2
0.333 mi.
1760 ft.

RACETRAC #413 **UST FINDER** **1028226952**
16300 MARTIN LUTHER KING BLVD **UST FINDER RELEASE** **N/A**
ALACHUA, FL 32615

Relative:
Lower

Actual:
96 ft.

UST FINDER:

Object ID:	78301
Facility ID:	FL8519298
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 32615
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	5
TOS USTs:	0
Population 1500ft:	43
Private Wells 1500ft:	10

RACETRAC #413 (Continued) **1028226952**

Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-82.52305556
Y Coord:	29.8038888900001
Latitude:	29.80388889
Longitude:	-82.52305556

UST FINDER:

Object ID:	262689
Facility ID:	FL8519298
Tank ID:	FL8519298-1
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Gasohol
Tank Wall Type:	Not reported

Object ID:	262690
Facility ID:	FL8519298
Tank ID:	FL8519298-2
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262691
Facility ID:	FL8519298
Tank ID:	FL8519298-3
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

Object ID:	262692
Facility ID:	FL8519298
Tank ID:	FL8519298-4
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00

RACETRAC #413 (Continued) **1028226952**

Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported
Object ID:	262693
Facility ID:	FL8519298
Tank ID:	FL8519298-5
Tank Status:	Closed
Installation Date:	1974/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4012
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	100352
Facility ID:	FL8519298
Lust ID:	FL14373
Name:	RACETRAC #413
Address:	16300 MARTIN LUTHER KING BLVD
City,State,Zip:	ALACHUA, FL 0
Address Match Type:	Not reported
Reported Date:	1993/10/14 15:59:59+00
Status:	Open
Substance:	Not reported
Population within 1500ft:	43
Domestic Wells within 1500ft:	10
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL2011360_15791529
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	031102060502
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-82.52306
Y Coord:	29.80389
Latitude:	29.8038899999999
Longitude:	-82.52306

10
South
1/4-1/2
0.451 mi.
2381 ft.

ALACHUA COUNTY NW
15404 CR 235A
ALACHUA, FL 32615

SWF/LF **S112805088**
N/A

Relative:
Lower

Actual:
113 ft.

SWF/LF:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	100
Classification:	CLASS I LANDFILL
Class Status:	CLOSED, IN LTC, WITH GW MONITORING (Y)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY
Land Owner Address:	COUNTY COURTHOUSE
Land Owner City/State/Zip:	GAINESVILLE, FL 32601
Land Owner Telephone:	Not reported

Click here for Florida Oculus:

Name:	ALACHUA COUNTY NW
Address:	15404 CR 235A
City,State,Zip:	ALACHUA, FL 32615
Facility ID:	29653
District:	NED
Lat/Long:	29:47:40.1769 / 82:32:4.5156
Class Type:	910
Classification:	DISASTER DEBRIS MANAGEMENT SITE
Class Status:	PRE-AUTHORIZED (B)
Section:	17
Township:	08S
Range:	18E
Responsible Authority Name:	ALACHUA COUNTY COMMISSIONERS
Responsible Authority Address:	COUNTY COURTHOUSE
Responsible Authority City,St,Zip:	GAINESVILLE, FL 32601
Responsible Authority Phone:	3523745204
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	JAMES ABBOTT
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	3524959215
Land Owner Name:	ALACHUA COUNTY

ALACHUA COUNTY NW (Continued) **S112805088**

Land Owner Address: COUNTY COURTHOUSE
Land Owner City/State/Zip: GAINESVILLE, FL 32601
Land Owner Telephone: Not reported

Click here for Florida Oculus:

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11 **ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF** **DWM CONTAM** **S113719864**
SSE **ALACHUA COUNTY BCC** **RESP PARTY** **N/A**
1/4-1/2 **GAINESVILLE, FL 32615** **ERIC WASTE CLEANUP**
0.484 mi.
2558 ft.

Relative:
Lower

Actual:
117 ft.

DWM CONTAM:

Name:	ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL
Program Site Id:	ERIC_10960
Lat DD:	29
Lat MM:	47
Lat SS:	54.5282
Long DD:	82
Long MM:	31
Long SS:	21.7303
Office/ District:	NED
Program Area:	RESPONSPARTY
Priority Score:	Not reported
Datum:	HARN
Method:	DPHO
Facility Status:	Closed-ERIC
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	Not reported
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	Not reported
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	Brian Durden

RESP PARTY:

Name:	ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL 32615
District:	Northeast District

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Site Id:	64602
Project Id:	185616
Site Status:	CLOSED
Project Manager:	DURDEN_B
OGC Case Number:	N
Initial Date Received:	08/20/1993
Contaminants:	EDB, Dichloropropane, tetrachloroethene, vinyl chloride
Offsite Cont Impact:	Y
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	CENTR
Collect Username:	DAVIS_B
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	05/27/2005
Map Series Used:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	DAVIS_B
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	05/27/2005
Decode for District:	Northeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Yes, there is documentation that contamination above applicable standards or criteria exists offsite.
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	29 47 / 82 31
Source Facility Name:	Not reported
Source Facility ID:	Not reported
Program:	Not reported
Program Type:	Not reported
Program Status:	Not reported
WMD:	Not reported
ICR Indicator:	Not reported
Discharge Date:	Not reported
GIS ALBX:	Not reported
GIS ALBY:	Not reported
Site Manager:	Not reported
Site Phase Description:	Not reported
Offsite Contamination Key:	Not reported
Documents: Not reported	
Objectid:	Not reported

ERIC WASTE CLEANUP:

ERIC ID:	ERIC_10960
Name:	Alachua County Northwest Landfill, Gw Enf
Address:	ALACHUA COUNTY BCC
City,State,Zip:	GAINESVILLE, FL 32615
County:	ALACHUA
Status:	CLOSED

ALACHUA COUNTY NORTHWEST LANDFILL, GW ENF (Continued) **S113719864**

Source Facility Name:	ALACHUA COUNTY NORTHWEST LANDFILL LFC1
Source Facility ID:	136512
Program:	Responsible Party Cleanup
Program Type:	RESPONSPARTY
Program Status:	COMPLETE
District:	NED - Northeast District
WMD:	SJRWMD - St. Johns River Water Management District
ICR Indicator:	N
Discharge Date:	Not reported
Method ID:	DPHO
Object of Interest:	CAP_R
Proximity to Object:	CENTR
Lat DD:	29
Lat MM:	47
Lat SS:	Not reported
Long DD:	82
Long MM:	31
Long SS:	Not reported
X Coord:	542604.96764
Y Coord:	644364.4347
GIS ALB X:	542604.97
GIS ALB Y:	644364.44
Collector Username:	DAVIS_B
Collection Date:	Not reported
Map Source:	1999 doqs
Map Source Scale:	2534
Interpolation Scale:	Not reported
Coordinate Accuracy ID:	4
Site Manager:	Brian Durden
Site Phase Description:	Phase 2 - Full Assessment
Offsite Contamination Key:	CONTAMNOSCHOOL
DATUM ID:	HARN

Documents:
Object ID: 3981

Count: 17 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ALACHUA	S115195457	SCHMIDT PROPERTY	I-75 & US 441		RGA LUST
ALACHUA	1020558741	ALACHUA AUTO REPAIR	US 441	32615	EDR Hist Auto
ALACHUA	S115195456	SCHMIDT PROPERTY	I 75 & US 441		RGA LUST
ALACHUA	S123485480	ALACHUA COUNTY NW LANDFILL	COUNTY ROAD 235A		ALACHUA CO. FL
ALACHUA	S123488217	ALACHUA A/C, INC	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S109529131	ALACHUA TOWING AND RECOVERY	US HIGHWAY 441	32615	ALACHUA CO. FL
ALACHUA	S130173854	BUSH AUTO REPAIR ALACHUA	15315 US HWY441 NW	32615	HAZ WASTE
ALACHUA	S109996279	ALACHUA PARTNERS LLC - CONCRETE BA	NORTHSIDE US 441		NPDES
ALACHUA	S115152169	ALACHUA NORTHWEST CLOSED CLASS I L	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115152151	ALACHUA CNTY NW	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	S115156299	NORTHWEST ALACHUA SLF	STATE RD 235A 3/4 MILES S US 4		RGA LF
ALACHUA	1027303321	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	FINDS
ALACHUA	1027257325	ALACHUA TIRE	16113 NW US HIGHWAY 441	32615	ECHO
ALACHUA	S123488999	ALACHUA RADIATOR & AUTO SERVICE	935 S US HIGHWAY 441	32615	ALACHUA CO. FL
HIGH SPRINGS	S130193318	ALACHUA PRINTING, INC	15281 US 441 NW	32643	HAZ WASTE
HIGH SPRINGS	S123484457	SCHOENFELD PROPERTY	US HIGHWAY 441	32643	ALACHUA CO. FL
HIGH SPRINGS	S132053533	JIM DOUGLAS CHEVROLET CO INC	18300 NW US HWY 441	32643	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/18/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 10/26/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/04/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024
Date Data Arrived at EDR: 10/30/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 76

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

Date of Government Version: 11/07/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 06/07/2024
Date Data Arrived at EDR: 06/26/2024
Date Made Active in Reports: 09/16/2024
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 11/26/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 08/20/2024
Date Data Arrived at EDR: 10/08/2024
Date Made Active in Reports: 12/24/2024
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 12/09/2024
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 78

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/01/2024
Date Made Active in Reports: 12/13/2024
Number of Days to Update: 73

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/03/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 7

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 90

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 10/23/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

A list of the sites that have been reported to the Department of Environmental Protection with PFAS concentrations above the Department?s Provisional Groundwater Cleanup Target Level.

Date of Government Version: 01/17/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 6
Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

DEP has conducted initial environmental assessments related to the historic and current use of chemicals found in aqueous film forming foam (AFFF) at fire training facilities throughout Florida

Date of Government Version: 05/30/2024
Date Data Arrived at EDR: 05/31/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 28
Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 02/21/2025
Number of Days to Update: 38
Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/08/2024
Date Data Arrived at EDR: 08/08/2024
Date Made Active in Reports: 08/19/2024
Number of Days to Update: 11
Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/07/2025
Number of Days to Update: 84
Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71
Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 10/16/2024
Date Data Arrived at EDR: 10/18/2024
Date Made Active in Reports: 01/08/2025
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 07/14/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/20/2023
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Semi-Annually

FIN ASSURANCE 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

HAZ WASTE: Hazardous Waste Information Listing

The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

HW GEN: Hazardous Waste Generators

Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/02/2024
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing

Open, inactive and closed responsible party sites

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/10/2024
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

SOLCP: State-Owned Lands Cleanup Program Listing

The State-Owned Lands Cleanup Program (SOLCP) was created by the legislature in 2001 as a mechanism to identify and reduce the states possible risk and liability associated with potentially contaminated sites on state-owned property.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8952
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

SITE INV SITES: Site Investigation Section Sites Listing

Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 06/06/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 90

Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 10/24/2024
Date Data Arrived at EDR: 10/25/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 10/28/2024
Date Data Arrived at EDR: 10/29/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 01/28/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

ERIC WASTE CLEANUP: Environmental Restoration Integrated Cleanup Listing
ERIC (Environmental Restoration Integrated Cleanup) is a single database for tracking all of the contaminated site cleanup activities in the Division of Waste Management (DWM). It was developed to bring together 11 different data systems to a single location that would allow tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 12/06/2024
Date Made Active in Reports: 12/09/2024
Number of Days to Update: 3
Source: Department of Environmental Protection
Telephone: 850-245-8270
Last EDR Contact: 12/06/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 09/10/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/21/2024
Number of Days to Update: 71

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 09/25/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 71

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LF: Miami Dade County Landfill Solid Waste Sites listing.
Miami Dade County Landfill Solid Waste Sites listing.

Date of Government Version: 09/13/2024
Date Data Arrived at EDR: 09/13/2024
Date Made Active in Reports: 11/25/2024
Number of Days to Update: 73

Source: Miami Dade County Environmental Resources Management
Telephone: 305-372-6789
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites
Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 11/15/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/10/2025
Number of Days to Update: 87
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 04/05/2023
Date Data Arrived at EDR: 05/24/2023
Date Made Active in Reports: 08/11/2023
Number of Days to Update: 79
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 02/14/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association’s annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ALACHUA PROPERTY
16313 NW US HIGHWAY 441
ALACHUA, FL 32615

TARGET PROPERTY COORDINATES

Latitude (North):	29.805876 - 29° 48' 21.15''
Longitude (West):	82.527667 - 82° 31' 39.60''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	352362.2
UTM Y (Meters):	3298074.5
Elevation:	139 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17090184 HIGH SPRINGS, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

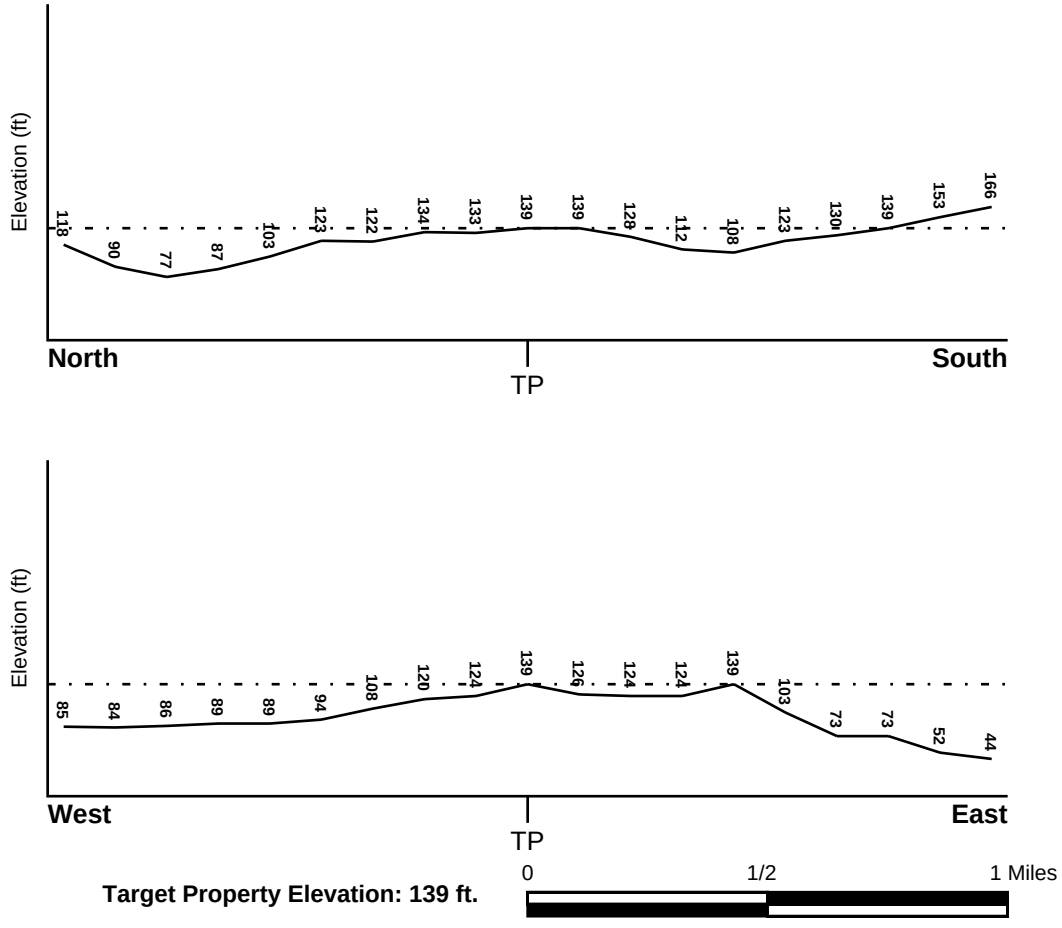
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 139 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12001C0120D	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12001C0110D	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HIGH SPRINGS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
63	1/2 - 1 Mile ESE	NW
1G	1/2 - 1 Mile ESE	NW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

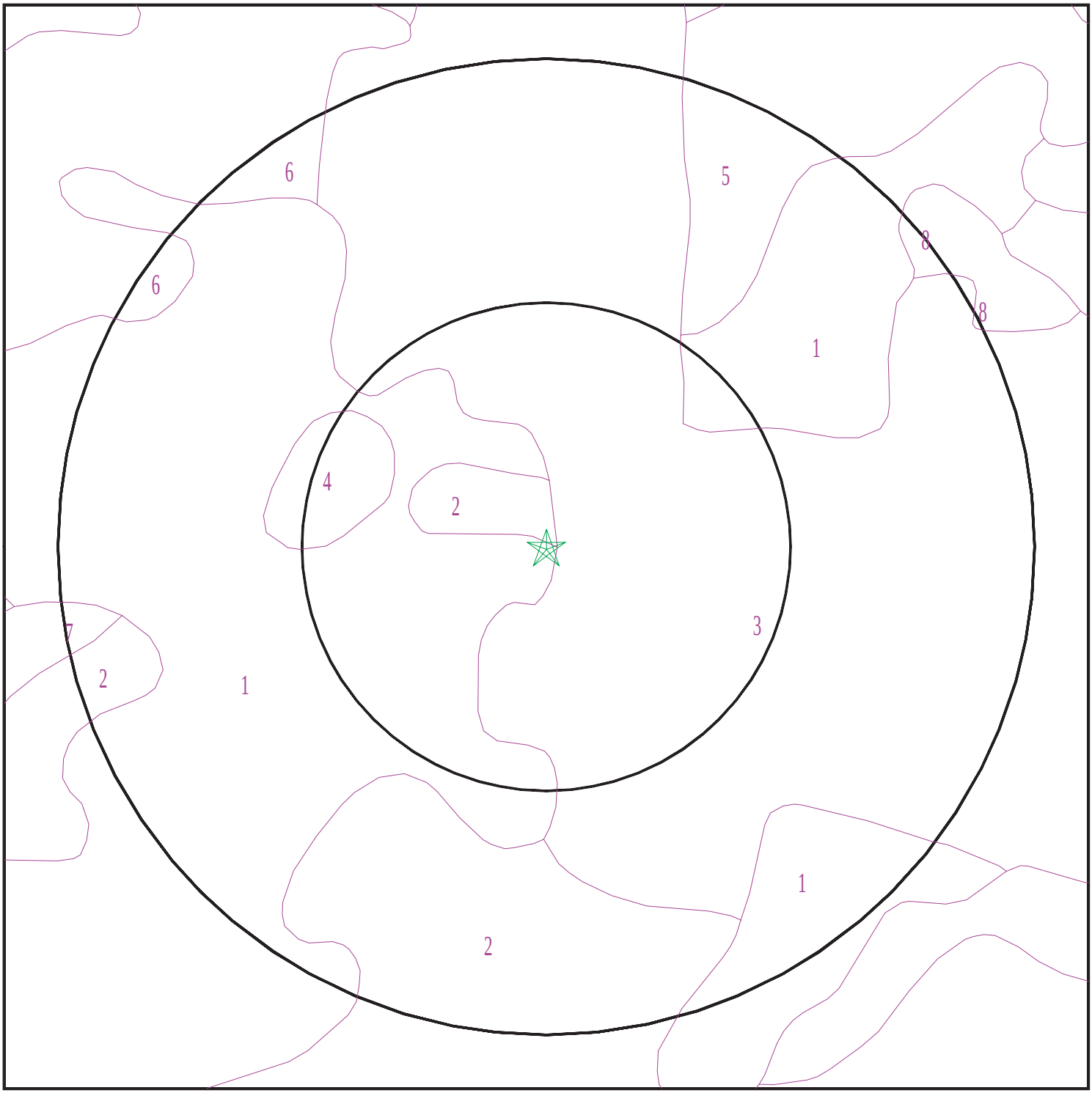
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7914454.2s



SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Fort Meade

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5
2	14 inches	85 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Arredondo

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	7 inches	49 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	49 inches	53 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
4	53 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	5 inches	24 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	24 inches	29 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	29 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Millhopper

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 145 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	57 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	57 inches	63 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	63 inches	88 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Kendrick

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
2	9 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
3	25 inches	31 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
4	31 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5
5	72 inches	90 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 0.42	Max: 6 Min: 4.5

Soil Map ID: 7

Soil Component Name: Placid

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6
2	14 inches	81 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 5.5 Min: 3.6

Soil Map ID: 8

Soil Component Name: Norfolk

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	62 inches	79 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
2	0 inches	9 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
3	9 inches	40 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6
4	40 inches	62 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 4.23	Max: 5.5 Min: 3.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B9	FL2011006	1/8 - 1/4 Mile North

Note: PWS System location is not always the same as well location.

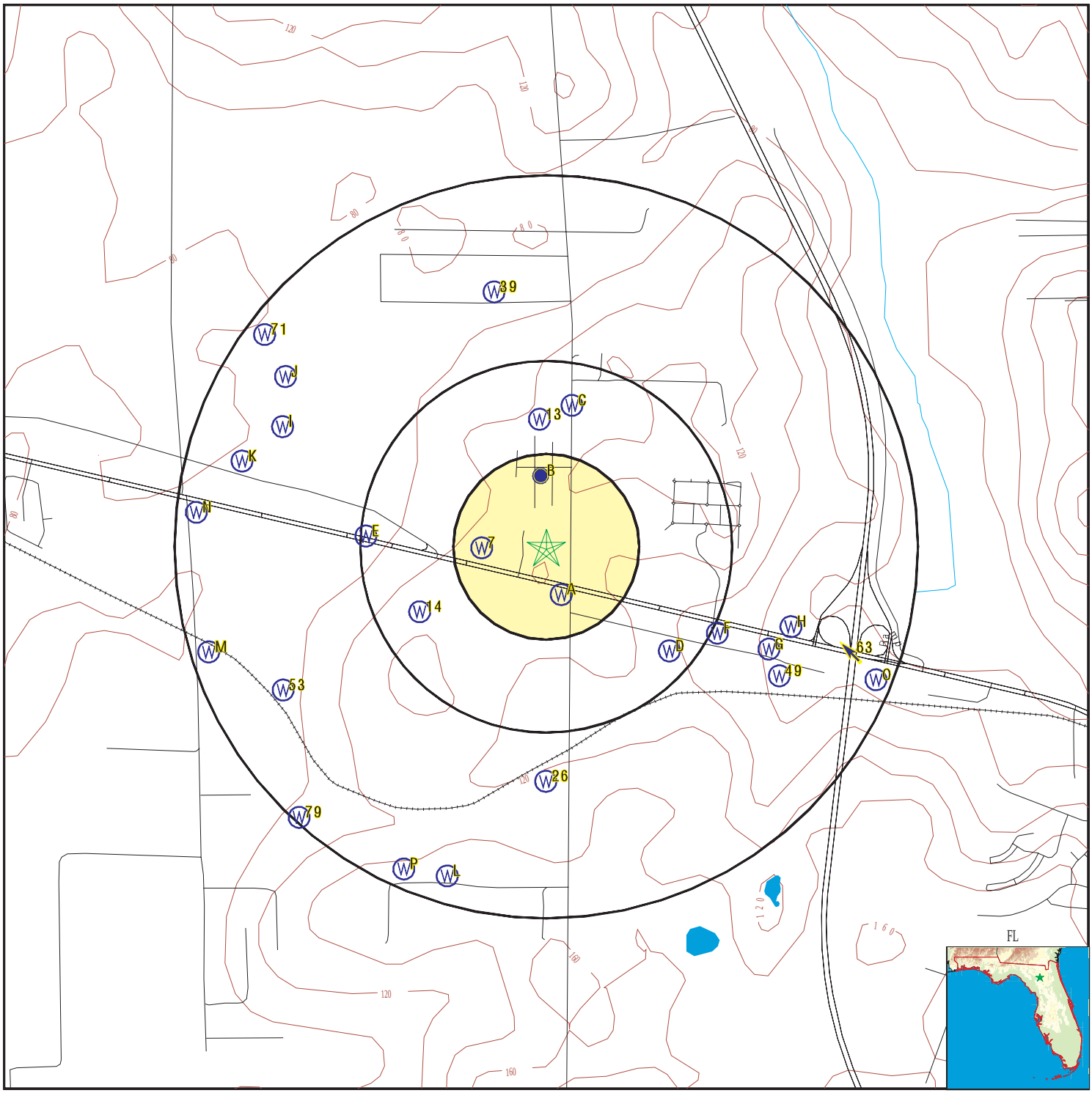
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	FLSRD7000130559	0 - 1/8 Mile SSE
A2	FLSRD7000136206	1/8 - 1/4 Mile South
A3	FLSRD7000136207	1/8 - 1/4 Mile SSE
B4	FLSRD7000130887	1/8 - 1/4 Mile North
B5	FLSRD7000130888	1/8 - 1/4 Mile North
A6	FLSRD7000127780	1/8 - 1/4 Mile SSE
7	FLSRD7000102799	1/8 - 1/4 Mile West
B8	FLSA13000106182	1/8 - 1/4 Mile North
B10	FLPUB1100001549	1/8 - 1/4 Mile North
B11	FLDGW7000003778	1/8 - 1/4 Mile North
B12	FLPUB1100001551	1/8 - 1/4 Mile North
13	FLSRD7000118550	1/4 - 1/2 Mile North
14	FLSRD7000002853	1/4 - 1/2 Mile WSW
C15	FLSA13000031397	1/4 - 1/2 Mile North
C16	FLSA13000081901	1/4 - 1/2 Mile North
D17	FLSA13000014113	1/4 - 1/2 Mile SE
D18	FLSRD7000117329	1/4 - 1/2 Mile SE
E19	FLSRD7000032118	1/4 - 1/2 Mile West
E20	FLSRD7000032117	1/4 - 1/2 Mile West
F21	FLSRD7000027705	1/2 - 1 Mile ESE
F22	FLSRD7000027702	1/2 - 1 Mile ESE
F23	FLSRD7000027703	1/2 - 1 Mile ESE
F24	FLSRD7000027704	1/2 - 1 Mile ESE
E25	FLSRD7000058029	1/2 - 1 Mile West
26	FLSA13000106174	1/2 - 1 Mile South
G27	FLSRD7000123043	1/2 - 1 Mile ESE
G28	FLSRD7000116904	1/2 - 1 Mile ESE
G29	FLSRD7000120678	1/2 - 1 Mile ESE
H30	FLSRD7000129999	1/2 - 1 Mile ESE
H31	FLSRD7000129998	1/2 - 1 Mile ESE
H32	FLSRD7000129997	1/2 - 1 Mile ESE
H33	FLSRD7000131981	1/2 - 1 Mile ESE
H34	FLSRD7000130000	1/2 - 1 Mile ESE
H35	FLSRD7000135987	1/2 - 1 Mile ESE
H36	FLSRD7000128258	1/2 - 1 Mile ESE
G37	FLSRD7000017720	1/2 - 1 Mile ESE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H38	FLSRD7000136106	1/2 - 1 Mile ESE
39	FLSRD7000061363	1/2 - 1 Mile NNW
H40	FLSRD7000134882	1/2 - 1 Mile ESE
H41	FLSRD7000134916	1/2 - 1 Mile ESE
H42	FLSRD7000134915	1/2 - 1 Mile ESE
H43	FLSRD7000134914	1/2 - 1 Mile ESE
H44	FLSRD7000134917	1/2 - 1 Mile ESE
H45	FLSRD7000136103	1/2 - 1 Mile ESE
H46	FLSRD7000136105	1/2 - 1 Mile ESE
H47	FLSRD7000136102	1/2 - 1 Mile ESE
H48	FLSRD7000134918	1/2 - 1 Mile ESE
49	FLSRD7000044984	1/2 - 1 Mile ESE
I50	FLSRD7000026071	1/2 - 1 Mile WNW
I51	FLSRD7000136737	1/2 - 1 Mile WNW
I52	FLSRD7000096640	1/2 - 1 Mile WNW
53	FLSRD7000101088	1/2 - 1 Mile WSW
J54	FLSRD7000025956	1/2 - 1 Mile NW
J55	FLSRD7000096790	1/2 - 1 Mile NW
J56	FLSRD7000136740	1/2 - 1 Mile NW
K57	FLSRD7000026159	1/2 - 1 Mile WNW
K58	FLSRD7000096624	1/2 - 1 Mile WNW
K59	FLSRD7000136739	1/2 - 1 Mile WNW
J60	FLSRD7000026000	1/2 - 1 Mile WNW
J61	FLSRD7000096639	1/2 - 1 Mile WNW
J62	FLSRD7000135683	1/2 - 1 Mile WNW
L64	FLSA13000031412	1/2 - 1 Mile SSW
L65	FLSA13000114194	1/2 - 1 Mile SSW
M66	FLSA13000084370	1/2 - 1 Mile WSW
N67	FLSRD7000101085	1/2 - 1 Mile West
N68	FLSRD7000101086	1/2 - 1 Mile West
O69	FLSA13000014114	1/2 - 1 Mile ESE
P70	FLSA13000031641	1/2 - 1 Mile SSW
71	FLSRD7000004028	1/2 - 1 Mile NW
P72	FLSA13000031396	1/2 - 1 Mile SSW
M73	FLSRD7000101087	1/2 - 1 Mile WSW
O74	FLSRD7000031177	1/2 - 1 Mile ESE
O75	FLSRD7000031178	1/2 - 1 Mile ESE
O76	FLSRD7000031176	1/2 - 1 Mile ESE
O77	FLSRD7000031175	1/2 - 1 Mile ESE
L78	FLSA13000031642	1/2 - 1 Mile SSW
79	FLSRD7000124969	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7914454.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells
Sink holes

N

SITE NAME:	Alachua Property	CLIENT:	Thomson Environmental Consulting, LLC
ADDRESS:	16313 NW US Highway 441 Alachua FL 32615	CONTACT:	Joel Thomson
LAT/LONG:	29.805876 / 82.527667	INQUIRY #:	7914454.2s
		DATE:	March 04, 2025 8:18 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
SSE
0 - 1/8 Mile
Lower

FL WELLS **FLSRD7000130559**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	26-FEB-20	Project #:	3-001-236483-
Project Name:	Sheila and Ashok Patel	Contractor:	Douglas A Leonhardt
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	40	Well Depth (ft):	50

A2
South
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136206**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243539-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	75

A3
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000136207**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	22-JUL-22	Project #:	3-001-243540-
Project Name:	Patel Ashok - abandonment	Contractor:	Sara Santarelli
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	60

B4
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130887**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236968-
Project Name:	Mulvihill Corey M & Kimberly K	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B5
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000130888**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	22-APR-20	Project #:	3-001-236969-
Project Name:	Cruz, Angel L	Contractor:	James Smith
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	60	Well Depth (ft):	80

A6
SSE
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000127780**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-FEB-19	Project #:	3-001-234087-
Project Name:	Circle K Stores Inc	Contractor:	Christopher Perry
Well Use:	Other	Casing Diameter (in):	2
Casing Depth (ft):	60	Well Depth (ft):	90

7
West
1/8 - 1/4 Mile
Lower

FL WELLS **FLSRD7000102799**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	27-MAY-08	Project #:	3-001-173172-
Project Name:	FREDDIE A. DAMPIER	Contractor:	Freddie Dampier
Well Use:	Other	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	110

B8
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLSA13000106182**

WELLS - SUPER ACT:

Well Type:	Large (>150,00 gpd) Community PWS	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	6
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10064801
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B9
North
1/8 - 1/4 Mile
Lower

FRDS PWS **FL2011006**

Epa region:	04	State:	FL
Pwsid:	FL2011006	Pwsname:	SANTA FE HILLS SUBDIVISION
Cityserved:	Not Reported	Stateserved:	FL
Zipserved:	Not Reported	Fipscounty:	12001
Status:	Active	Retpopsrvd:	200
Pwssvcconn:	73	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	KENNETH FAIR	Contactorgname:	KENNETH FAIR
Contactphone:	352-374-5245	Contactaddress1:	P.O. BOX 1188
Contactaddress2:	Not Reported	Contactcity:	GAINESVILLE
Contactstate:	FL	Contactzip:	32602-1188
Pwsactivitycode:	A		

Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	FL2011006	Facid:	13522011006
Facname:	SANTE FE HILLS S/D	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	corrosion control
Trtprocess:	sequestration	Factypecode:	TP

PWS ID:	FL2011006	PWS name:	SANTA FE HILLS SUBDIVISION
Address:	CR 235A NORTH OF US 441	Care of:	Not Reported
City:	ALACHUA	State:	FL
Zip:	32615	Owner:	SANTA FE HILLS SUBDIVISION
Source code:	Ground water	Population:	200

PWS ID:	FL2011006	PWS type:	System Owner/Responsible Party
PWS name:	MRS ROSA LEE GONZALES	PWS address:	PHIL GONZALES
PWS address:	RT 1 BOX 140	PWS city:	ALACHUA
PWS state:	FL	PWS zip:	32615
PWS name:	SANTA FE HILLS SUBDIVISION		
PWS type code:	C	Retail population served:	200
Contact:	KENNETH FAIR	Contact address:	P.O. BOX 1188
Contact address:	GAINESVILLE	Contact city:	FL
Contact state:	32	Contact zip:	352-374-52
Contact telephone:	Not Reported		

County:	ALACHUA	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	HYPOCHLORINATION, POST
Population:	200		

PWS ID:	FL2011006	Activity status:	Active
Date system activated:	Not Reported	Date system deactivated:	Not Reported
Retail population:	00000180	System name:	SANTA FE HILLS SUBDIVISION
System address:	Not Reported	System address:	RT 1 BOX 140
System city:	ALACHUA	System state:	FL
System zip:	32615		

Population served:	101 - 500 Persons	Treatment:	Treated

Latitude:	294840	Longitude:	0823150

Latitude:	294840	Longitude:	0823150
State:	FL	Latitude degrees:	29
Latitude minutes:	48	Latitude seconds:	31.0000
Longitude degrees:	82	Longitude minutes:	31
Longitude seconds:	41.0000		

Violation id:	0102268	Orig code:	S
State:	FL	Violation Year:	2000
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	12/01/2000
Cmp edt:	12/31/2000		

Violation id:	0110814	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	02/01/2001
Cmp edt:	02/28/2001		

Violation id:	0110978	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	01/01/2001
Cmp edt:	01/31/2001		

Violation id:	0111268	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	03/01/2001
Cmp edt:	03/31/2001		

Violation id:	0112446	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	04/01/2001
Cmp edt:	04/30/2001		

Violation id:	0112600	Orig code:	S
State:	FL	Violation Year:	2001
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	05/01/2001
Cmp edt:	05/31/2001		

Violation id:	0113153	Orig code:	S

State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 06/30/2001
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 06/01/2001

Violation id: 0115398
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 07/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 07/01/2001

Violation id: 0115711
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 08/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 08/01/2001

Violation id: 0116319
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 09/30/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 09/01/2001

Violation id: 0200224
State: FL
Contamination code: 3100
Violation code: 23
Rule code: 110
Violation measur: 0
State mcl: 0
Cmp edt: 10/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Coliform (TCR)
Violation name: Monitoring, Routine Major (TCR)
Rule name: TCR
Unit of measure: Not Reported
Cmp bdt: 10/01/2001

Violation id: 0204139
State: FL
Contamination code: 1040
Violation code: 03
Rule code: 331
Violation measur: 0
State mcl: 0
Cmp edt: 12/31/2001
Orig code: S
Violation Year: 2001
Contamination Name: Nitrate
Violation name: Monitoring, Regular
Rule name: Nitrates
Unit of measure: Not Reported
Cmp bdt: 01/01/2001

Violation id: 20070001894
State: FL
Contamination code: 5000
Violation code: 52
Rule code: 350
Violation measur: Not Reported
State mcl: Not Reported
Cmp edt: Not Reported
Orig code: S
Violation Year: 2006
Contamination Name: Lead and Copper Rule
Violation name: Follow-up Or Routine LCR Tap M/R
Rule name: LCR
Unit of measure: Not Reported
Cmp bdt: 01/01/2006

Violation id:	20070006316	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2007
Cmp edt:	04/30/2007		

Violation id:	20070007699	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2007
Cmp edt:	07/31/2007		

Violation id:	20080000458	Orig code:	S
State:	FL	Violation Year:	2007
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	11/01/2007
Cmp edt:	11/30/2007		

Violation id:	20090004569	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	26	Violation name:	Monitoring, Repeat Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2009
Cmp edt:	06/30/2009		

Violation id:	20090005821	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20090005942	Orig code:	S
State:	FL	Violation Year:	2009
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	09/30/2009		

Violation id:	20100003598	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	24	Violation name:	Monitoring, Routine Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	02/01/2010
Cmp edt:	02/28/2010		

Violation id:	20100005213	Orig code:	S
State:	FL	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2010
Cmp edt:	07/31/2010		

Violation id:	20110004570	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2011
Cmp edt:	07/31/2011		

Violation id:	20110004716	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	08/01/2011
Cmp edt:	08/31/2011		

Violation id:	20110005703	Orig code:	S
State:	FL	Violation Year:	2011
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	09/01/2011
Cmp edt:	Not Reported		

Violation ID:	0102268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110814	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0110978	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	0111268	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	06/21/2001
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	0112446	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0112600	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0113153	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115398	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0115711	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	10/03/2001
Enforcement Detail:	St Site Visit (enforcement)		
Enforcement Category:	Informal		
Violation ID:	0116319	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200224	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	05/01/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/12/2007
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070001894	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/20/2007
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	20070006316	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20070007699	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20080000458	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	20090004569	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005821	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20090005942	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	09/29/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100003598	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20100005213	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	01/31/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	08/30/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/14/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110004570	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2011	Enforcement Action:	09/17/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/04/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	20110004716	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/13/2011
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	20110005703	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	10/06/2011
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	Not Reported	Orig Code:	S
Enforcemnt FY:	2004	Enforcement Action:	08/13/2004
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Not Reported
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0102268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	12/1/2000 0:00:00	Compliance end date:	12/31/2000 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		
PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C

Violation ID:	0110814	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	2/1/2001 0:00:00	Compliance end date:	2/28/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110814	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	2/1/2001 0:00:00	Compliance end date:	2/28/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110978	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	1/1/2001 0:00:00	Compliance end date:	1/31/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0110978	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	1/1/2001 0:00:00	Compliance end date:	1/31/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0111268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	3/1/2001 0:00:00	Compliance end date:	3/31/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0111268	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	3/1/2001 0:00:00	Compliance end date:	3/31/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0112446	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	4/1/2001 0:00:00	Compliance end date:	4/30/2001 0:00:00
Enforcement date:	5/1/2002 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	0		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	0112446	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	4/1/2001 0:00:00	Compliance end date:	4/30/2001 0:00:00
Enforcement date:	6/21/2001 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	0		

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0112600 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 5/1/2001 0:00:00 | Compliance end date: 5/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0113153 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 6/1/2001 0:00:00 | Compliance end date: 6/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115398 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 7/1/2001 0:00:00 | Compliance end date: 7/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 10/3/2001 0:00:00 | Enforcement action: State Site Visit (enforcement)
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0115711 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 8/1/2001 0:00:00 | Compliance end date: 8/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0116319 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 9/1/2001 0:00:00 | Compliance end date: 9/30/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0200224 | Contaminant: Coliform (Tcr)
Violation type: Monitoring, Routine Major (TCR)
Compliance start date: 10/1/2001 0:00:00 | Compliance end date: 10/31/2001 0:00:00
Enforcement date: 5/1/2002 0:00:00 | Enforcement action: State Compliance Achieved
Violation measurement: 0

PWS name: SANTA FE HILLS SUBDIVISION
Population served: 200 | PWS type code: C
Violation ID: 0204139 | Contaminant: Nitrate
Violation type: 3 | Compliance start date: 1/1/2001 0:00:00
Compliance end date: 12/31/2001 0:00:00 | Enforcement date: No Enf Action as of
Enforcement action: 7/8/2009 0:00:00 | Violation measurement: 0

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070001894	Contaminant:	Lead & Copper Rule
Violation type:	Follow-up and Routine Tap Sampling		
Compliance start date:	1/1/2006 0:00:00	Compliance end date:	12/31/2025 0:00:00
Enforcement date:	2/20/2007 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070006316	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	4/1/2007 0:00:00	Compliance end date:	4/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20070007699	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Minor (TCR)		
Compliance start date:	7/1/2007 0:00:00	Compliance end date:	7/31/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

PWS name:	SANTA FE HILLS SUBDIVISION		
Population served:	200	PWS type code:	C
Violation ID:	20080000458	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Routine Major (TCR)		
Compliance start date:	11/1/2007 0:00:00	Compliance end date:	11/30/2007 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		

B10
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001549**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	1
Well Name:	WELL # 1	Well Status:	ACTIVE
Year Drilled:	1958	Well Depth (ft):	270
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

B11
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW7000003778**

Database:	DEP GWIS - Generalized Water Information System Well Data (FDEP)		
Station ID:	39960	Station Name:	AAK7044
Station Alias:	Not Reported	Waterbody:	FLORIDAN AQUIFER SYSTEM, UPPER
Water Source:	UNCONFINED AQUIFER	Well Type:	Not Reported
Well Status:	Not Reported	Drill Date:	Not Reported
Total Depth (ft):	Not Reported	Casing Depth (ft):	Not Reported
Depth Screen Begins (ft):	Not Reported	Depth Screen Ends (ft):	Not Reported

Casing Diameter (in):	6	Casing Material:	IRON

B12
North
1/8 - 1/4 Mile
Lower

FL WELLS **FLPUB1100001551**

WELLS - PUBLIC:

PWS Name:	SANTA FE HILLS SUBDIVISION		
PWS Status:	ACTIVE	PWS Type:	COMMUNITY
PWS Primary Service Area:	3523745245	PWS Operator:	LEONARD WITHEY
PWS Population Served:	200	PWS Last San Survey:	19-DEC-22
PWS Design Capacity:	110400	Well ID:	3
Well Name:	WELL # 3	Well Status:	ACTIVE
Year Drilled:	1974	Well Depth (ft):	279
Well Availability:	PERMANENT	Aquifer:	Floridan Aquifer

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000118550**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	20-OCT-15	Project #:	3-001-226201-
Project Name:	GILLIGAN, SHANE M	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	129	Well Depth (ft):	140

14
WSW
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000002853**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-77	Project #:	3-001-3732-1
Project Name:	CLYATT K M	Contractor:	K Clyatt
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	12
Casing Depth (ft):	143	Well Depth (ft):	245

C15
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000031397**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE

Resident Type:	Not Reported	PWS Design:	Not Reported

C16
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000081901**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009501
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D17
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSA13000014113**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

D18
SE
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000117329**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-MAR-16	Project #:	3-001-227040-
Project Name:	GOOLSBY, J S & LYDIA	Contractor:	Stanley Griffis
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	120

E19
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032118**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35309-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	76	Well Depth (ft):	100

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E20
West
1/4 - 1/2 Mile
Lower

FL WELLS **FLSRD7000032117**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-SEP-89	Project #:	3-001-35308-1
Project Name:	PICKEL GARY M	Contractor:	PICKEL GARY M
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	80	Well Depth (ft):	100

F21
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027705**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29398-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

F22
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027702**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29395-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

F23
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027703**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29396-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F24
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000027704**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-OCT-87	Project #:	3-001-29397-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	15	Well Depth (ft):	15

E25
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000058029**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	15-JUN-95	Project #:	3-001-55183-1
Project Name:	MCMILLAN ROBERT L	Contractor:	Robert McMillan Sr
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	91	Well Depth (ft):	140

26
South
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000106174**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	150
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	YES
Large PWS Well:	Not Reported	WSRP ID:	10055001
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	RESIDENT	PWS Design:	Not Reported

G27
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000123043**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	27-MAR-17	Project #:	3-001-229703-
Project Name:	CIRCLE K STORES INC	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	35	Well Depth (ft):	50

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G28
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000116904**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	05-JUL-16	Project #:	3-001-227901-
Project Name:	THE PANTRY INC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	71	Well Depth (ft):	76

G29
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000120678**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	16-MAY-16	Project #:	3-001-227535-
Project Name:	MURPHY'S LOT LLC	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	33	Well Depth (ft):	48

H30
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129999**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H31
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129998**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H32
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000129997**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H33
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000131981**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H34
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000130000**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	03-SEP-20	Project #:	3-001-237976-
Project Name:	Bob'S Mobil Llc	Contractor:	Gregory Campbell
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	30	Well Depth (ft):	45

H35
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135987**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H36
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000128258**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	13-NOV-19	Project #:	3-001-235803-
Project Name:	Alachua A One Llc	Contractor:	Kenneth Clyatt
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

G37
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000017720**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-MAR-85	Project #:	3-001-21084-1
Project Name:	BRANTLEY BEEMAN	Contractor:	Mr Beeman C Brantley
Well Use:	Monitoring	Casing Diameter (in):	3
Casing Depth (ft):	13	Well Depth (ft):	13

H38
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136106**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

39
NNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000061363**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	08-JAN-97	Project #:	3-001-60580-1
Project Name:	HARE J B	Contractor:	John B Hare
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	63	Well Depth (ft):	101

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H40
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134882**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H41
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134916**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H42
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134915**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H43
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134914**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H44
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134917**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H45
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136103**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H46
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136105**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

H47
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136102**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243282-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	45	Well Depth (ft):	45

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H48
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000134918**

WELLS - SR:

Well Construction:	Abandonment	Permit Status:	Issued
Date Issued:	17-JUN-22	Project #:	3-001-243283-
Project Name:	Bob'S Mobil Llc	Contractor:	James Hinst
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	95	Well Depth (ft):	95

49
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000044984**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	26-JUN-92	Project #:	3-001-44243-1
Project Name:	CLAYTOR GEORGE	Contractor:	George Michael Claytor
Well Use:	Other	Casing Diameter (in):	8
Casing Depth (ft):	40	Well Depth (ft):	62

I50
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026071**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

I51
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136737**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I52
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096640**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

53
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101088**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173534-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

J54
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000025956**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J55
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096790**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J56
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136740**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	10
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K57
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026159**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K58
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096624**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

K59
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000136739**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J60
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000026000**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	20-FEB-86	Project #:	2-001-220158-
Project Name:	Belle Jeffords	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J61
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000096639**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Closed
Date Issued:	01-FEB-06	Project #:	2-001-220158-
Project Name:	Lillie Belle Jeffords Revocable	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

J62
WNW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000135683**

WELLS - SR:

Well Construction:	N/A	Permit Status:	Issued
Date Issued:	08-APR-22	Project #:	2-001-220158-
Project Name:	Lillie Belle Field	Contractor:	NULL
Well Use:	N/A	Casing Diameter (in):	4
Casing Depth (ft):	NULL	Well Depth (ft):	NULL

63
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

L64
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031412**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	RETAGGED
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10011601

WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

L65
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000114194**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	BLACK STEEL	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	Not Reported	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

M66
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000084370**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	PVC	Well Depth (ft):	0
Casing Length (ft):	0	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	10009601
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	Not Reported

N67
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101085**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-AUG-08	Project #:	3-001-173531-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

N68
West
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101086**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173532-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O69
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSA13000014114**

WELLS - SUPER ACT:

Well Type:	Limited Use PWS	Well Status:	INACTIVE
casing Material:	PVC	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	2
Permit #:	Not Reported	Sanitary Seal:	Yes
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

P70
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031641**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	4
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029201
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

71
NW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000004028**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	24-OCT-77	Project #:	3-001-4780-1
Project Name:	CARTER LONNIE	Contractor:	Lonnie Carter
Well Use:	Domestic	Casing Diameter (in):	4
Casing Depth (ft):	0	Well Depth (ft):	95

P72
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031396**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10009401
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M73
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000101087**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	09-SEP-08	Project #:	3-001-173533-
Project Name:	GRIFFIS STANLEY H	Contractor:	Stanley Griffis
Well Use:	Irrigation - Agricultural	Casing Diameter (in):	4
Casing Depth (ft):	100	Well Depth (ft):	140

O74
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031177**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31163-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

O75
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031178**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31164-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	25	Well Depth (ft):	25

O76
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031176**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31162-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O77
ESE
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000031175**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	29-APR-88	Project #:	3-001-31161-1
Project Name:	SHEPPARD WALTER	Contractor:	Walter O Sheppard Iii
Well Use:	Monitoring	Casing Diameter (in):	4
Casing Depth (ft):	13	Well Depth (ft):	13

L78
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA13000031642**

WELLS - SUPER ACT:

Well Type:	Private	Well Status:	ACTIVE
casing Material:	Not Reported	Well Depth (ft):	Not Reported
Casing Length (ft):	Not Reported	Casing Diameter (ft):	0
Permit #:	Not Reported	Sanitary Seal:	Not Reported
Large PWS Well:	0	WSRP ID:	10029301
WSRP Action:	UNFILTERED	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	Not Reported

79
SW
1/2 - 1 Mile
Lower

FL WELLS **FLSRD7000124969**

WELLS - SR:

Well Construction:	New Construction	Permit Status:	Issued
Date Issued:	13-JUN-18	Project #:	3-001-232592-
Project Name:	ALACHUA COUNTY	Contractor:	Stephanie Stallsmith
Well Use:	Monitoring	Casing Diameter (in):	2
Casing Depth (ft):	186	Well Depth (ft):	196

1G
ESE
1/2 - 1 Mile
Lower

Site ID:	8500326
Groundwater Flow:	NW
Water Table Depth:	30.0
Date:	4/24/90

AQUIFLOW **3435**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
32615	41	61.0	Certified Residential Database
32615	27	66.7	Mandatory Non-Residential Database

Federal EPA Radon Zone for ALACHUA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ALACHUA COUNTY, FL

Number of sites tested: 46

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.780 pCi/L	85%	11%	4%
Basement	1.010 pCi/L	80%	20%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Public Water System (PWS) Wells (Non-Federal)
Department of Environmental Protection
Telephone: 850-245-8629
Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Regulatory and Historical Research Records

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	03044-001-002
Prop ID	12581
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
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 & OR 2639/0227 & OR 4984/1311 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.28
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

BROWNING & BROWNING TRUSTEES & MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$64,000	$64,000	$64,000	$12,800	$12,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$64,000**	**$64,000**	**$64,000**	**$12,800**	**$12,800**
Assessed Value	$17,037	$15,488	$14,080	$12,800	$12,800
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$17,037	$15,488	$14,080	$12,800	$12,800
Maximum Save Our Homes Portability	$46,963	$48,512	$49,920	$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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

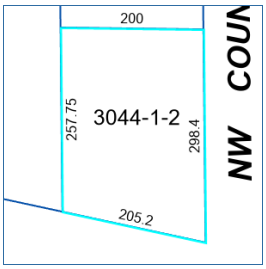
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	AP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/2022	$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

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

Map



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

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

Developed by SCHNEIDER GEOSPATIAL

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 03044-002-000
Prop ID 12582
Location Address 16313 NW US HWY 441
ALACHUA, FL 32615
Neighborhood/Area 233200.99
Subdivision
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 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
(Note: *The Description above is not to be used on legal documents.)
Property Use Code CHURCHES (07100)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 3.08
Homesteaded False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$122,525	$98,552	$100,150	$101,747	$103,346
Land Value	$160,998	$160,998	$160,998	$160,998	$160,998
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$283,523**	**$259,550**	**$261,148**	**$262,745**	**$264,344**
Assessed Value	$283,523	$259,550	$261,148	$262,745	$264,344
Exempt Value	$283,523	$259,550	$261,148	$262,745	$264,344
Taxable Value	$0	$0	$0	$0	$0
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
7100	CHURCH	3.08	134164.8	0	0	A(CNTY)

Building Information

Type CHURCH
Total Area 2,511
Heated Area 2,413
Exterior Walls CONCRETE BLOCK
Interior Walls DRYWALL
Roofing ASPHALT
Roof Type WOOD TRUSS
Frame MASONRY
Floor Cover CARPET; SHEET VINYL

Heat ELECTRIC
HC&V FORCED AIR
HVAC CENTRAL
Bathrooms
Bedrooms
Total Rooms 8-Rooms
Stories 1.0
Actual Year Built 1978
Effective Year Built 1995

Type SOH MISC
Total Area 672
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 2000

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,413	1978	1995	3	9100	CHURCH
CAN	CANOPY (NO SIDES)	98	1978	1995	3	9100	CHURCH

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	272	2000	2000		C6	COMM
3800	DRIVE/WALK	400	1900	2000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/5/2009	$100	WD	3912	2394	Unqualified (U)	Improved	* HILLTOP CHURCH OF CHRIST TRU	SANTA FE HILLS CHURCH OF CHRIS	Link (Clerk)
11/24/2004	$100	WD	3844	977	Unqualified (U)	Improved	* SANTA FE HILLS CHURCH OF CHR	* HILLTOP CHURCH OF CHRIST TRU	Link (Clerk)

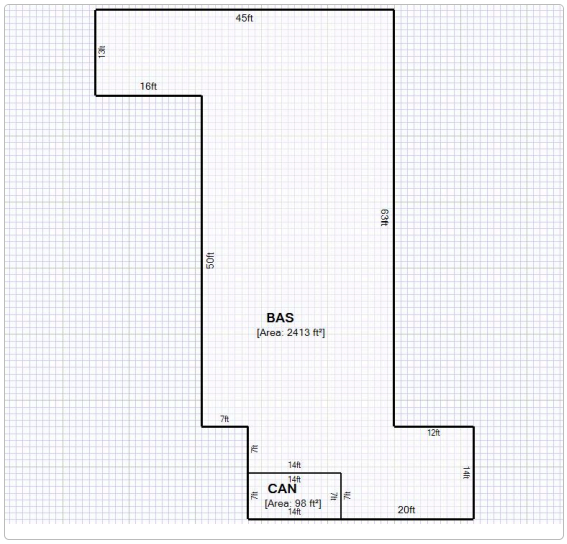
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P06-17-5525	MECHANICAL	Yes	No	6/13/2017	$4,200
05-10260	ROOFING	Yes	No	12/9/2005	$0
000078798	RL RES	Yes	No	3/1/1994	$500
000078625	ROOFING	Yes	No	2/9/1994	$2,800

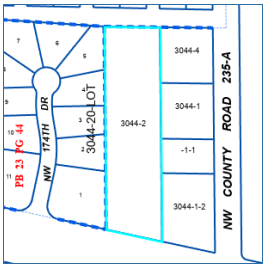
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Print Sketches

Map



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Contact Us

Developed by SCHNEIDER GEOSPATIAL

Department of Environmental Protection

2600 Blair Stone Road ♦ Tallahassee, Florida 32399-2400

DEP Form: 62-761.900(2)
Form Title: Storage Tank Facility Registration Form
Effective Date: July 2019
Incorporated in Rule 62-761.400, F.A.C.

Storage Tank Facility Registration Form

Review Registration Instructions Before Completing this Form

Submit this completed form for the facility when registration of storage tanks or compression vessels is required by Section 376.303, Florida Statutes

Please check all that apply: ☐ New Registration ☐ New Owner ☐ New Tanks
☐ Existing Facility Info Update/Correction ☐ Existing Owner Info Update/Correction ☐ Existing Tank Info Update/Correction

A. FACILITY INFORMATION **County:** Alachua **DEP Facility ID:** NEW

Facility Name: Wawa# 5438

Facility Address: 16314 NW US Highway 441 City: Alachua Zip: 32615

Facility Contact: Joshua M Worth Business Phone: (610) 558-8521

Facility Type(s): Retail Station Financial Responsibility Mechanism (choose): ☐ Insurance ☐ Other

24 Hour Emergency Contact: Wawa Central Station **Emergency Phone:**

B. ACCOUNT OWNER INFORMATION: Identify the Party responsible for payment of Registration Fees at the facility location named above

Legal Entity: WAWA FLORIDA LLC Ownership Effective Date: 03/07/2024

Contact Person: JOSH WORTH STCM Account Number (if known): 68130

Address: 7022 TPC DR #200 ATTN: FUEL EQUIP & COMPLIANCE

City: Orlando State: FL Zip: 32822

Telephone: (610) 361-3839 Email Address: JOSHUA.M.WORTH@WAWA.COM

C. REAL PROPERTY OWNER INFORMATION: Identify the Party that is vested with ownership, dominion or legal or rightful title to the real property

Legal Entity: Please see the attached sheet Ownership Effective Date:

Contact Person:

Address:

City: State: Zip:

Telephone: Email Address:

D. TANK/VESSEL INFORMATION: Complete one row for each storage tank or compression vessel system located at this facility (see Registration Instructions for **codes)**

	Tank ID	T or V	A or U	Capacity	Installation Date	Content Code	Status	Effective Date	Construction	Piping	Monitoring
1											
2											
3											
4											
5											
6											
7											
8											

Facility Registration Certification: To the best of my knowledge and belief, all information submitted on this form is true, accurate and complete.

The person signing this form is the: (check all that apply)

☑ Account Owner (Responsible for Registration Fees) ☐ Real Property Owner

Mike Cukauskas
Signature (right click to sign)

03/07/2024
Date

Mike Cukauskas
Printed Name

Title

Submit this form to tankregistration@floridadep.gov

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Property Owner

Company Name:	Alachua 441/325, LLC
Name:	Trey Vick
Address:	496 S Hunt Club Blvd
City/State/Zip Code:	Apopka FL 32703 4948
Phone Number:	(407) 848-1663
Extension:	
Cell Number:	
Fax Number:	
E-mail Address:	Trey@v3capgroup.com

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

New Tank/Vessel Information

Tank ID	1
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	2
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	20000
Installation Date	03/07/2024
Content	8 - Ethanol E10
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Tank ID	3
Tank or Vessel	TANK
Aboveground or Underground	UNDERGROUND
Capacity	22000
Installation Date	03/07/2024

Content	B - Unleaded Gas
Status	U - In Service
Status Effective Date	03/07/2024
Construction Characteristics	E,M,N,P,I,L
Piping Characteristics	N,F,J,K
Monitoring Characteristics	F,H,K,1,3,5

Florida Department of Environmental Protection

Bob Martinez Center • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management - Storage Tank Facility Registration Form
Registration Instructions and Codes List

Storage tank registration is available online through the DEP Business Portal in lieu of the paper form:

- *DEP Business Portal can be found:* Online Services Business Portal (ESSA)
- *Instructions on how to navigate the DEP Business Portal can be found on the DEP Registration web page:* Storage Tank Facility Registration

Storage Tank Facility Registration Form

In the first outlined section block, identify the types of information being submitted on the registration form.
[Forms 62-761.900(2) for Underground Storage Tanks (USTs), and 62-762.901(2) for Aboveground Storage Tanks (ASTs). For facilities with both types of tanks, one form may be used].
Check **New Registration** when the **location** is being registered for the first time and no Facility Identification number exists. If submitting a revised Registration form, check all other boxes that apply to designate the type(s) of revisions being submitted.

A. Facility Information

County List the county where the storage tank facility is located.

Facility ID Include the DEP Facility Identification number whenever possible. Write in "Pending" when submitting a new registration for the first time. Remember: the Facility ID number identifies the location, and it does not change even when a facility is transferred to a new owner upon sale of the facility.

Facility Name Provide the current name of the business establishment operating at the facility location. When registering an abandoned facility, where tanks exist but there is no operational business, identify the location with the property owner's name, as in "Smith Property", if no other facility name is being used.

Facility Address Include the street number and name. In a rural area with no street number associated with it, provide the parcel ID number along with directions (e.g., 'x' miles N of intersection...). Provide the name and telephone number of a contact person or manager *on location,* where possible.

Facility Type This information is an explanation or term that most closely describes the operational use of the facility. Select the code(s) that provides the best or most appropriate description of the facility.

1. If the facility is owned by a government entity, select the appropriate type from the following:
   F. Federal Government **H.** Local or City Government **N.** Native Tribal Lands
   G. State Government **I.** County Government

2. If the facility meets the definition of "bulk product facility" - a waterfront location with at least one aboveground tank with a capacity greater than 30,000 gallons which is used for the storage of pollutants ("Pollutants" includes oil of any kind and in any form, gasoline, pesticides, ammonia, chlorine, and derivatives thereof, excluding liquefied petroleum gas"); select the type from:
   T. Coastal bulk product facility - facility, as defined above and located on the Florida coast, may have storage tank systems that store hazardous substances in addition to pollutants. ("Coastline means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606.").
   S. Inland waterfront bulk product facility – a facility, as defined above and located on "inland waterways" (lakes, rivers), may have storage tank systems that store hazardous substances in addition to pollutants.

3. When the facility is a "waterfront location", but not a *bulk product facility* as defined above, select the most appropriate type from:
   V. Marine fueling facility - a commercial, recreational, or retail coastal facility that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

Facility Type continued

W. Waterfront fueling facility - a commercial, recreational, or retail facility located on a non-coastal waterway that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.

4. When the facility is not described as previously stated, select the most appropriate type from:

A. Retail Station - primarily supplies vehicular fuel to automotive customers; may store other regulated substances.

C. Fuel User, Non-retail - primarily stores motor fuel and/or other pollutants or hazardous substances for consumption by facility/owner/operator.

D. Inland Bulk Petroleum Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems used primarily for storage of pollutants intended for distribution. May also store hazardous substances on-site for facility consumption and/or distribution purposes.

E. Industrial Plant - inland facility with no waterfront access; may include power plants and facilities designed for manufacturing and/or chemical processing; may have multiple active UST and/or AST storage systems used for storage of pollutants and/or hazardous substances intended for facility consumption.

J. Collection Station - maintenance or other related facility that acquires and temporarily stores used and/or waste oil prior to recycling and/or disposal.

K. Inland Bulk Chemical Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems and/or compression vessels used for storage of hazardous substances intended for distribution. May also store pollutants on site for facility consumption and/or distribution purposes.

L. Chemical User - facility primarily uses regulated hazardous substance tanks on site; may also store pollutants.

M. Agricultural - facility actively used in production of crops, plants, or livestock.

P. UST Residential (>1100 gallons) - residence with USTs regulated by Federal Environmental Protection Agency.

Z. Other - Identify the type of establishment that you are registering.

Financial Responsibility – The demonstration of financial responsibility shall be made by the owner or operator in accordance with 40 CFR 280, Subpart H. Check box for Insurance or Other (includes all other financial responsibility methods).

24 Hour Emergency Contact - Provide the name and telephone number of the Emergency Contact for this facility.

B. Account Owner Information

1. Provide the name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are responsible for the operation of the storage tanks and for the payment of DEP annual Storage Tank Registration fees. The Account Owner is responsible for payment of the annual storage tank registration fees and will receive the annual storage tank registration placard(s) upon payment. Please provide your account owner's (STCM) email address for your Accounts Payable (AP) or the contact to whom all invoices are to be emailed.

2. When submitting revisions to owner’s contact name or address information, please include their STCM Account Number.

3. When ownership changes, submit a registration form complete with the effective date of ownership and new account owner's signature.

C. Real Property Owner Information

1. Provide the legal entity name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are vested with ownership, dominion or legal or rightful title to the real property.

2. Submit a registration form when the property ownership changes, complete with the date.

D. Tank/Compression Vessel Information - Complete one row in Section D for each storage tank and/or compression vessel system located at the facility. Use the following system description codes where appropriate.

1. **Tank ID** – number the systems sequentially, or provide a unique ID number; do not use symbols (#, %, -, etc.).
2. **Tank or Vessel Indicator** – choose T or V to describe the system type.
3. **Tank Placement** – choose A or U to designate aboveground or underground placement of the system.
4. **Tank Capacity** – enter the storage tank capacity in gallons.
5. **Installation Date** – record the date of installation in 'MM/YY' format; provide a best estimate if unknown.
6. **Tank Content** – record the current content (or last content, if system is closed or out-of-service) from the list below:

A	**Leaded Gasoline**	**M**	**Fuel Oil: On-site Heating Only; USTs or ASTs < 30K gals^**	**W**	**Petroleum-based Additive Product**
B	**Unleaded Gasoline (No Ethanol)**	**N**	**Fuel Oil: Distribution; or On-site Heating - ASTs > 30K gals¥**	**X**	**Miscellaneous Petroleum-based Product**
D	**Diesel Fuel**	**O**	**New and Lube Oil**	**Y**	**Unknown Substance**
E	**Aviation Gasoline**	**Q**	**Pesticide**	**Z**	**Other Substance (please identify)**
F	**Jet Fuel**	**R**	**Ammonia Compound**	**7**	**Biodiesel (B20)**
G	**Diesel Fuel-Emergency Generator**	**S**	**Chlorine Compound**	**8**	**E10 – Blend of 10% Ethanol/90% Gasoline**
J	**Used Oil**	**T**	**Hazardous Substance (CERCLA)**	**9**	**E85 – Blend of 85% Ethanol/15% Gasoline**
K	**Kerosene**	**U**	**Mineral Acid***		
L	**Waste Oil**	**V**	**Grades 5 & 6 Bunker "C" Residual Oils**		

* Mineral Acid = Hydrobromic acid, Hydrochloric acid, Hydrofluoric acid, Phosphoric acid and Sulfuric acid.
^ M = fuel is used solely to heat the facility premises and must be stored in a tank with capacity < 30,000 gallons; exempt from regulation.
¥ N = fuel is distributed as heating fuel, or fuel is used solely to heat the facility premises, but the storage tank capacity exceeds 30,000 gallons.

** Compartmented tanks – register as a single tank; itemize the size and contents of each compartment. See construction miscellaneous attributes.
** Manifold tanks – register as individual storage tanks; with individual size and content – even though they are "connected".

7. **Status** – record the current status of the system, and the status effective date (or best estimate) in 'MM/YY' format. Update the tank status timely, as necessary for tanks moving between "in service" and "out-of-service" status.

   A. Properly closed in-place UST filled with sand, concrete or other inert material; AST rendered unusable.

   B. Removed from the site.

   D. Deleted – Data Error – Added to STCM in error; may be a duplicate tank (and/or facility), or tank was registered prior to installation and decided not to have tank installed.

   E. Construction modified – AST constructed as a "mobile tank" or enclosed in a building; no longer retains a "regulated" status.

   M. Moved to New Site – Designation that identifies a tank as removed from a particular facility and reinstalled at a second facility.

   T. Out-of-service tank – Tank system that is designated as out-of-service by the owner or operator.

   U. In-service – Tank system that is NOT designated as out-of-service by the owner or operator.

   V. Temporary out-of-service – Field erected storage tank system that is designated as temporary out-of-service by the owner or operator.

   X. Non-regulated use/process – Exempt from regulation due to how the tank or substance is used; i.e., tank stores diesel used in FLOWTHROUGH process.

   Z. Non-regulated product – Stored in tank; provide status effective date when status relates to a 'change in product' from a regulated substance to a non-regulated substance for a particular storage tank.

8. **Construction, Piping, and Monitoring Attributes** – Select from the lists on the following page the codes that best describe the attributes of each storage tank system.

CONSTRUCTION

Primary Construction:	**C** Steel	**X** Concrete
	D Unknown	**Y** Polyethylene
	E Fiberglass	**Z** Other DEP approved protection method
	F Fiberglass-clad steel	
Overfill/Spill:	**A** Ball check valve	**O** Tight fill
	M Spill containment bucket	**P** Level gauges, high-level alarms
	N Flow shut-off	**Q** Other DEP approved protection method
Corrosion Protection	**G** Cathodic protection – sacrificial anode	**H** Cathodic protection – impressed current
Secondary Containment	**I** Double-walled construction: single material (outer tank material same as inner tank material)	
	R Double-walled construction: dual material (outer tank – concrete, approved synthetic material, or tank "jacket")	
	J Synthetic liner in tank excavation	
	K Concrete, synthetic material, and/or off-site clays beneath AST and in containment area	
	S Other DEP approved/registered containment system	
Construction:	**B** Internal Lining	**U** Field Erected
Miscellaneous Attributes	**L** Compartmented	**W** Built on supports

PIPING

Primary Construction	**B** Steel or Galvanized Metal	**X** No piping associated with tank
	C Fiberglass	**Y** Unknown
	N Approved Synthetic Material	**Z** Other DEP approved piping material
Corrosion Protection	**D** External Protective Coating	
	E Cathodically Protected with Sacrificial Anode or Impressed Current	
Secondary Containment	**F** Double-walled construction: single material (outer pipe material same as inner pipe material)	
	M Double-walled construction: dual material (outer pipe approved synthetic material or pipe "jacket")	
	G Synthetic liner or box/trench liner in piping excavation or pipe containment area	
	P Internal Piping: contained within an internal sump riser directly connected to tank and located beneath dispenser	
Piping:	**A** Aboveground – no contact with soil	**K** Dispenser Sumps
Miscellaneous Attributes	**I** Suction Piping System	**L** Bulk Product System
	J Pressurized Piping System	**H** Airport/Seaport Hydrant System
	W Piping over water	

MONITORING

External	**E** Monitoring of UST synthetic liner	**W** Fiber-optics Technologies
	Q Visual Inspection of AST Systems	**Z** Other DEP approved monitoring methods
	8 Manually Sampled Wells	
Internal	**F** Interstitial Space – Double-walled Tank	
	R Interstitial Monitoring of AST Tank Bottom	
Piping Monitoring	**G** Electronic Line Leak Detector with Flow Shutoff	**K** Interstitial Monitoring – Double-walled Piping
	H Mechanical Line Leak Detector	**U** Bulk Product Piping Pressure Test
	J Monitoring of Piping Liner	**6** External Monitoring
Miscellaneous	**I** Not Required – See Rule for Exemptions	**3** Electronic Monitoring of Piping Sumps
	Y Unknown	**4** Visual Inspections of Dispenser Sumps
	1 Continuous Electronic Sensing Equipment	**5** Electronic Monitoring of Dispenser Sumps
	2 Visual Inspections of Piping Sumps	

E. Certified Contractor and Certification

Record the name and the ***Department of Business and Professional Regulation License Number*** for the ***Certified Contractor*** whenever an underground storage tank has been installed or removed. Do not rely on the contractor to file this form. Storage Tank Registration Forms are required to be submitted by the storage tank system owner.

Please Remember - The Registration Form cannot be processed without the name and signature of the storage tank system owner and the date of the form submittal. Please print the name legibly in case a representative of the storage tank program should need to contact you.

Submit form to tankregistration@floridadep.gov

If you have questions, please call a storage tank registration representative at (850) 245-8839 or email tankregistration@floridadep.gov for assistance. Thank you for your cooperation.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Storage Tank Registration Electronic Submission

Storage Tank Registration Accepted

03/07/2024

Account Owner Information

STCM Account Number:	68130
Account Owner Name:	WAWA FLORIDA LLC
Account Owner Address:	7022 TPC DR #200 Orlando, FL 32822-
Account Owner Phone:	(610) 361-3839
Account Owner E-mail:	JOSHUA.M.WORTH@WAWA.COM

Facility Information

Facility ID:	9819988
Facility Name:	Wawa# 5438
Facility Address:	16314 NW US HIGHWAY 441 ALACHUA, FL 32615-5266

Thank you for submitting your Petroleum Storage Tank Registration. Your Storage Tank Registration has been accepted.

If you wish to review your current Invoice for all of your properly registered Storage Tank Facility (ies), please select the following link: FDEP Petroleum Storage Tank Invoice Review.

Your Petroleum Storage Tank Registration form is attached to this e-mail. You may either pay your invoice by returning to the online Storage Tank registration or by sending a check to:

DEP - Storage Tank Registration - PO Box 3070 - Tallahassee, FL 32315-3070

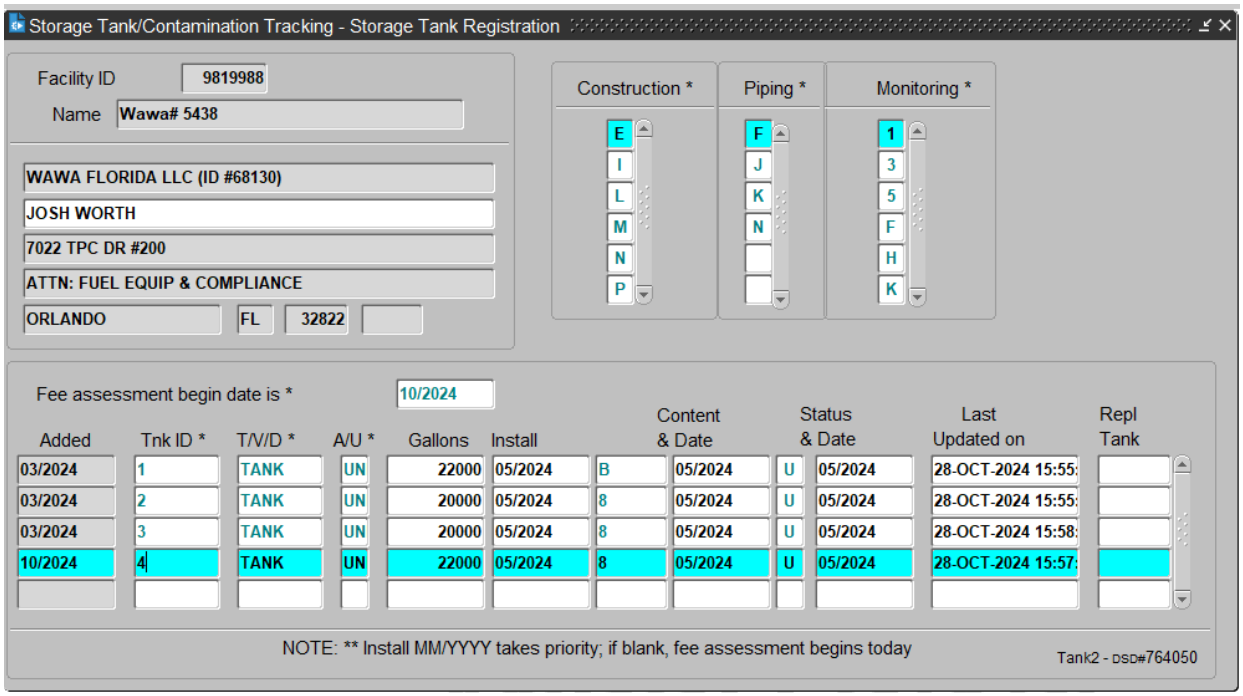
If you have questions regarding your Storage Tank Registration, you may contact the Storage Tank registration staff at (850) 245-8839 or by e-mail at TankRegistration@dep.state.fl.us.

From: tankregistration
To: joshua.m.worth@wawa.com
Cc: tankregistration; "Mike Cukauskas"; Kellenbenz, Kyle; Falk, Peter; Samantha Weil-Kaspar; Scarantino, Pasquale; Tierney, Shane; Paul, Jennifer K.
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Date: Monday, October 28, 2024 4:04:56 PM
Attachments: Wawa# 5438 Tank Registration Amendment for change in tank configuration signed.pdf
image002.png

Joshua,

Per your request to update tank information and add new tank please note the changes has been updated. Also, listed below steps to pay for new tank added and obtain copy of the Placard.

Thank you



- http://www.fldepportal.com

- Click on "Pay"
- Click on "Registration"
- Click on "Storage Tank Registration"
- Enter: e-mail address and password for the e-mail you want your placard sent to. (You need to have already registered this e-mail account with DEP).
- If you have not already registered, please click on Register to proceed.
- Click Yes for Do you have STCM#?
- Enter STCM # 68130
- You can click on Pay online to pay invoice and the placard will be emailed.
- or
- Request Placard (if you simply need to print your placard).
- Enter the STCM#
- Click: Search and Continue
- Select: Placard(s) you want printed and placard(s) will be emailed.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Friday, October 25, 2024 6:19 PM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: RE: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Cynthia,

As per our conversation, attached is the amended STRF with the effective date changed to 5/23/24. Thank you for all your help and I apologize for the confusion.

Thanks,

Josh

From: tankregistration <tankregistration@dep.state.fl.us>
Sent: Friday, October 25, 2024 2:31 PM
To: Worth, Joshua <joshua.m.worth@wawa.com>
Cc: tankregistration <tankregistration@dep.state.fl.us>; 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)
Importance: High

Josh,

Please verify only adding new tank #4 at this time, because you listed different Install dates and Content Codes in Section D of the form not on file for the other tanks already setup.

Cynthia Hudson
Division of Waste Registration
Cynthia.Hudson@Floridadep.gov
Office: 850.245.8981
https://floridadep.gov/

From: Worth, Joshua <joshua.m.worth@wawa.com>
Sent: Wednesday, October 23, 2024 9:58 AM
To: tankregistration <tankregistration@dep.state.fl.us>
Cc: 'Mike Cukauskas' <mike.cukauskas@owlservices.com>; Kellenbenz, Kyle <Kyle.Kellenbenz@wawa.com>; Falk, Peter <Peter.Falk@wawa.com>; Samantha Weil-Kaspar <Samantha.Weil-Kaspar@owlservices.com>; Scarantino, Pasquale <Pasquale.Scarantino@wawa.com>
Subject: Change of tank configuration STRF Amendment for Facility ID# 9819988 (Wawa# 5438 in Alachua)

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Florida DEP Tank Registration Unit,

Attached is the STRF Amendment for a change in the tank configuration at Facility ID# 9819988 (Wawa# 5438 in Alachua). There will be 4 tanks, but I registered 3. I apologize about my mistake.

Thanks,

Josh Worth
Wawa Environmental Dept.
610-558-8521

McGill, Andrea

DATA ENTERED #8518896

MAY 31 '07
BY AM

From: davisp@sbac.edu
Sent: Friday, May 11, 2007 10:59 AM
To: McGill, Andrea
Subject: Change of Address

Ms. McGill:

The Alachua County Public Schools has a fuel site at one of our high schools in Alachua, Florida and the address has been changed. I just called FDEP and I was informed to email you with the correct address and when our 2007-2008 placard are mailed to us it will have the correct address on it. Here is the following information: Facility ID: 8518896, Placard No: 250287. The new address is: Alachua County School Board - Santa Fe High, 16805 NW County Road 235-A, Alachua, FL 32615, Alachua County.

A confirming PO has been sent to our finance department for our 2007-2008 storage tank registation.

Thank you for your help.

Sincerely,

Paula Davis
Alachua County Public Schools
Transportation Dept.
(352) 955-7602 X 237

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGULATION PROGRAM

completed 8/2/04 MP

2004-2005

FACILITY ID: **8518896**
ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
US 441
ALACHUA FL 32615 ALACHUA COUNTY

****2004-2005 Storage Tank Registration Placard Enclosed ****

ALACHUA CNTY SCHOOL BD
ATTN:TRANSPORTATION/JOE LOVELL
620 E UNIVERSITY AVE
GAINESVILLE FL 32601- 5448

PLACARD NO: **220756**
PLACARD ISSUED: **06/25/2004**
REGISTRATION PAID: **$ 25**

STCM ACCOUNT: 392

TANK SYSTEMS REGISTERED: 1

STORAGE TANK FACILITY ACCOUNT OWNER: PLEASE RETAIN THE TOP STUB FOR YOUR RECORDS

STORAGE TANK REGISTRATION

This placard certifies that the owner & facility named has complied with the registration requirements for petroleum &/or hazardous substance storage tanks regulated by the FL Department of Environmental Protection. The placard must be placed out of the weather and in plain view of storage tank compliance inspectors entering the facility.

SECONDARY CONTAINMENT INSTALLATION DEADLINES
12-31-2004: UST small diameter piping over surface water & UST remote fill pipes must have secondary containment.
01-01-2005: Dike-field areas of large ASTs must meet new standards.& AST small diameter piping over surface water must have secondary containment.
12-31-2009: Single-wall USTs & UST small diameter piping in contact with the soil must have secondary containment.
01-01-2010: Single-wall field erected ASTs & AST single-wall bulk product piping in contact with the soil must have secondary containment unless deferred by an API 570 Integrity Assessment.

The Department has never issued an extension to an upgrade deadline since the storage tank rules were adopted in 1984. If you have questions about these or other deadlines – or need general technical assistance – consult Rule 62-761, F.A.C., or contact a storage tank inspector from the DEP district office, or from the local storage tank program office for your county.

DEPARTMENT OF ENVIRONMENTAL PROTECTION IS ON THE INTERNET
The Web address for DEP is http:\\www.dep.state.fl.us.
You can access the site for Storage Tank Regulation directly by using: http:\\www.dep.state.fl.us/waste/categories/tanks.
Look under the HIGHLIGHTS section to find links to storage tank rules, forms, database reports and other program information.

EMAIL registration-related questions and comments to: TankRegistration@dep.state.fl.us – or telephone (850) 245-8839.
Registration staff members will assist you with your questions and will respond to you by phone or reply to your email address.

The Storage Tank Registration placard below must be posted at the facility.
It must be placed out of the weather and in plain view of inspectors entering the facility.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORAGE TANK REGISTRATION PLACARD

2004-2005

FACILITY ID: 8518896

PLACARD NO: 220756
PLACARD ISSUED: 06/25/2004
PLACARD EXPIRES: 06/30/2005

FACILITY: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH
~~US 441~~ 16213 NW 45 Hwy 441
ALACHUA FL 32615 - 9742
ALACHUA COUNTY

FACILITY TYPE: County Government

TANK SYSTEMS REGISTERED: 1

Michael W. Sole

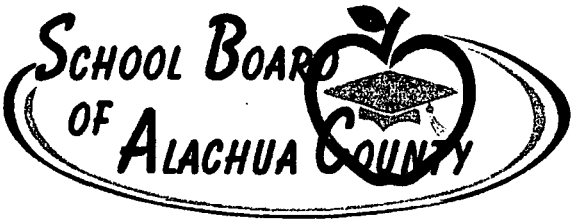
Michael W Sole Director

BOARD MEMBERS

Jeannine M. Cawthon
Virginia S. Childs
F. Wesley Eubank
Barbara J. Sharpe
Tina Turner Pinkoson

SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.



Success . . . one student at a time.

620 E. University Avenue
Gainesville, Florida 32601
www.sbac.edu
(352) 955-7300
Fax (352) 955-6700
Suncom 625-7300
Suncom Fax 625-6700

July 19, 2004

Ms. Lynda McKinnie
Department of Environmental Protection
Storage Tank Regulation Program
P.O. Box 3070
Tallahassee, Florida 32315

Dear Ms. KcKinnie:

I am writing in regard to an email I sent you last week. As I have not had any response from it, I am not sure that you ever received it.

The School Board of Alachua County Transportation Department recently registered our storage tanks #STCH-392 for 2004-2005 fiscal year. When we received the Storage Tank Registration Placards for all of our sites the addresses were all incorrect. All site addresses have changed. I am enclosing copies of the 2004-2005 placards with corrected addresses

Would you please print new placards with the corrected addresses and mail to the following address: School Board of Alachua County Transportation Department, 1800 SE Hawthorne Road, Gainesville, Florida 32641, ATTN: Paula Davis.

Thank you for your help in this matter.

Sincerely,

Paula J. Davis

Paula J. Davis
Data Entry

Enc. (4)

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

DATA ENTERED

RECEIVED
AUG 14 1990
LAURIE GINGER

PLEASE PRINT OR TYPE

(1) DER facility number (if known) 018548896 (2) County Code 01
(3) Original registration _____ data revision _____
(4) Facility type (see code list (4) on back)

STORAGE TANK REGULATION

Tank(s) Location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 W.S. Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___ ° ___ ' ___ " Longitude ___ ° ___ ' ___ "
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	02/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — Richard CHANDLER — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

cops

DER FORM 17-61.090(3) 11/29/87 (1/2)

DATA ENTERED

BY

VIOLATION

STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

RECEIVED
D.E.R.
90 JUL 30 PM 1 24

PLEASE PRINT OR TYPE

(1) DER facility number (if known) 01855896 (2) County Code 01
(3) Original registration _____ data revision 90 JUL 30
(4) Facility type (see code list (4) on back) _____

STORAGE TANK REGULATION

Tank(s) location

(5) Facility name Santa Fe High School
Street address/city/state/zip 441 US-Alachua
Mailing address/city/state/zip _____

(6) Operator _____ Telephone # (___) _____
New operator date (only for change of operator) ___/___/___

(7) Company/person owning tank(s) and piping _____
Company address/city/state/zip _____

Contact person _____ Telephone # (___) _____
New owner date (only for change of owner) ___/___/___

(8) Location (if available): Latitude ___° ___' ___" Longitude ___° ___' ___"
Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	17,18,19 for tanks retrofitted, removed abandoned, etc.	(17)	(18)	(19)
1	3000	D	01/85	U	D	X	B				
2	2000	D	07/55	A	D	X	X		B	None	XX
3	8500	I	XX/XX	U	D	X	X		A	None	XX

(20) _____
Pollutant Storage System Specialty Contractor Name
For new tank installation or tank removal

DPR # _____
Department of Professional Regulation Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Richard Chandler — RICHARD CHANDLER — 7-12-90
Print name and title of owner, operator or authorized person — Signature — Date

oops

DER FORM 17-61.090(3) 11/29/87 (1/2)

NOTE: PUT "X" IF ANSWER IS UNKNOWN. This form may be reproduced. For each tank whether in use or out of use, use one row across. Use more than one letter per column, if applicable. When a mixture of several hazardous substances is stored in one tank, enter the name of the substance of greatest quantity. Provide a sketch of tank location in reference to a stationary structure. The tank number on the sketch must agree with the number on the form. Attach extra pages if necessary and write your facility number, if known, or name and address, exactly as it appears on the form.

INFORMATION CODE LIST

List (4) Facility Type

A. service station
B. residence
C. business (no fuel sold)
D. bulk petroleum storage
E. industrial plant
F. federal government (give CSA#)
G. state government
H. local government
I. collection station
K. bulk chemical storage
L. chemical user facility
M. agricultural facility
N. facility on Indian land.
S. small user facility
T. terminal facility/marina

List (9) Tank Number

List (10) Tank Size Gallons

List (11) Tank contents are:

A. leaded gasoline
B. unleaded gasoline
C. unleaded gasohol
D. vehicular diesel
F. aviation gas
G. jet fuel
H. concrete
I. sand
K. kerosene
L. used (waste) oil
M. diesel (boilers & generators)
N. leaded gasohol
O. new oil
P. pesticide (write in name) _____
R. ammonia compound (write in name) _____
S. chlorine compound(write in name) _____
V. hazardous substance (write in name or Chemical Abstract Service (CAS) number _____
W. water
Z. other (write in name) _____

List (12) Tank Installation Date/Month/Year

No skid or portable tanks

List (13) Underground or Aboveground (write U or A)

List (14) U

Underground tank
A. has overfill protection
B. is interior lined
C. is painted/asphalted steel
D. is of unknown type
E. is fiberglass type
F. is fiberglass-clad steel
G. is sacrificial anode type
H. is impressed current type
I. is double walled
K. is in secondary containment
L. compartmented

List (14) A

Aboveground tank
M. is double-walled
P. is surrounded by impervious dike
Q. is surrounded by earth dike
R. rests on an impervious base
S. rests on an earth/gravel base
T. has interior lined bottom
U. is cathodically protected
V. is built of/coated with corrosion resistant material
W. is supported above the soil

List (15)

Integral piping system has:
A. no parts in contact with the soil
Parts contacting the soil which are:
B. galvanized or unprotected metal
C. built of corrosion resistant metal
D. corrosion resistant coated
E. cathodically protected
F. double-walled
G. within a secondary containment
H. interior lined

List (16)

Monitoring system is:
A. automatically sampled well(s)
B. manually sampled well(s)
C. groundwater monitoring plan
D. SPCC plan
E. well/detector in secondary containment
F. in-ground detector
G. within walls of double-wall tank
H. continuous in piping
I. not required

List (17)

Tank disposal method
A. abandoned in place, filled w/sand or concrete
B. removed from site
C. retrofitted
F. abandoned in place, but not filled w/sand or concrete

List (18) Gallons Left

List (19) Date Abandoned Month/Year

DER approved alternate procedure(s), if applicable:
_____
_____
_____

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

KEEP A COPY OF THIS FORM AND SKETCH FOR YOUR FILES

Florida Department of Environmental Regulation
Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

DER Form # 17-761.900(2)
Form Title: Storage Tank Registration Form
Effective Date: December 10, 1990
DER Application No. (Filled in by DER)

RECEIVED
D.E.R.
92 DEC -4 AM 10: 4
STORAGE TANK REGULATION

Storage Tank Registration Form

Please Print or Type - Review Instructions Before Completing Form

1. DER Facility ID Number: 0185188896 2. Facility Type: _____
3. New Registration ☐ New Owner Data ☐ Facility Revision ☒ Tank(s) Revision ☐
4. County and Code of tank(s) location: _____ / _____

DATA ENTERED
JAN 11 1993
LAURIE GINGER

5. Facility Name: _____
   Tank(s) Address: _____
   City/State/Zip: _____
   Contact Person: _____ Telephone: (___) _____
6. Financial Responsibility Type: _____

7a. Tank(s) Owner: Alachua County School Bd
   Owner Mailing Address: _____
   City/State/Zip: _____
   Contact Person: John Harland Telephone: (904) 336-3424

7b. New Owner Signature/Change Date: _____ / ___/___/___

8. Location (optional) Latitude: ___°___'___" Longitude: ___°___'___" Section____ Township____ Range____

Complete One Line For Each Tank At This Facility (Use Codes - See Instructions)

Complete 9 - 16 for tanks in use; 9 - 19 for tanks out of use

TANK #	SIZE	CONTENTS	INSTALL. DATE	U/A	TANK CONSTR.	PIPING	LEAK DETECT.	TANK STATUS	GALLONS	STATUS DATE
9	10	11	12	13	14	15	16	17	18	19
X4							FHK			

20. _____ DPR# _____
Certified Contractor* Department of Professional Regulation License Number*

*For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

ACOEP — Print name & title of owner or authorized person
Richard Chandler — Signature
9-15-92 — Date

Northwest District 160 Governmental Center Pensacola, Florida 32501-5794 904-436-8300
Northeast District 7825 Baymeadows Way, Suite B-200 Jacksonville, Florida 32207 904-796-4200
Central District 3319 Maguire Blvd. Suite 232 Orlando, Florida 32803-3767 407-894-7555
Southwest District 4520 Oak Fair Blvd. Tampa, Florida 33610-7347 813-623-5561
South District 2269 Bay St. Fort Myers, Florida 33901-2896 813-332-6975
Southeast District 1900 S. Congress Ave. Suite A West Palm Beach, Florida 33406 407-433-2650

STORAGE TANK REGISTRATION CODES LIST

(#2) FACILITY TYPE CODES

A. Retail/fuel seller
B. Residence
C. Non-retail/fuel user not seller
D. Inland bulk petroleum storage
E. Industrial plant
F. Federal government
G. State government
H. Local, city government
I. County government
J. Collection station
K. Bulk chemical storage
L. Chemical user facility
M. Agricultural facility
N. Indian land
T. Bulk product facility
V. Marine fueling facility
Z. Other: _____

(4) County code
(5) Facility information

(#6) FINANCIAL RESPONSIBILITY CODES

A. State Program - Third Party Liability/State contractor (FPLIPA/AIG)
B. State Program - Third Party Liability/Self insurance with other carrier; other federal financial responsibility mechanism.
C. Other coverage meeting federal financial responsibility requirements.
D. None

(7) Owner information
(8) Tank site information
(9) Tank number
(10) Tank size

(#11) CONTENT CODES

A. Leaded gasoline
B. Unleaded gasoline
C. Gasohol
D. Vehicular diesel
E. Aviation gasoline
F. Jet Fuel
G. Diesel; emergency generator
H. Diesel; generator or pump
K. Kerosene
L. Waste oil
M. Fuel oil; on site heating
N. Fuel oil; distribution
O. New/lube oil
Q. Pesticide
R. Ammonia compound
S. Chlorine compound
T. Hazardous substance
U. Mineral acid
V. Bunker 'C' residual oil
W. Petroleum additive (pollutant)
Y. Unknown
Z. Other: _____

(12) Tank installation date
(13) Tank placement (U or A)

(#14) TANK CONSTRUCTION CODES

A. Overfill protection - ball check valve
B. Interior lined or lined bottom steel
C. Bare, painted, or asphalted steel
D. Unknown
E. Fiberglass
F. Fiberglass-clad steel, composite
G. Cathodically protected & coated steel, sacrificial anode
H. Cathodically protected & coated steel, impressed current
I. Double-walled
J. Secondary containment, synthetic liner
K. Secondary containment, concrete
L. Compartmented
M. Spill containment
N. Overfill protection - flow shut off
O. Overfill protection - tight fill
P. Impervious berm
Q. Earth berm
R. Impervious base
S. Earth base
T. Small use tank
U. Field erected tank
W. Tank built on supports
X. Concrete
Y. Other: _____
Z. Department approved alternate

(#15) PIPING CONSTRUCTION CODES

A. Aboveground, not in contact with soil
B. Galvanized or unprotected metal
C. Fiberglass
E. Cathodically protected steel
F. Double-walled
G. Secondary containment
H. Airport hydrant piping
I. Suction piping system
J. Pressurized piping system
K. Dispenser liners
L. Bulk product transfer lines
Y. Unknown
Z. Department approved alternate

(#16) LEAK DETECTION METHODS

A. Vapor monitoring
B. Groundwater monitoring
E. Interstitial monitoring, tank liners
F. Interstitial monitoring, double-walled tank
G. Piping/in-line leak detectors with automatic shut-off
H. Piping/in-line flow restrictors
I. Not required, see rule for exemptions
J. Interstitial monitoring, piping liners
K. Interstitial monitoring, double-walled piping
L. Automatic tank gauging system
M. Manual tank gauging system
Y. Unknown
Z. Department approved alternate

(#17) TANK STATUS/DISPOSAL CODES

*A. Properly closed in place: underground tank filled with sand or concrete; aboveground tank properly closed
*B. Removed from the site . . *A or B: Closure Assessment required
F. Unmaintained storage tank - tank not in use and not properly disposed; or tank discovered abandoned
T. Temporary out-of-service
U. In-service

(18) Gallons left
(19) Status date
(20) Specialty Contractor

DATA ENTERED

FEB 7 1991

BY

RECEIVED
D.E.R.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION: 55
STORAGE TANK REGISTRATION FORM

STORAGE TANK
REGULATION

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: C

(3) New Registration _____ Facility Revision _____

New Owner Data _____ Tank(s) Revision ✓

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB Santa Fe High School

Tank(s) Address: _____

City/State/Zip: _____

Contact person: _____ Telephone: ( )

(6) Financial Responsibility Type: _____

(7a) Tank(s) Owner: _____

Owner mailing address: _____

City/State/Zip: _____

Contact person: _____ Telephone: ( )

(7b) New Owner Signature/Change Date: _____ / / /

(8) Location (optional) Longitude: ___ ___ ' ___ " Latitude: ___ ___ ' ___ "

Section _____ Township _____ Range _____

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)

Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1	2000	D	01/85	U	CMO	BI	A	B		
1	15000	D	9/90	U	AEI	CF	FK			

(20) _____ DPR # _____

Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted is true, accurate and complete.

ALACHUA COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES
1 S.W. 2nd PLACE
GAINESVILLE, FLA. 32601
336-2442

_____ _____ _____

Print name and title of owner or Signature Date

2/6/91

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

DATA ENTERED
FEB 21 1991
BY:

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X
STATE OF FLORIDA REGULATION
(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 · 30 " Latitude: 29 48 · 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc. DPR #: PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

DATA ENTERED
JAN 28 1991
BY

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
STORAGE TANK REGISTRATION FORM

RECEIVED
D.E.R.

PLEASE PRINT OR TYPE - REVIEW INSTRUCTIONS BEFORE COMPLETING FORM

(1) DER FACILITY ID NUMBER: 018518896 (2) Facility Type: H
(3) New Registration _____ Facility Revision _____
New Owner Data _____ Tank(s) Revision X

(4) County & Code of tank(s) location: Alachua / 01

(5) Facility Name: ACSB - Santa Fe High School
Tank(s) Address: State Road 441
City/State/Zip: Alachua, Florida
Contact person: Mr. Al Davis Telephone: (904) 336-3364
(6) Financial Responsibility Type: D

(7a) Tank(s) Owner: Alachua County School Board
Owner mailing address: 620 East University Avenue
City/State/Zip: Gainesville, Florida 32601
Contact person: Mr. Al Davis Telephone: (904) 336-3364

(7b) New Owner Signature/Change Date: N/A / / / /

(8) Location (optional) Longitude: 82 31 30 " Latitude: 29 48 20 "
Section 9 Township 8S Range 18E

COMPLETE ONE LINE FOR EACH TANK AT THIS FACILITY (USE CODES - SEE INSTRUCTIONS)
Complete (9) - (16) for tanks in use; (9) - (19) for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1								B		1/91
1R1	15,000	D	12/90	U	AEIMO	CFJK	FHK	U		

(20) Treasurer Coast Pump & Tank, Inc, DPR # PPC050633
Certified Contractor * Department of Professional Regulation License Number *

* For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Robert W. Meissner, P.E. Robert W. Meissner 01/11/91
Print name and title of owner or authorized person — Signature — Date

DER Form 17-761.900(2)

Removal

DATA ENTERED

NOV 23 1988

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

BY BB

Form 17-1.218(2)

NAME:
MAIL ADDRESS: SCHOOL BOARD OF ALACHUA COUNTY
CITY/STATE: 620 E. UNIVERSITY AVE.
GAINESVILLE, FLA. 32601

FACILITY LOCATION
ADDRESS: SANTA FE HIGH SCHOOL
CITY/STATE: ALACHUA, FLA. 32615

(Make corrections to name and addresses here)

1. Facility/Addressee name: _____

Facility address _____

Mailing address _____

Use this form to comply with the following requirements of the Stationary Tank Rule Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

Agency Use Only

RECEIVED

NOV 23 1988

Bureau of
Waste Management
Stationary Tanks

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number) 018518896 3. Date 26 AUGUST 1988
4. Federal Employment Identification (number used to file IRS forms) _____
5. County Code (see enclosed letter) 01 ALACHUA
6. Operator of facility SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): _____ Telephone number (904) 336-3505
7. Company/Person owning tanks and piping SCHOOL BOARD OF ALACHUA COUNTY
   Address: 620 EAST UNIVERSITY AVENUE GAINESVILLE, FLA. 32601
   Contact person PAUL D. FULLER Telephone number: (904) 336-3752
   Effective date (only for change of owner): _____
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground 0 Aboveground
9. Facility location. Latitude ° ' " Longitude: ° ' " Section 009 Township 008 Range 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
    A. Draw a line from tank to dispenser to show which are connected by piping.
    B. Label each tank as Tank 1, Tank 2, etc.
    C. Write the date and your facility number, if known, or name and address exactly as it appears above.
    D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE

PAUL D. FULLER (MECHANICAL MAINT. MANAGER) Paul Fuller

Name of owner, operator or authorized representative — Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

NSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages i necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	3,000	D	1/85	A	N R	A	N	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14

Tank contents are:

A. leaded gasoline.
B. unleaded gasoline.
C. Alcohol enriched gasoline.
D. diesel fuel.
E. aviation fuel.
Z. other.

List 17U
UNDERground Tanks

Underground tank:

A. has overfill protection.
B. is interior lined.
C. is painted/asphalted steel.
D. is of unknown type.
E. is fiberglass type.
F. is fiberglass-clad steel.
G. is sacrificial anode type.
H. is impressed current type.
I. is double walled.
J. is concrete.
K. is in secondary containment.
N. is or has none of the above.

List 17A
ABOVEground Tanks

Aboveground tank:

O. has overfill protection.
P. is surrounded by impervious dike.
Q. is surrounded by earth dike.
R. rests on an inpervious base.
S. rests on a earth/gravel base.
T. has interior lined bottom.
U. is cathodically protected.
V. is built of/coated with corrosion resistant materals.
W. is supported above the soil.
Z. is or has none of the above.

List 18

Integral Piping System has:

A. no parts in contact with the soil.

Parts contacting the soil which are:

B. unprotected metal.
C. built of corrosion resistant materials.
D. corroson resistant coated.
E. cathodically protected.
F. double-walled.
G. within a secondary containment.
H. interior lined.
M. none of the above.

List 19

Monitoring system is:

A. automatically sampled well(s).
B. manually sampled well(s).
C. groundwater monitoring plan.
D. SPCC plan.
E. well/detector in secondary containment.
F. in-ground detector.
G. within walls of double-walled tank.
H. continuous in piping.
I. not required.
N. none of the above.

List 20

Tank disposal method.

A. Filling.
B. Removal.
C. Retrofitting.
F. Other.

entered as violation

CORRECTION COPY

FACILITY NUMBER 018518896

Facility Name ~~School Board of~~ Alachua County School Board

Facility Location Santa Fe High School Alachua, FL

Operator of Facility School Board of Alachua County

Effective Date (only for change of Operator) _____ Telephone # (904) 395-0555

Company/Person Owning Tanks and Piping School Board of Alachua County

Address 620 E. Univ. Ave. Gainesville, FL 32601

Contact Person Calvin Weeks

Effective Date (only for change of Owner) _____ Telephone # (904) 395-0555

Facility Location: Latitude: ___°___'___" Longitude: ___°___'___"

County: Alachua Section: 009 Township: 008 Range: 18E

(12)	(13)	(14)	(15)	(16)	(17) (see list of codes on back)	(18)	(19)	(20)
1	3,000	D	1/85	A	N R	A	N Y I	
1	2,000	B	7/55	U	C	M Y	N Y	
					DATA ENTERED			
					DEC 31 1986			
					BY			

ADDITIONAL FACILITY NUMBERS AND ADDRESSES (do not list your first number):

COMMENTS:

Information is:

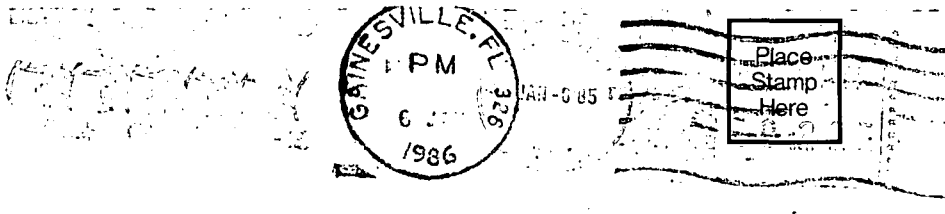
Correct ☒ XX Changed ☐

Type or Print Name of Owner, Operator or Authorized Person

Date

Signature

DETACH HERE



DEPARTMENT OF ENVIRONMENTAL REGULATION
Solid and Hazardous Waste Section
Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32301

JAN 7

SOLID WASTE
SUBSECTION

DATA ENTERED

OCT 26 1987

BY AR

Department of Environmental Regulation

Stationary Tank Registration/Notification Form

Form 17-1.218(2)

FACILITY NAME AND MAILING ADDRESS:
SCHOOL BOARD OF ALACHUA COUNTY
620 E. UNIVERSITY AVE.
GAINESVILLE, FLA.

FACILITY LOCATION: SANTA FE HIGH SCHOOL
ALACHUA, FLA.

(Make corrections to name and addresses here)
1. Facility/Addressee name: _____
Facility address: _____
Mailing address: _____

Use this form to comply with the following requirements of the Stationary Tank Rule, Chapter 17-61, Florida Administrative Code.

1. Each owner or operator shall register the following with the department.
   a. All existing facilities by December 31, 1984. (Questions 1-19)
   b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement. (Questions 1-19)
   c. A non-pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility. (Questions 1-19)
2. Each owner or operator shall notify the department of the following.
   a. All storage systems within 10 days of abandonment. (Questions 1-12, 16, 20)
   b. Facility sale within 10 days of sale. Notice shall be made by the seller. (Answer questions 1-7, and 11. Question 7 about the new owner.)
   c. Retrofitting within 10 days of completion. (Questions 1-19)
3. You may notify the department of a change of operator. (Questions 1-6)

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number): 0185188896 3. Date: 6-01-87
4. Federal Employment Identification (number used to file IRS forms) N/A
5. County Code (see enclosed letter): 01
6. Operator of facility: SCHOOL BOARD OF ALACHUA COUNTY
   Effective date (only for change of operator): N/A Telephone number: (904) 395-0555
7. Company/Person owning tanks and piping: SEE ITEM 6
   Address: 620 E. UNIVERSITY AVE.
   Contact person: PAUL FULLER Telephone number: (904) 395-0752
   Effective date (only for change of owner): N/A
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?
   1 Underground _____ Aboveground
9. Facility location: Latitude: ° ' " Longitude: ° ' " Section: 09 Township: 08 Range: 18E
   This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
   A. Draw a line from tank to dispenser to show which are connected by piping.
   B. Label each tank as Tank 1, Tank 2, etc.
   C. Write the date and your facility number, if known, or name and address exactly as it appears above.
   D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE.

PAUL D FULLER
Name of owner, operator or authorized representative

Paul D. Fuller
Signature of owner, operator or authorized representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

MAIL TO: DER Stationary Tank Registration
2600 Blair Stone Road
Room 603
Tallahassee, Florida 32301

INSTRUCTIONS: Use one row across for each tank counted in question 8. The tank number must agree with the number on the sketch of your facility. A new tank installed where a registered tank was removed should be given the number of the removed tank with an R and a number added. Example: Tank 3R1 is first replacement for tank 3. It is in the same place where tank 3 was. Tank 3R2 is the second replacement for tank 3. Attach extra pages if necessary. Write your facility number, if known, or name and address, exactly as it appears on the front of the form, on all extra pages.

(12) Tank Number	(13) Tank Size in Gallons	(14) Tank Contents (see List 14 below)	(15) Tank Installation Date. Month/Year (put X if unknown)	(16) Underground or Aboveground Tank (write U or A)	(17) Tank Construction Specifics (see List 17U or 17A below)	(18) Integral Piping System Construction Specifics (see List 18 below)	(19) Monitoring System Type (see List 19)	(20) Tank Disposal Method (see List 20)
1	8,500	M	X	U	C	B	I	B

ENTER THE LETTERS WHICH APPLY TO EACH TANK IN THE BOXES ABOVE. WRITE ALL THAT APPLY.

List 14	List 17U UNDERground Tanks	List 17A ABOVEground Tanks	List 18	List 19	List 20
Tank contents are: A. leaded gasoline. B. unleaded gasoline. C. Alcohol enriched gasoline. D. diesel fuel. E. aviation fuel. Z. other.	Underground tank: A. has overfill protection. B. is interior lined. C. is painted/asphalted steel. D. is of unknown type. E. is fiberglass type. F. is fiberglass-clad steel. G. is sacrificial anode type. H. is impressed current type. I. is double walled. J. is concrete. K. is in secondary containment. N. is or has none of the above.	Aboveground tank: O. has overfill protection. P. is surrounded by impervious dike. Q. is surrounded by earth dike. R. rests on an inpervious base. S. rests on a earth/gravel base. T. has interior lined bottom. U. is cathodically protected. V. is built of/coated with corrosion resistant materals. W. is supported above the soil. Z. is or has none of the above.	Integral Piping System has: A. no parts in contact with the soil. Parts contacting the soil which are: B. unprotected metal. C. built of corrosion resistant materials. D. corroson resistant coated. E. cathodically protected. F. double-walled. G. within a secondary containment. H. interior lined. M. none of the above.	Monitoring system is: A. automatically sampled well(s). B. manually sampled well(s). C. groundwater monitoring plan. D. SPCC plan. E. wall/detector in secondary containment. F. in-ground detector. G. within walls of double-walled tank. H. continuous in piping. I. not required. N. none of the above.	Tank disposal method. A. Filling. B. Removal. C. Retrofitting. F. Other.

S. R. 235-A

BLDG. 20

N 1° 44' W 2065.43'

102° 49'

87° 50'

BLDG. 18

BLDG. 21

TRACK

FOOTBALL FIELD

BLDG. 16

BLDG. 17

BLDG. 19

DRAINAGE RETENTION POND

BASKETBALL COURTS

SOFTBALL FIELD

S. R. 441

N 77° 06' W 1332.87'

ANIMAL SHOWGROUNDS

T-18
90-001

PARKING

BLDG. 12

BLDG. 11

BLDG. 1

BLDG. 15

BLDG. 14

BLDG. 13

MATCH LINE

MATCH LINE

BASEBALL FIELD

BLDG. 2

BLDG. 3

BLDG. 5

BLDG. 6

BLDG. 8

BLDG. 9

BLDG. 10

BLDG. 4

BLDG. 7

TANK

PARKING

IRRIGATION RETENTION POND

N 88° 21' E 1300.20'

77° 17'

90° 10'

SECURITY TRAILER

SEWAGE TREATMENT PLANT

S 1° 49' E 2351.96'

SITE PLAN

NORTH

80 0 80 160

Scale feet

FACILITY DIVISION

ALACHUA COUNTY SCHOOLS PHONE (904) 373-5102
1817 E. UNIVERSITY AVENUE GAINESVILLE, FLORIDA 32601

PROJECT TITLE: SCHOOL SITE PLANS

SHEET TITLE: SITE PLAN SANTA FE HIGH SCHOOL

REVISIONS:
11 APRIL '85
28 NOV '83
12 SEPT '84

DATE:

DESIGNED:

DRAWN: R. BRONE

CHECKED: T. TOUSAW

PROJECT NO.: 0471

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

Penalty notice mailed 10/19/87

0 018626874 001 870527 00025

PAINTER MASONRY, INC.
2425 NE 19TH DR
GAINESVILLE FL 32601

FACILITY INFO:
FLAV-O-RICH, INC.
2425 NE 19TH ST
GAINESVILLE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018626874

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature _____ No. of Tanks _____ Date _____

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to:
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

V-22987

440 Adjustment

DATA ENTERED

SEP 8 1988

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

BY as
Department of Environmental ~~Regulation~~
Motor Fuel Tank Registration
2600 Blairstone Road
Tallahassee, Fl 32399-2405

P.O. No. 041964

DATE: August 24, 1988

SHIP TO:
Transportation
1800 Block SE Hawthorne Road
Gainesville, FL 32601

MARK FOR:
J. Shelton

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	One (1) Renewal Tank @ $25.00 Facility ID# 018518896		$25.00
	As per attached notice		
	Late Penalty		20.00
			$45.00

ATTACHMENT AND CHECK WITH ORDER OK

NOTE: Attached notice is for two (2) tanks, however, one tank was removed in September 1987.

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 878.002 (11/87)

STATE OF FLORIDA

DEPARTMENT OF ENVIRONMENTAL REGULATION

RECEIVED
FINANCE DEPT.
AUG 15 10 14 AM '88

DALE TWACHTMANN
SECRETARY

BOB MARTINEZ
GOVERNOR

PENALTY NOTICE
No. 018518896-0004B

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

Date: 08/06/88

FACILITY ID: 018518896

PREVIOUS CHARGES INCURRED:	$	50.00
PREVIOUS PAYMENTS RECEIVED:	$	0.00

Renewal fees are assessed at a rate of $25.00 per active vehicular fuel storage tank. Renewal tank charges must have been fully paid by July 31 or penalty fees are applied. Penalty fees are assessed at a rate of $20.00 per renewal tank which is unpaid or partially paid.

RECEIVED
AUG 16 1988
MAINTENANCE

RENEWAL TANK(S) BILLED:	2
RENEWAL TANK(S) PAID:	0
RENEWAL TANK(S) UNPAID OR PARTIALLY PAID:	2

TOTAL PENALTIES ASSESSED:

08/06/88	2	Penalty tank(s) @ $20.00	$ 40.00

Amount due must be submitted immediately.
Make check payable to: Department of Environmental Regulation
For Journal Transfer Use: 56 20 2 212001 56000000 00 000100

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06735 B

RENEWAL

D 018518896 002 870527 00050

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
SANTA FE HIGH SCHOOL
ALACHUA

DETACH HERE

TANKS SUBJECT TO FEE: 2. REGISTRATION FEE IS $50.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518896

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 2 Date June 9, 1987

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06735 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for two(2) gas tanks. ($25 for each tank)		$ 50.00
	CHECK AND CARD WITH ORDER. O/K		
	** Tanks are located at Santa Fe High School ** # 018518896		

Late fees Billed 9-16-87 dd

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

RENEWAL

PO# 06733 B

D 018518898 003 870527 00075

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BD
1817 E UNIVERSITY AVE
GAINESVILLE

TANKS SUBJECT TO FEE: 3. REGISTRATION FEE IS $75.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518898

DETACH HERE

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 3 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment, and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. For more information or any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06733 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fees for three (3) gas tanks located at the Transportation Department.		$ 75.00
	CARD AND CHECK WITH ORDER. O/K		
	# 018518898		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06734 B

RENEWAL

0 018518897 001 870527 00025

DETACH HERE

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
NEWBERRY HIGH SCHOOL
NEWBERRY

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518897

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06734 B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal Fee for one (1) gas tank located at Newberry High School		$ 25.00
	CARD AND CHECK WITH ORDER. 0/4 # 018518897		

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

State of Florida • DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

PO# 06732 B

RENEWAL

0 018518895 001 870527 00025

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE FL 32601

FACILITY INFO:
ALACHUA CNTY SCHOOL BO
HAWTHORNE HIGH SCHOOL
HAWTHORNE

DETACH HERE

TANKS SUBJECT TO FEE: 1. REGISTRATION FEE IS $25.00.
PLEASE INCLUDE THIS NUMBER ON THE CHECK: 018518895

This registration is for tanks exceeding a 550 gallon capacity which are used, or have been used, to store transportation motor fuels. If you have any questions, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Certification: I certify that the above information is correct.

Signature Joseph D. Caswell, Director No. of Tanks 1 Date 6/9/87

RETURN THIS CARD WITH YOUR PAYMENT

See the reverse side for other instructions

State of Florida
DEPARTMENT OF ENVIRONMENTAL REGULATION

MOTOR FUEL TANK REGISTRATION

The 1986 Legislature imposed a $50 initial registration fee plus an annual $25 renewal fee on all motor fuel tanks over 550 gallons in size. Funds received will be used primarily to clean up contamination caused by leaking tanks and spills. The registration fee shown on the face of this form is based on the number of motor fuel storage tanks previously registered at this location. RETURN THIS CARD with a check for the amount indicated in the supplied return envelope to the Department of Environmental Regulation within 30 days of receipt of this notice. This will ensure accurate credit and prevent assessment of late fee charges of $20.00 per tank. After receipt of payment and upon completion of processing, a certificate of registration will be issued to each facility. If several facilities are owned by one individual or one company, mail each registration separately. If there are any questions concerning this registration, call the Department of Environmental Regulation, Storage Tank Section at (904) 488-0300.

Make checks payable to: Department of Environmental Regulation.

Return to: Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Florida 32399-2405

Do not include any other fees with this registration – mail them separately.

SCHOOL BOARD OF ALACHUA COUNTY
Gainesville, Florida

PURCHASE ORDER

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, CORRESPONDENCE AND SHIPPING PAPERS.

P.O. No. 06732B

Florida Department of
Environmental Regulation
Motor Fuel Tank Registration
2600 Blair Stone Road
Tallahassee, Fl 32399-2405

DATE: June 16, 1987

SHIP TO: Transportation
School Board of Alachua County
1800 Block SE Hawthorne Road
Gainesville, Fl 32601

MARK FOR:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Renewal fee for one (1) gas tank located at		
	Hawthorne High School.		$ 25.00
	CARD AND CHECK WITH ORDER. OK mw		
	# 018518895		

obj code 4091

INSTRUCTIONS TO VENDOR: Mail all invoices in duplicate to School Board of Alachua County, 620 East University Avenue, Gainesville, Fl. 32601

FLORIDA'S RIGHT-TO-KNOW-LAW: To comply with Florida Statute 442, Florida's "RIGHT-TO-KNOW-LAW", a Material Safety Data Sheet (MSDS) shall be provided with this order when applicable.

SCHOOL BOARD OF ALACHUA COUNTY

FLORIDA SALES TAX EXEMPT NUMBER 03-00019-06-11

By _____
DIRECTOR OF PURCHASING

PUR 776.002

DEC 14 2009
ENVIRONMENTAL PROTECTION DEPARTMENT

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Stillwater Technologies, Inc.

311 North
Rosalind Avenue
Orlando,
Florida
32801

tele:
(407) 206-7222

fax:
(407) 206-7223

web:
stillwatertech.com

Santa Fe High School
16805 Northwest 173rd Street
Alachua, Alachua County, Florida
Facility ID #8518896

Prepared for:

School Board of Alachua County
3700 N. E. 53rd Avenue
Gainesville, Florida 32609

Initials_____
Date_____

Stillwater Project No. 421-003C

December 7, 2009

Signature Page

The undersigned personnel of Stillwater Technologies, Inc. are responsible for the technical content of this document entitled "Dispenser and Piping Closure Report, Santa Fe High School." This document was prepared for the exclusive use of the School Board of Alachua County (SBAC), their affiliates, and attorneys and at the request of the SBAC is being submitted to the Alachua County Environmental Protection Department (ACEPD). This document has been prepared in accordance with standard industry practice and quality control procedures and in general accordance with the criteria outlined in Chapter 62-761 of the Florida Administrative Code (F.A.C.).

Dave Dickens
Senior Environmental Engineer

Barry D. Robertson, P.G.
Principal

TABLE OF CONTENTS

SIGNATURE PAGE 1

SECTION 1.0 INTRODUCTION 3

SECTION 2.0 DISPENSER AND PIPING CLOSURE 4

SECTION 3.0 SOIL ASSESSMENT 5

SECTION 4.0 CONCLUSIONS AND RECOMMENDATIONS 6

Tables

1 OVA SOIL SURVEY SUMMARY

Figures

1 SITE LOCATION MAP
2 SOIL SAMPLE LOCATION MAP

Appendices

A SITE PHOTOGRAPHS
B OVA CALIBRATION SHEET
C ANALYTICAL DATA REPORT

Section 1.0
Introduction

This report presents the results of a diesel dispenser and associated product piping closure assessment performed by Stillwater Technologies, Inc. (Stillwater) at the Santa Fe High School in Alachua County, Florida (Site). A Site Location Map is provided in **Figure 1**. The closure assessment was conducted for the closure of one diesel dispenser and approximately 50 feet of product piping. The Florida Department of Environmental Protection (FDEP) Facility ID number for the site is 8518896.

Section 2.0
Dispenser and Piping Closure

The closure activities were conducted in conjunction with the upgrade to the Site's existing diesel underground storage tank (UST) system. The upgrade included installing a new dispenser, new double-wall product piping, new tank STP sump, vent line, fill riser, and annular space riser. The petroleum system work was conducted by KC Petroleum (KC) between the dates of November 16 –December 4, 2009. Prior to Stillwater conducting site screening activities, KC excavated to the tank top and uncovered the product piping. KC's Pollutant Storage System Contractors License Number is PCC1256881.

Section 3.0
Soil Assessment

Stillwater conducted soil screening activities at the Site on November 17, 2009. Soil samples were screened from beneath the dispenser, from below the product piping run, and from several side wall points in the excavation. Photographs of the excavation are included in **Appendix A**. Samples were collected at depths of 1 foot below the dispenser, from depths of 1 foot below the product piping, and from a depth of approximately 1 foot into the side wall of the excavation. All sample locations are illustrated on **Figure 2**. The samples were placed into 16-ounce mason jars, half filled, and covered with aluminum foil. The samples were then allowed to temperature equilibrate for approximately five minutes. The headspace of each sample was then analyzed using an Organic Vapor Analyzer (OVA) equipped with a photoionization detector (PID). The OVA model used was a Mini RAE 2000 PID. A calibration certificate for the OVA is included in **Appendix B.**

The OVA screening only had one detection of 13.5 parts per million in soil sample SS-2, which was from the excavation sidewall. A summary of the OVA soil sample readings is included in **Table 1**. For OVA substantiation and release confirmation two soil samples (including SS-2) were also collected and analyzed by Flowers Chemical Laboratories, Inc. for petroleum constituents included in the Kerosene Analytical Group. No analyzed compounds were detected above the specified detection limits. A copy of the analytical data report is included in **Appendix C.**

Section 4.0
Conclusions and Recommendations

Having completed the dispenser and piping closure Stillwater concludes the following:

- One dispenser and approximately 50 feet of product piping were properly removed;
- OVA screening of soils detected only one low level reading (13.5 ppm); and
- Soil laboratory analytical data did not detect any constituents above their detection limits.

Based on the evidence collected during this closure, Stillwater does not recommend any additional assessment activities.

TABLE 1: SOIL SCREENING SUMMARY

Facility Name: Alachua County - Santa Fe High School

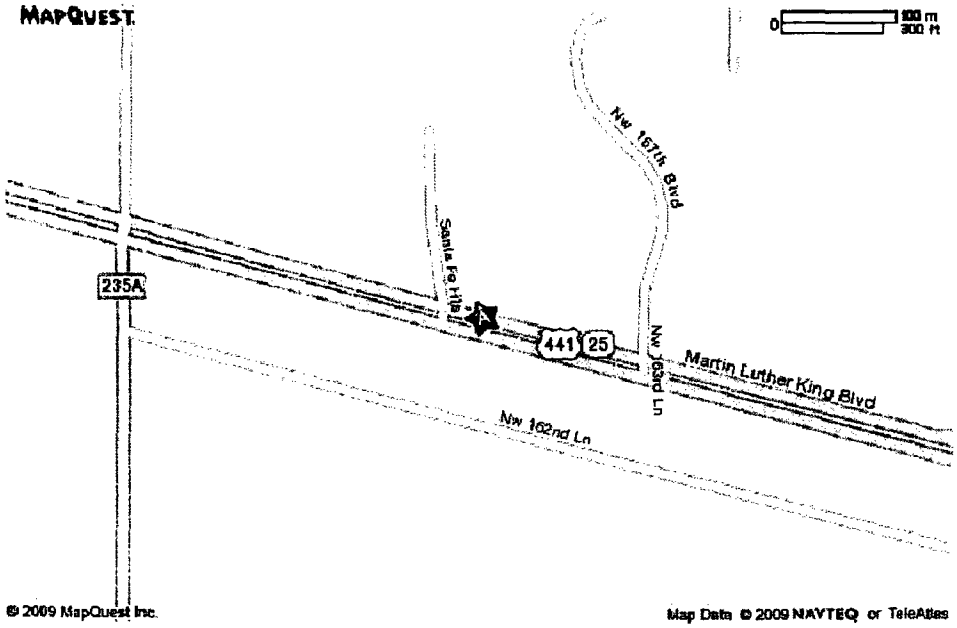
Facility ID# 8518896

BORING NO.	DATE COLLECTED	SAMPLE INTERVAL	OVA READING (ppm)
SS-1	11/17/09	sidewall	0
SS-2*	11/17/09	sidewall	13.5
SS-3	11/17/09	sidewall	0
SS-4	11/17/09	1' below pipe	0
SS-5	11/17/09	1' below pipe	0
SS-6*	11/17/09	1' below dispenser	0

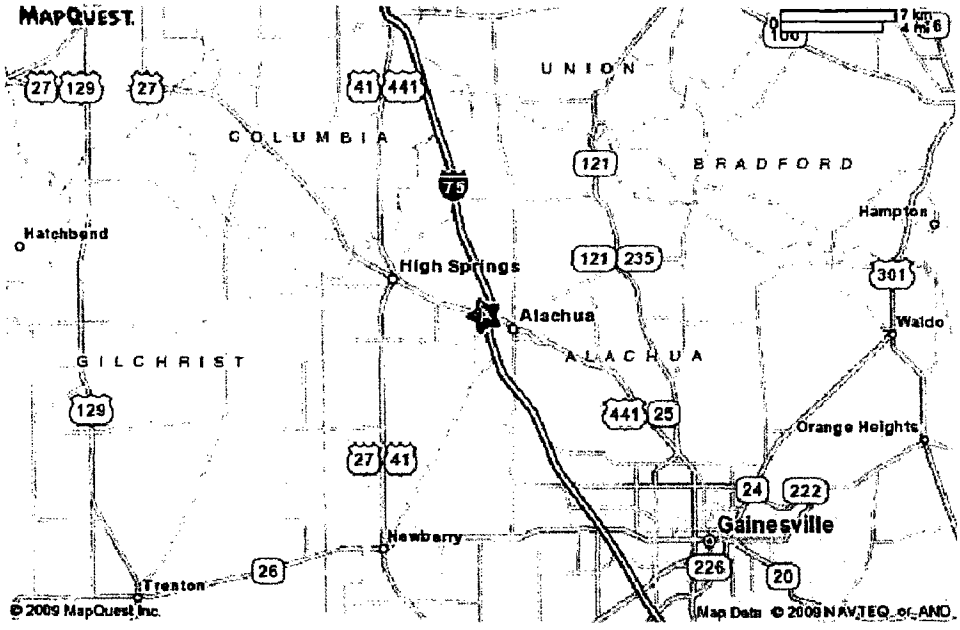
* Sample also submitted to lab for full Kersosene Analytical Group analysis

IMAGE QUALITY

AS YOU REVIEW THE NEXT PAGE(S), PLEASE NOTE THAT THE ORIGINAL DOCUMENT WAS OF POOR QUALITY.



Location Map



Vicinity Map

N

SOURCE: MAPQUEST

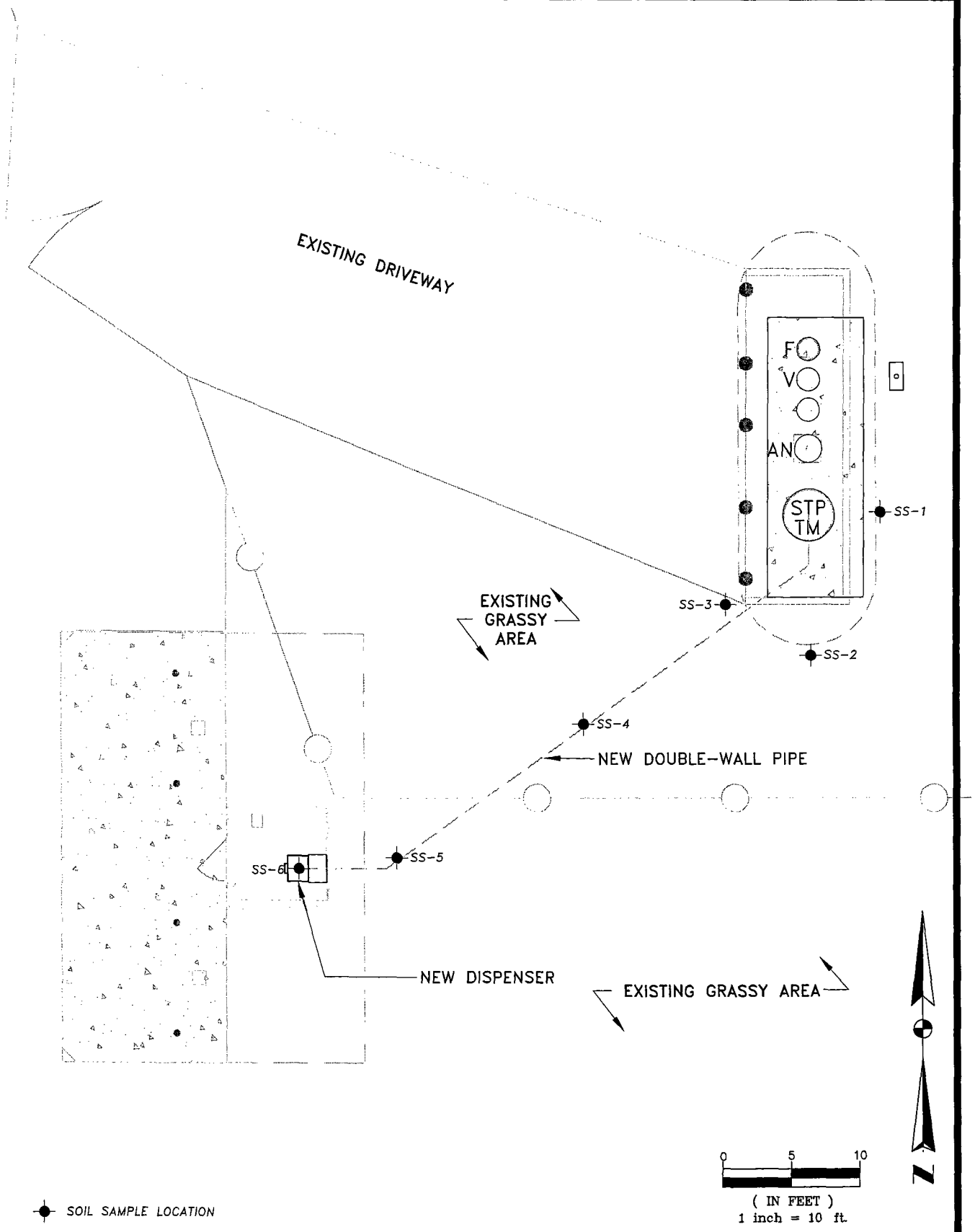
DRAWN:	SML
APPROVED:	BDR
DATE:	12/07/09
SCALE:	N.T.S.

Location and Vicinity Maps

SANTA FE HIGH SCHOOL
16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
1



DRAWN:	SML
APPROVED:	BDR
DATE:	11/18/09
SCALE:	1" = 10'

Soil Sample Location Map

SANTA FE HIGH SCHOOL

16213 NW US Highway 441
Alachua, Alachua County, Florida

stillwater TECHNOLOGIES
311 N. Rosalind Avenue
Orlando, Florida 32801
(407) 206-7222
(407) 206-7223 fax

FIGURE
2

Appendix A
Site Photographs

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

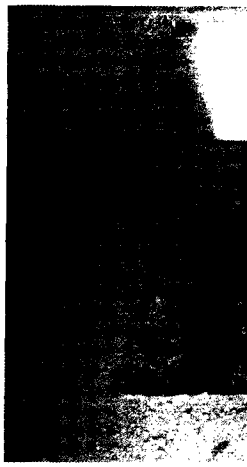
Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009













Appendix B
OVA Calibration

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

Cyclone Instruments
73 W. Colonial Drive
Orlando, FL 32801
(407) 246-7276

CALIBRATION CERTIFICATE

RAE Systems
Mini RAE 2000 PID

SERVICE DATE:_____ TECHNICIAN: Patti Doyle

SERIAL: # 01147 # 014954

CALIBRATION CHECK

Calibration Gas Standards Used: Certified Gas
Accuracy +/- 5% Certified
Lot #LTF 206 cm exp 6/2010

	Instrument Response
Isobutylene 100ppm	98.2

The calibration results were obtained by following the manufactures standard Calibration Procedures.

All measurement standards are calibrated at scheduled intervals as prescribed by the NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST) or are measured against certified standards which are traceable to the National Institute of Standards and Technology, formerly the National Bureau of Standards (NBS).

Appendix C
Analytical Data Report

Stillwater Technologies, Inc.

Dispenser and Piping Closure Report

Santa Fe High School
Alachua County, Florida

Stillwater Project No. 421-003C

December 7, 2009

FLOWERS CHEMICAL LABORATORIES INC.

P.O. Box 150597, Altamonte Springs FL 32715-0597 — Phone: 407-339-5984 / Fax: 407-260-6110 — E83018 (Main Lab)
571 NW Mercantile Pl. Suite 111, Port St. Lucie FL 34986 — Phone: 772-343-8006 / Fax: 772-343-8089 — E86562 (South Lab)
P.O. Box 1200, Madison FL 32341 — Phone: 850-973-6878 / Fax: 850-973-6878 — E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 — Phone: 305-743-8598 / Fax: 305-743-8598 — E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Report Summary

Date Received: Nov 17, 2009

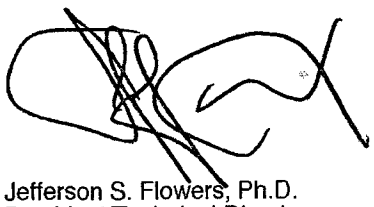
FCL Project Manager: June S. Flowers

Laboratory #	Sample Description	Analysis	Chemist	Location	SampleMatrix
110475SO1	SS-2	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	
110475SO2	SS-6	EPA8021	CTH	Main Lab	Soil
		EPA8270	CLS	Main Lab	
		FL-PRO	CTH	Main Lab	
		SM2540 B	CLL	Main Lab	
		X8270	ACS	Main Lab	
		XPRO	ACS	Main Lab	

Certificate of Results

Sample integrity was certified prior to analysis. Test results meet all requirements of the NELAC Standards except as noted in the Quality Control Report. Uncertainties for these data are available on request. This report may not be reproduced in part; results relate only to items tested.

ACCREDITED IN ACCORDANCE WITH nelac



Jefferson S. Flowers, Ph.D.
President/Technical Director

FLOWERS CHEMICAL LABORATORIES INC.

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Analysis Report

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.4	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.2	g	1.00			10138654	XPRO	
% Moisture	13.5	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-6
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-3
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-4
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-06
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-2
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-5
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-3
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-3
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-3
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-41
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-0
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-2
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-18
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-88
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-6
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-4
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-4
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-2
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-59
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-60
Surr:1-Chloro-2-fluorobenzene (75-125%)	83.77%		1.00	0.500	1.00	10138673	EPA8021	348-51
Surr:cis-1-Bromo-1-propene (79-119%)	89.33%		1.00	0.500	1.00	10138673	EPA8021	590-17
1-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	090-12

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO1 **Sampled:** 11/17/09 12:03 PM **Desc:** SS-2

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
2-methyl-Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-57-
Acenaphthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	83-32-
Acenaphthylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	208-96
Anthracene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	120-12
Benzo(a)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	56-55-
Benzo(a)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	50-32-
Benzo(b)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	191-24
Benzo(k)fluoranthene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	207-08
Chrysene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	53-70-
Fluoranthene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	206-44
Fluorene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	165 U	ug/Kg	5.00	165	330	10138717	EPA8270	193-39
Naphthalene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	91-20-
Phenanthrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	85-01-
Pyrene	330 U	ug/Kg	5.00	330	660	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	55.36%		5.00	0.0500	0.0500	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	63.69%		5.00	0.0500	0.0500	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	54.09%		5.00	0.0500	0.0500	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	97.33%		1.00	0.00100	0.00200	10138768	FL-PRO	

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Acid Base Extraction	30.0	g	1.00			10138653	X8270	
FL_PRO_Extraction	30.0	g	1.00			10138654	XPRO	
% Moisture	9.32	%Wt	1.00	0.000250	0.000500	10138657	SM2540 B	
1,1,1-Trichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-55-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North Lab)
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
1,1-Dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-34-
1,1-Dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-35-
1,2-dichloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	107-0
Benzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	71-43-
Carbon Tetrachloride	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	56-23-
Chloroethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-00-
Chloroform	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	67-66-
Chloromethane	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	74-87-
Ethylbenzene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	100-4
Methyl-tert-butylether	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	1634-
Methylene chloride	12.5 U	ug/Kg	1.00	12.5	25.0	10138673	EPA8021	75-09-
Tetrachloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	127-1
Toluene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	108-8
Total_BTEX	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	
Trichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	79-01-
Trichlorofluoromethane	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-69-
Vinyl chloride	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	75-01-
Xylenes	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	1330-
cis-1,2-dichloroethene	4.00 U	ug/Kg	1.00	4.00	8.00	10138673	EPA8021	156-5
trans-1,2-dichloroethene	2.00 U	ug/Kg	1.00	2.00	4.00	10138673	EPA8021	156-6
Surr:1-Chloro-2-fluorobenzene (75-125%)	81.25%		1.00	0.500	1.00	10138673	EPA8021	348-5
Surr:cis-1-Bromo-1-propene (79-119%)	89.18%		1.00	0.500	1.00	10138673	EPA8021	590-1
1-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	090-1
2-methyl-Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-57-
Acenaphthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	83-32-
Acenaphthylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	208-9
Anthracene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	120-1
Benzo(a)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	56-55-
Benzo(a)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	50-32-

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Lab #: 110475SO2 **Sampled:** 11/17/09 12:09 PM **Desc:** SS-6

Parameter	Result	Units	DF	MDL	PQL	QC Batch	Method	CAS #
Benzo(b)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	205-99
Benzo(g,h,i)perylene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	191-24
Benzo(k)fluoranthene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	207-08
Chrysene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	218-01
Dibenz(a,h)anthracene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	53-70-
Fluoranthene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	206-44
Fluorene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	86-73-
Indeno(1,2,3-cd)pyrene	33.0 U	ug/Kg	1.00	33.0	66.0	10138717	EPA8270	193-39
Naphthalene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	91-20-
Phenanthrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	85-01-
Pyrene	66.0 U	ug/Kg	1.00	66.0	132	10138717	EPA8270	129-00
Surr:2-Fluorobiphenyl (9-183%)	52.38%		1.00	0.0100	0.0100	10138717	EPA8270	321-60
Surr:Nitrobenzene-d5 (24-163%)	61.23%		1.00	0.0100	0.0100	10138717	EPA8270	
Surr:Terphenyl-d14 (42-190%)	76.39%		1.00	0.0100	0.0100	10138717	EPA8270	
Petroleum Range Organics (C8-C40)	4.00 U	mg/Kg	1.00	4.00	8.00	10138768	FL-PRO	
Surr:1-Chlorooctadecane (42-213%)	91.81%		1.00	0.00100	0.00200	10138768	FL-PRO	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Report

Quality Control Batch: 10138673 **Analyst:** CTH

Blank	**Result**	**Units**
Benzene	2.00U	ug/Kg
Carbon Tetrachloride	4.00U	ug/Kg
Chloroethane	2.00U	ug/Kg
Chloroform	2.00U	ug/Kg
Chloromethane	4.00U	ug/Kg
cis-1,2-dichloroethene	4.00U	ug/Kg
Ethylbenzene	2.00U	ug/Kg
Methylene chloride	12.5U	ug/Kg
Methyl-tert-butylether	4.00U	ug/Kg
Tetrachloroethene	2.00U	ug/Kg
Toluene	2.00U	ug/Kg
Total_BTEX	2.00U	ug/Kg
trans-1,2-dichloroethene	2.00U	ug/Kg
Trichloroethene	2.00U	ug/Kg
Trichlorofluoromethane	2.00U	ug/Kg
Vinyl chloride	2.00U	ug/Kg
Xylenes	2.00U	ug/Kg
1,1,1-Trichloroethane	2.00U	ug/Kg
1,1-Dichloroethane	2.00U	ug/Kg
1,1-Dichloroethene	2.00U	ug/Kg
1,2-dichloroethane	2.00U	ug/Kg
Surr:cis-1-Bromo-1-propene	47.2	ug/Kg
Surr:1-Chloro-2-fluorobenzene	47.3	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Laboratory Control Sample	Result	Units	Spike	%REC	%REC Lim
Benzene	41.3	ug/Kg	40.0	103.14	74.25-124.51
Carbon Tetrachloride	39.4	ug/Kg	40.0	98.39	56.49-143.45
Chloroethane	34.8	ug/Kg	40.0	87.07	56.02-147.77
Chloroform	37.3	ug/Kg	40.0	93.35	64.67-127.31
Chloromethane	47.1	ug/Kg	40.0	117.76	63.03-138.11
cis-1,2-dichloroethene	37.5	ug/Kg	40.0	93.77	65.23-129.39
Ethylbenzene	39.5	ug/Kg	40.0	98.85	71.34-128.77
Methylene chloride	40.0	ug/Kg	40.0	100.10	64.17-134.92
Methyl-tert-butylether	35.1	ug/Kg	40.0	87.73	66.23-125.51
Tetrachloroethene	38.7	ug/Kg	40.0	96.81	66.34-141.99
Toluene	39.9	ug/Kg	40.0	99.67	74.48-126.79
Total_BTEX	242	ug/Kg	240	100.65	71.02-128.32
trans-1,2-dichloroethene	38.0	ug/Kg	40.0	94.94	64.81-134.47
Trichloroethene	40.4	ug/Kg	40.0	100.93	67.47-134.51
Trichlorofluoromethane	35.5	ug/Kg	40.0	88.82	59.80-139.10
Vinyl chloride	39.6	ug/Kg	40.0	99.08	58.01-149.56
Xylenes	121	ug/Kg	120	100.75	74.30-125.83
1,1,1-Trichloroethane	38.4	ug/Kg	40.0	95.96	63.33-139.49
1,1-Dichloroethane	39.2	ug/Kg	40.0	97.99	67.99-130.64
1,1-Dichloroethene	38.7	ug/Kg	40.0	96.80	57.85-149.06
1,2-dichloroethane	37.3	ug/Kg	40.0	93.13	58.65-136.37
Surr:cis-1-Bromo-1-propene	52.6	ug/Kg	50.0	105.22	79.23-119.06
Surr:1-Chloro-2-fluorobenzene	53.7	ug/Kg	50.0	107.35	75.48-125.18

Quality Control Batch: 10138717 **Analyst:** CLS

Blank	Result	Units
Acenaphthene	66.0U	ug/Kg
Acenaphthylene	66.0U	ug/Kg
Anthracene	66.0U	ug/Kg

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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P.O. Box 1200, Madison FL 32341 Phone: 850-973-6878 / Fax: 850-973-6878 E82405 (North La
3980 Overseas Hwy Suite 103, Marathon FL 33050 Phone: 305-743-8598 / Fax: 305-743-8598 E35834 (Keys Lab)

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Blank	**Result**	**Units**
Benzo(a)anthracene	33.0U	ug/Kg
Benzo(a)pyrene	33.0U	ug/Kg
Benzo(b)fluoranthene	33.0U	ug/Kg
Benzo(g,h,i)perylene	66.0U	ug/Kg
Benzo(k)fluoranthene	33.0U	ug/Kg
Chrysene	66.0U	ug/Kg
Dibenz(a,h)anthracene	33.0U	ug/Kg
Fluoranthene	66.0U	ug/Kg
Fluorene	66.0U	ug/Kg
Indeno(1,2,3-cd)pyrene	33.0U	ug/Kg
Naphthalene	66.0U	ug/Kg
Phenanthrene	66.0U	ug/Kg
Pyrene	66.0U	ug/Kg
1-methyl-Naphthalene	66.0U	ug/Kg
2-methyl-Naphthalene	66.0U	ug/Kg
Surr:Nitrobenzene-d5	1320	ug/Kg
Surr:Terphenyl-d14	1370	ug/Kg
Surr:2-Fluorobiphenyl	1100	ug/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Acenaphthene	1260	ug/Kg	1670	75.70	17.34-112.85
Acenaphthylene	1020	ug/Kg	1670	60.99	23.13-99.11
Anthracene	1420	ug/Kg	1670	85.47	37.62-111.28
Benzo(a)anthracene	1460	ug/Kg	1670	87.78	49.40-115.09
Benzo(a)pyrene	1050	ug/Kg	1670	63.24	44.22-109.93
Benzo(b)fluoranthene	1410	ug/Kg	1670	84.49	33.64-122.97
Benzo(g,h,i)perylene	977	ug/Kg	1670	58.62	50.30-116.98
Benzo(k)fluoranthene	1150	ug/Kg	1670	68.81	34.32-128.53
Chrysene	1340	ug/Kg	1670	80.17	49.93-120.20

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Dibenz(a,h)anthracene	1170	ug/Kg	1670	70.14	43.53-122.55
Fluoranthene	1540	ug/Kg	1670	92.24	34.52-123.35
Fluorene	1310	ug/Kg	1670	78.83	17.29-115.12
Indeno(1,2,3-cd)pyrene	1150	ug/Kg	1670	68.70	43.23-129.37
Naphthalene	1080	ug/Kg	1670	64.82	22.76-100.00
Phenanthrene	1640	ug/Kg	1670	98.50	35.68-111.31
Pyrene	1600	ug/Kg	1670	95.86	37.21-127.40
1-methyl-Naphthalene	810	ug/Kg	1670	48.57	27.35-113.22
2-methyl-Naphthalene	890	ug/Kg	1670	53.36	19.08-101.21
Surr:Nitrobenzene-d5	921	ug/Kg	1670	55.25	18.52-106.57
Surr:Terphenyl-d14	1290	ug/Kg	1670	77.56	43.67-131.78
Surr:2-Fluorobiphenyl	967	ug/Kg	1670	58.02	21.82-101.51

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1200	ug/Kg	1670	71.94	18.57-106.76	330U
Acenaphthylene	1040	ug/Kg	1670	62.45	16.65-104.60	66.0U
Anthracene	1220	ug/Kg	1670	73.40	26.25-118.35	330U
Benzo(a)anthracene	1740	ug/Kg	1670	104.18	32.98-125.59	165U
Benzo(a)pyrene	1030	ug/Kg	1670	61.72	28.21-120.19	33.0U
Benzo(b)fluoranthene	1620	ug/Kg	1670	97.02	22.70-127.59	165U
Benzo(g,h,i)perylene	976	ug/Kg	1670	58.55	34.42-124.74	330U
Benzo(k)fluoranthene	974	ug/Kg	1670	58.40	14.22-144.48	165U
Chrysene	973	ug/Kg	1670	58.35	33.40-131.50	330U
Dibenz(a,h)anthracene	1250	ug/Kg	1670	75.04	30.41-129.47	165U
Fluoranthene	1560	ug/Kg	1670	93.29	25.00-123.87	330U
Fluorene	1250	ug/Kg	1670	75.19	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1200	ug/Kg	1670	72.14	28.45-140.77	165U
Naphthalene	1120	ug/Kg	1670	67.17	15.98-98.43	330U
Phenanthrene	1700	ug/Kg	1670	102.04	21.69-121.39	330U

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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3980 Overseas Hwy Suite 103, Marathon FL 33050 — Phone: 305-743-8598 / Fax: 305-743-8598 — E35834 (Keys Lab

Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Quality Control Batch: 10138717 **Analyst:** CLS

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Pyrene	1530	ug/Kg	1670	91.58	25.59-130.91	330U
1-methyl-Naphthalene	780	ug/Kg	1670	46.77	23.63-87.85	330U
2-methyl-Naphthalene	928	ug/Kg	1670	55.69	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1300	ug/Kg	1670	78.10	14.91-99.96	
Surr:Terphenyl-d14	1010	ug/Kg	1670	60.63	27.53-123.34	
Surr:2-Fluorobiphenyl	1050	ug/Kg	1670	62.86	6.11-117.98	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Acenaphthene	1140	ug/Kg	1670	68.14	18.57-106.76	330U
Acenaphthylene	944	ug/Kg	1670	56.62	16.65-104.60	66.0U
Anthracene	1080	ug/Kg	1670	64.73	26.25-118.35	330U
Benzo(a)anthracene	1590	ug/Kg	1670	95.34	32.98-125.59	165U
Benzo(a)pyrene	889	ug/Kg	1670	53.33	28.21-120.19	33.0U
Benzo(b)fluoranthene	1460	ug/Kg	1670	87.85	22.70-127.59	165U
Benzo(g,h,i)perylene	846	ug/Kg	1670	50.73	34.42-124.74	330U
Benzo(k)fluoranthene	875	ug/Kg	1670	52.51	14.22-144.48	165U
Chrysene	859	ug/Kg	1670	51.55	33.40-131.50	330U
Dibenz(a,h)anthracene	1090	ug/Kg	1670	65.43	30.41-129.47	165U
Fluoranthene	1380	ug/Kg	1670	83.00	25.00-123.87	330U
Fluorene	1160	ug/Kg	1670	69.87	11.95-117.50	330U
Indeno(1,2,3-cd)pyrene	1080	ug/Kg	1670	64.95	28.45-140.77	165U
Naphthalene	1000	ug/Kg	1670	60.25	15.98-98.43	330U
Phenanthrene	1560	ug/Kg	1670	93.45	21.69-121.39	330U
Pyrene	1370	ug/Kg	1670	82.17	25.59-130.91	330U
1-methyl-Naphthalene	674	ug/Kg	1670	40.41	23.63-87.85	330U
2-methyl-Naphthalene	855	ug/Kg	1670	51.30	23.63-87.85	66.0U
Surr:Nitrobenzene-d5	1160	ug/Kg	1670	69.29	14.91-99.96	
Surr:Terphenyl-d14	866	ug/Kg	1670	51.97	27.53-123.34	
Surr:2-Fluorobiphenyl	991	ug/Kg	1670	59.45	6.11-117.98	

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Date Sampled: Nov 17, 2009
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Quality Control Batch: 10138768 **Analyst:** CTH

Blank	**Result**	**Units**
Petroleum Range Organics (C8-C40)	4.00U	*mg/Kg*
Surr:1-Chlorooctadecane	96.6	mg/Kg

Laboratory Control Sample	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**
Petroleum Range Organics (C8-C40)	24.2	mg/Kg	25.0	96.66	17.20-150.91
Surr:1-Chlorooctadecane	101	mg/Kg	100	101.23	30.04-128.47

Matrix Spike	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.3	mg/Kg	25.0	93.07	7.08-154.36	4.00U
Surr:1-Chlorooctadecane	99.1	mg/Kg	100	99.14	22.03-111.41	

Matrix Spike Duplicate	**Result**	**Units**	**Spike**	**%REC**	**%REC Lim**	**Sample**
Petroleum Range Organics (C8-C40)	23.1	*mg/Kg*	*25.0*	92.29	7.08-154.36	*4.00U*
Surr:1-Chlorooctadecane	98.7	mg/Kg	100	98.66	22.03-111.41	

FLDOH: E83018 (Main Lab) FLDOH: E86562 (South Lab) FLDOH: E82405 (North Lab) NJDEP: FL015

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Stillwater Technologies-Barry Robertson
311 N. Rosalind Avenue
Orlando,FL 32801

PO #: n/a
Client Project #: Santa Fe
Date Sampled: Nov 17, 2009
Nov 20, 2009; Invoice: 110475

Narrative Report

Sample Handling
Sample handling and holding time criteria were met for all samples. Samples collected by submitter. No unusual events occurred during analysis. Results are reported on a wet weight basis for aqueous matrices and on a dry weight basis for sludge and soil matrices unless otherwise noted. Sample results reported as dissolved were field filtered.

Quality Control
Enclosed analyses met method or FCL criteria, unless otherwise denoted on the sample results. Applied data qualifiers are defined below.

Attachments
Chain of Custody

Qualifier	Meaning
U	Compound was analyzed for but not detected.
J	One or more QC samples associated with this data value exceeded QC limits.
J1	Surrogate recovery limits have been exceeded.
J2	No known quality control criteria exist for the component.
J3	Reported value failed to meet established quality control criteria for either precision or accuracy.
J4	Sample matrix interfered with the ability to make an accurate determination on the spiked sample.
Q	Sample held beyond the accepted holding time.
L	Off-scale high; reported concentration exceeds the highest standard.
V	Analyte was detected in both the sample and the associated method blank.
ZTNTC	Too numerous to count. Numeric value represents filtration volume.
A	Absent
P	Present
T	Value reported is less than the statistical method detection limit. Reported for informational purposes only.
M	Value reported is greater than the statistical method detection limit, but less than the reported MDL.
G	The greatest of the dilutions performed did not yield sufficient oxygen depletion for valid data.
S	The least of the dilutions performed did not yield sufficient oxygen residual for valid data.
O	Result is greater than (over) the specified value.
I	Reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
B	Results based upon colony plate count outside ideal range.
Y	The laboratory analysis was from an improperly preserved sample. The data may not be accurate.

Check Box That Applies To Your Location

☒ **Flowers Chemical Laboratories, Inc.**
481 Newburyport Ave.
Altamonte Springs, FL 32701
Bus: 407-339-5984
Fax: 407-260-6110

☐ **Flowers Chemical Labs-South**
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571 N.W. Mercantile Pl., Ste. 111
Port St. Lucie, FL 34986
Bus: 772-343-8006
Fax: 772-343-8089

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Madison, FL 32340
Bus: 850-973-6878
Fax: 850-973-6878

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Bus: 305-743-8598
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Client: Stillwater Technologies, Inc		Project Name: Santa Fe	P.O
Address: 311 North Rosalind Avenue Orlando, FL 32801		Client Contact: June Kennedy	FAX
		FCL Project Manager: Barry Robertson	E-M
Phone: 407 206 7222		Requested Due Date / 10 Day Standard (X) OR: 11 / 23 / 09	Rus
Sampled By (PRINT): David W Pickens		Pick-Up Fee: $	Vehicle Surcharge: $
Sampler Signature:	Date Sampled: 11/17/09		

GW - ground water DW - drinking water WW - wastewater
SW - surface water S - soil/solid SL - sludge HW - waste

ITEM NO.	SAMPLE ID	DATE	TIME	MATRIX	(LAB USE ONLY) LAB NO.	PRESERVATIVES: NONE	H_2SO_4	HNO_3	HCl	$Na_2S_2O_3$	ANALYSES REQUEST: KAG	KAG
1	SS-2	11/17/09	1203	S	110475 501						X	
2	SS-6	11/17/09	1209	S	110475 502						X	
3												
4												
5												
6												
7												
8												
9												
10												

Relinquished By / Affiliation	Date	Time	Accepted By / Affiliation	Date	Time	Relinquished By / Affiliation	Date	Time	A
	11/17/09	?							

FINANCE CHARGES APPLIED TO PAST DUE INVOICES

• **WHITE** - Lab Copy - To Be Scanned • **YELLOW** - Client Copy

Alachua County
Environmental Protection Department

Chris Bird, *Director*

December 15, 2009

William Atwater
School Board of Alachua County
3700 NE 53rd Ave.
Gainesville, FL 32609

Alachua County – Regulated Storage Tanks
Santa Fe High School
16805 NW 173rd Street
Alachua, FL
DEP Facility # 018518896
Chapter 62-761/762, FAC, Closure Assessment Report – Review

Dear Mr. Atwater:

The Alachua County Environmental Protection Department (ACEPD) is contracted with the Florida Department of Environmental Protection (Department) to conduct the Storage Tank System Compliance Verification Program for facilities located in Alachua County. ACEPD has reviewed the December 7, 2009 Dispenser and Piping Closure Report that was submitted by Stillwater Technologies, Inc. and received on December 14, 2009 for the above referenced facility. The Dispenser and Piping Closure Report appears to comply with the Department's April 1998 "Storage Tank Closure Assessment Requirements".

The results as provided in the Dispenser and Piping Closure Report do not indicate the presence of petroleum contamination in the area addressed in excess of Department Cleanup Target Levels. Please note that this letter does not certify that this site is not contaminated, and the Department reserves the right to require appropriate actions for this site in accordance with Chapter 62-770, Florida Administrative Code (FAC), if any contamination is discovered in the future in excess of Department Cleanup Target Levels.

If you have any questions please contact Tim Ramsey at (352) 264-6843 or email at thr@alachuacounty.us.

Sincerely,

Timothy H. Ramsey
Petroleum Contracts Supervisor

ec: Barry Robertson, Stillwater Technologies, Inc., 311 N. Rosalind Ave., Orlando, FL 32801

Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Routine Compliance Site Inspection Report

Facility Information:

Facility ID: 8518896 County: ALACHUA Inspection Date:01/18/2024
Facility Type: I - County Government
Facility Name: ALACHUA CNTY SCHOOL BD-SANTA FE HIGH # of inspected ASTs: 0
16805 NW CR 235-A USTs: 1
ALACHUA, FL 32615 Mineral Acid Tanks: 0
Latitude: 29° 48' 31.471"
Longitude: 82° 31' 31.7966"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

TKALEP - ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (352) 264-6843

Storage Tank Program Office and Phone Number

Timothy H Ramsey

Inspector Name

Timothy H Ramsey

Inspector Signature
Principal Inspector

ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

Aaron Hardin

Representative Name

Emailed

Representative Signature

Alachua County School Bd

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit: https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: LIBERTY SURPLUS INSURANCE CORPORATION

Effective Date: 08/29/2022 Expiration Date: 08/29/2024

Findings:

Class A Owner Training Certificates are present.
Class B Maintenance Training Certificates are present.

Class C Operator Training Certificates are present.

Completed System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
Annual Operability - Line Leak Detector	12/13/2022	Passed	01/18/2024	12/13/2023	MLLD Tested
Annual Operability - Overfill Protection	12/13/2022	Passed	01/18/2024	12/13/2023	Ball valve tested
Annual Operability - Release Detection	12/13/2022	Passed	01/18/2024	12/13/2023	Veeder-Root sensors tested
Integrity Test - Double-walled Spill Bucket	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum vacuum test
Integrity Test - STP Sump	04/07/2021	Passed	07/11/2021	04/07/2024	Southeastern Petroleum

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Three Years	Copy of All Test Data Results	01/20/2022	01/18/2024	Annual Operability & Integrity testing records
Three Years	Certificate of Financial Responsiblity	01/20/2022	01/18/2024	Insurance documents complete
Three Years	Monthly Maint. Visual Examinations and Results	01/20/2022	01/18/2024	Records complete

Inspection Comments

01/18/2024
Routine Compliance Inspection.

> Aaron Hardin assisted with the inspection.
> Inspection of 1 Double Wall underground Diesel fuel tank for Bus fleet
> Release detection methods for the facility's UST systems are: electronic monitoring for the interstice of the double-wall USTs and STP sumps, and visual inspections of the new double-wall spill bucket and dispenser sump.
> Current tank registration placard was reviewed.
> Financial responsibility records are complete.
> Monthly electronic and visual release detection records are complete.
> Test records indicate annual operability tests for the Veeder-Root system, line leak detector, ball valve were performed in December 2022 and are now due. Testing has been scheduled.
> Double wall spill bucket has been hydro tested.
> STP piping sump was hydro tested and all passed.
> Spill bucket and dispenser sump were dry.

> A copy of the inspection report and In Compliance Letter were emailed to Aaron Hardin (hardinam@gm.sbac.edu)

Inspection Photos

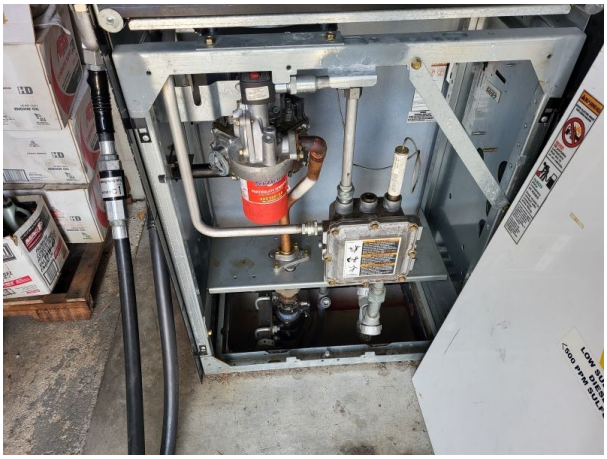
Added Date 01/18/2024

2024-01-18; Tank Inspection



Added Date 01/18/2024

2024-01-18; Dispenser



Added Date 01/18/2024

2024-01-18; Veeder-Root



Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.3
March 04, 2025

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/04/25

Site Name:

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615
EDR Inquiry # 7914454.3

Client Name:

Thomson Environmental Consulting, LLC
2324 Leu Road
Orlando, FL 32803
Contact: Joel Thomson

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Thomson Environmental Consulting, LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # B33D-4D49-85D1

PO # 25-1972

Project Alachua Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: B33D-4D49-85D1

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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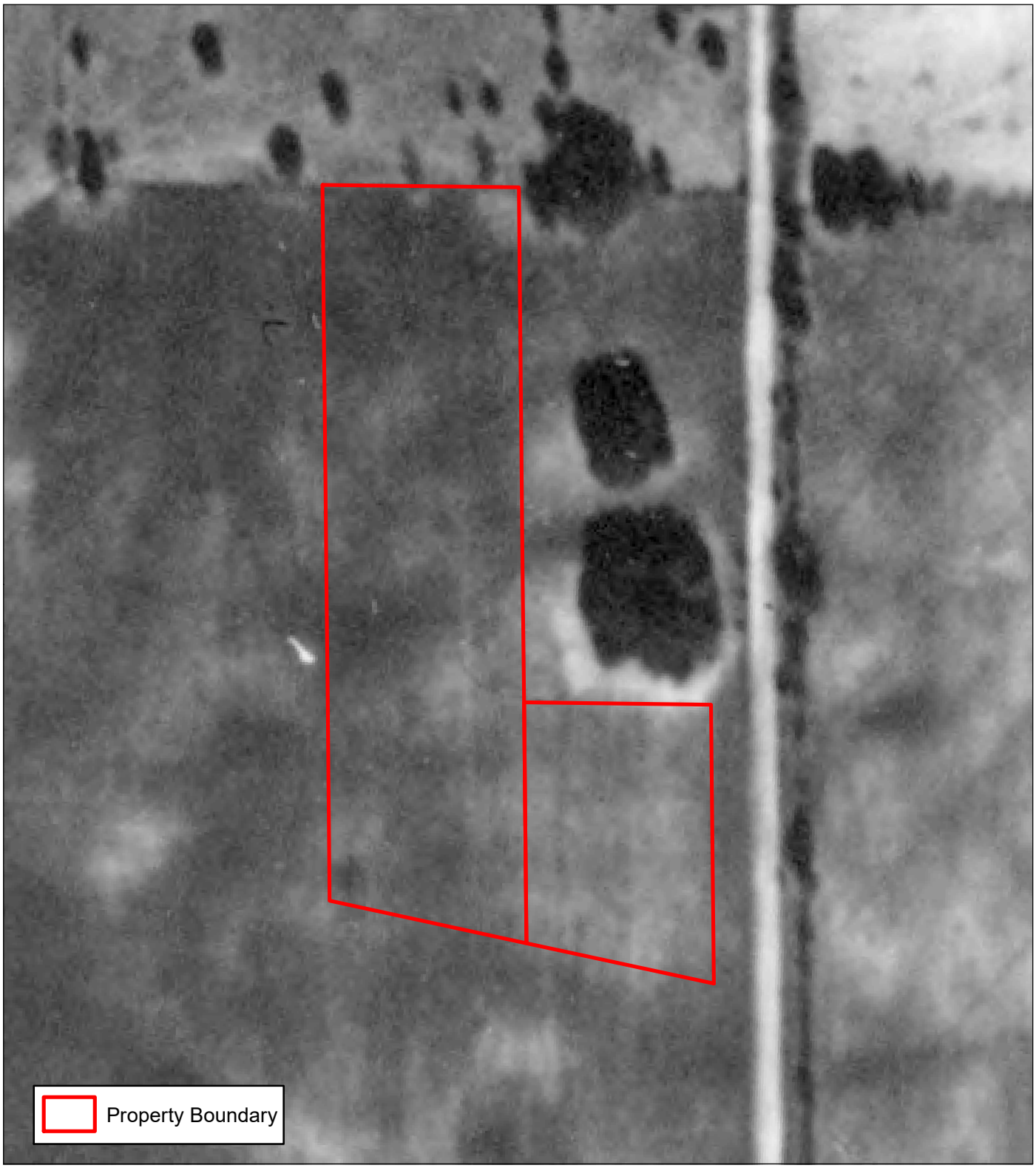

Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1937 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

thomson
ENVIRONMENTAL CONSULTING
2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



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Appendix D

1961 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



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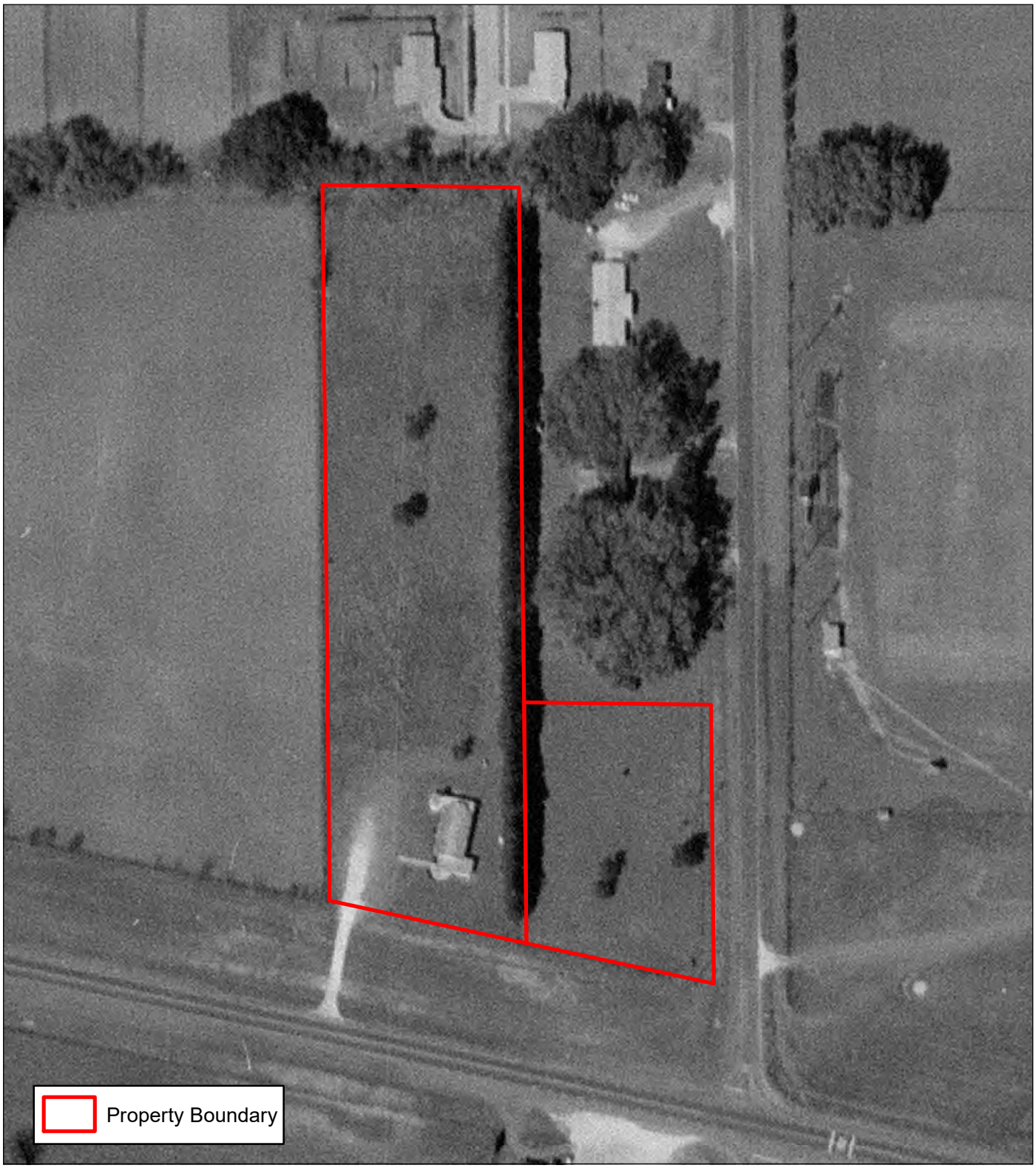
Appendix D

1964 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1971 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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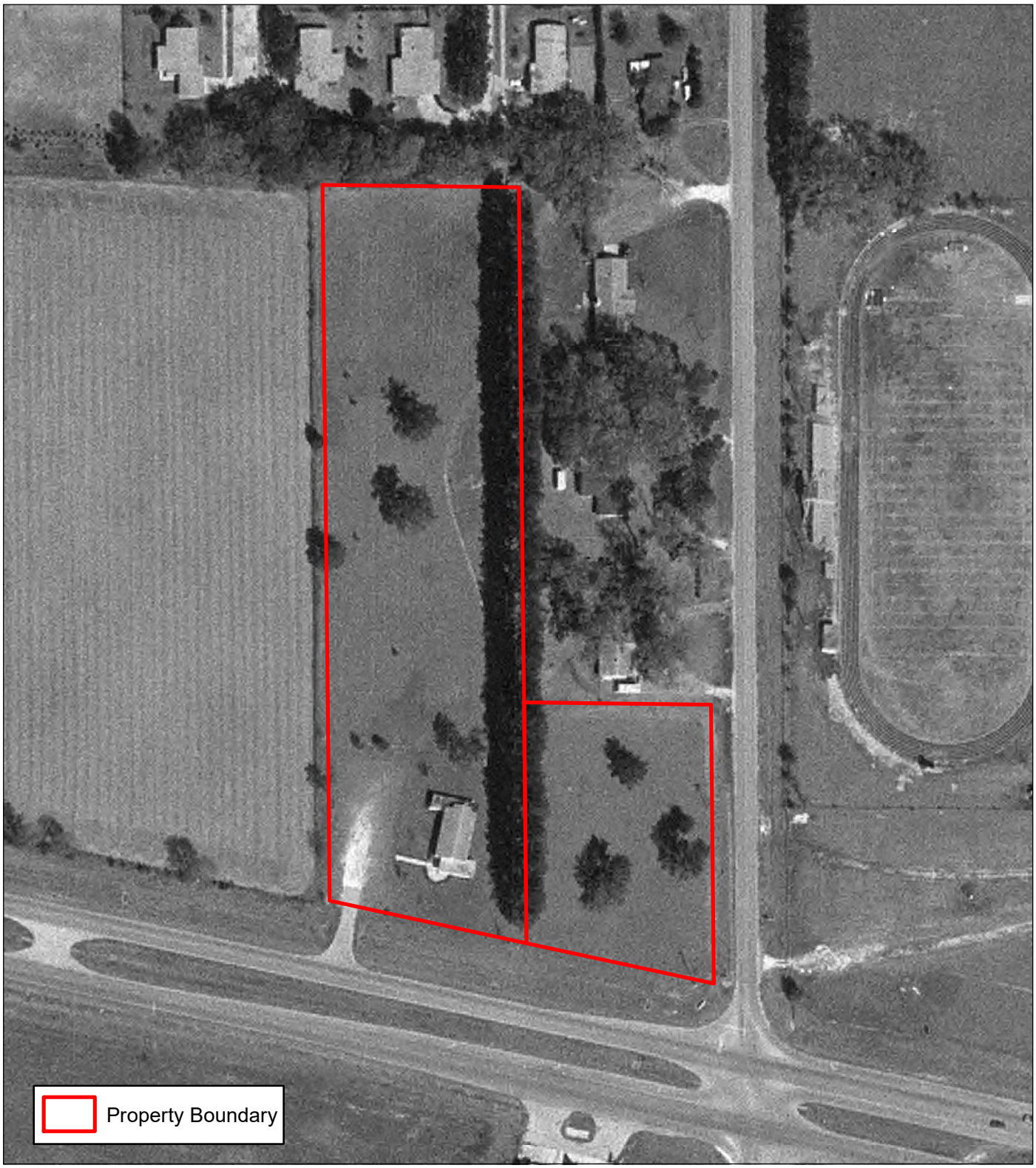
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1982 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
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Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

1994 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



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2324 LEU ROAD ORLANDO, FLORIDA 32803
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Appendix D

2004 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

2008 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025

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TEL 407.374.3681 CELL 407.405.8725
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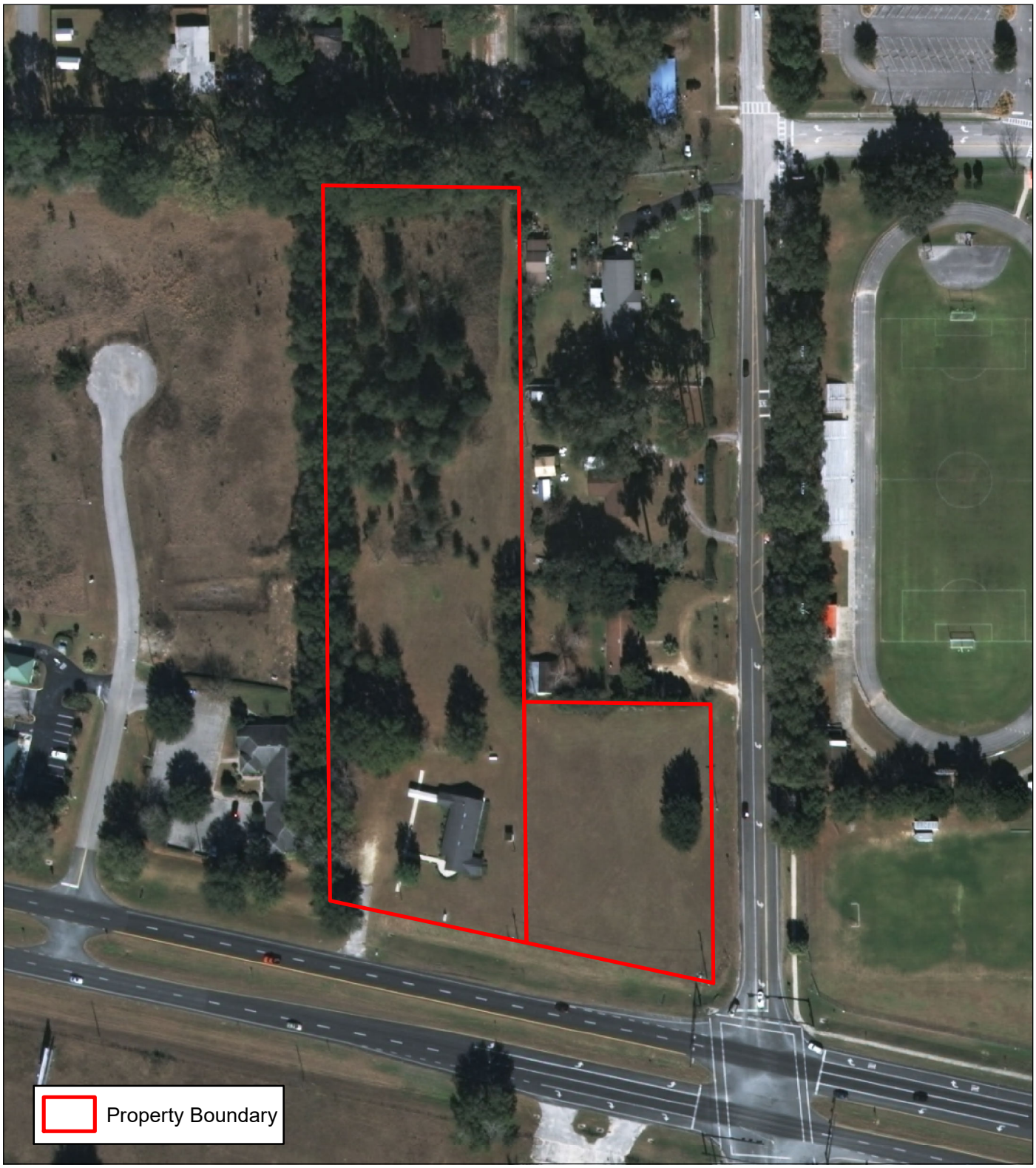

Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



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Appendix D

2014 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

Thomson Project No. 25-1972
March 2025



Aerial Photographs
Historical Aerial Photography Courtesy of the Florida Department of Transportation, StreetMaps USA, or the University of Florida's Digital Library
Property Boundary
Adapted from Data Courtesy of the Alachua County Property Appraiser

0 75 150
Feet

General Location



Appendix D

2023 Aerial Photograph

Alachua Property
Alachua, Florida 32615
Section 8, Township 8 S, Range 18 E

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2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
WWW.THOMSONENV.COM

Thomson Project No. 25-1972
March 2025

Alachua Property
16313 NW US Highway 441
Alachua, FL 32615

Inquiry Number: 7914454.5
March 04, 2025

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☐	Cole Information
1995	☑	☐	Cole Information
1992	☑	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

16313 NW US Highway 441
Alachua, FL 32615

Year	*CD Image*	*Source*

NW US 441 HWY

2020	pg A2	EDR Digital Archive

NW US HIGHWAY 441

2020	pg A4	EDR Digital Archive
2017	pg A6	Cole Information
2014	pg A10	Cole Information
2010	pg A15	Cole Information
2005	pg A20	Cole Information
2000	pg A23	Cole Information
1995	pg A25	Cole Information

US HIGHWAY 441

2017	pg A8	Cole Information
2014	pg A12	Cole Information
2010	pg A17	Cole Information
2005	pg A21	Cole Information
2000	pg A24	Cole Information
1992	pg A26	Cole Information

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
NW 174TH DR			
2020	pg. A1	EDR Digital Archive	
2017	pg. A5	Cole Information	
2014	pg. A9	Cole Information	
2010	pg. A14	Cole Information	
2005	pg. A19	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

NW 174TH DR 2020

16404 ATM
RENASANT BANK
16407 ALACHUA TITLE SVC
FLOWERS SURVEYING-MAPPING
HASKINS DEMOLITION LLC
HORIZON REALTY INTL INC
HORIZON REALTY OF ALACHUA INC
SUWANNEE RIVER AREA HEALTH ED
TANNER CONSTRUCTION GROUP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US 441 HWY 2020

15000	ATM
	STOP N GO
15020	BM SERVICES OFFICE LLC
15040	ALACHUA COUNTY FIRE DEPT
15089	AMERIGAS PROPANE EXCHANGE
	ATM
	CIRCLE K
	GRILL DEPOT
15121	FUNKHOUSER'S TIRES BATTERIES
15155	ATM
	BLUE RHINO
	KING SPENCER
	LAB CORP
	WALGREENS
	WESTERN UNION AGENT LOCATION
15174	CVS/PHARMACY
	UPS ACCESS POINT LOCATION
15210	PRIME COMMUNICATIONS-AT&T AUTH
15250	DOLLAR GENERAL
	INTERFACE SECURITY SYSTEMS
15251	ROGER'S TIRE & AUTO REPAIR INC
15281	ALACHUA PRINTING
	FANTASY BROWS & BEYOND LLC
	QUEEN BEE WAXING LLC
15315	LUCKY PEARL LLC
15367	GATOR MUFFLER & COMPLETE CAR
15405	ATM
	EXPRESS LANE
15483	AUTOZONE
15530	ALACHUA COUNTY HEALTH DEPT
	HEALTH DEPARTMENT
	I NAILS & SPA
	ROSE GARDEN CHINESE RESTAURANT
	SUBWAY
15535	BLUE RHINO
	FAMILY DOLLAR STORE
15551	ADVANCE AMERICA
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE FLORIDA
	LITTLE PINE PEDIATRICS
	WOK & ROLL
15560	ATM
	COINSTAR
	HITCHCOCK'S MARKETS
	MOBILITY PLUS OF NORTH FLORIDA
	REDBOX
	RYAN LARMANN-STATE FARM INS
	TCC-VERIZON AUTH RETAILER
15579	ADVANCE AUTO PARTS
	UPS ACCESS POINT LOCATION

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US 441 HWY 2020 (Cont'd)

15634	CITY OF ALACHUA
	DOMINO'S
	MI APA LATIN CAFE
	T B GOODS
15652	BARBER'S QUARTERS
	CELLULAR ORLANDO LLC
	COX RACHEL E
	FROSTY JACK'S INC
	JONAS JENNIFER
	LIFE SOUTH COMM BLOOD CTR INC
	LOPEZ KATHERINE M
	MOE'S SOUTHWEST GRILL
	ONE STOP MEDICAL
	WOMACK CODY GUNNER
15850	CREATIVE CUSTOM CARTS LLC
	MOTORY GROUP LLC
15900	WING STREET
15920	RADHATHAI INC
	TRAVELODGE BY WYNDHAM ALACHUA
15935	ALACHUA BBQ LLC
	SONNY'S BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN-I-75 AT EXIT 399
15979	WAFFLE HOUSE
15980	A & B TIRE AUTO REPAIR
16018	MC DONALD'S
16070	ATM
	CIRCLE K
	WENDY'S
16088	ZAXBY'S CHICKEN FINGERS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NW US HIGHWAY 441 2020

15551	ASHLEY MONTOYA
	CORTNEY WRIGHT
	EMILY RIVAS
	JODI LAMB
	JOSHUA STROMBERG
	KELLEY GREENE
	PHYLISS CREED
	SAVANNAH MICK
	TRYSH HAMILTON
15710	CHRISTOPHER KOROSIC
15920	ALPHA OMEGA
	MELISSA GEROUX
16018	JOHN SMITH
16091	LOUISE STASIULIS
16100	ARTI PATEL
	CHARU PATEL
	MANOJ PATEL
	PARESH PATEL
	PRAVIN PATEL
	SUMANT PATEL
16260	JOHN ROUX
16318	MORGAN LUTTRELL-WAITCUS
	RHONDA DETRICK
	TAURUS DETRICK
16402	ESTHER DEVLIN
	LAURIE JONES
16411	JANELLE GRAY
	MIKE MURPHY
16431	CHRISTOPHER SALAZAR
	FLOSSIE SALAZAR
	MIKE SALAZAR
16503	DANA QUEEN
	JOHN RAJER
	LOIS QUEEN
	TRACY LANCASTER
16509	JORGE MORA
16515	AMBER WAITE
	CARLOS TORRES
16521	DONNA ALLEN
	KATHRYN WEBER
	PAULA ORFANIDES
16527	DEBRA BACKLINIE
	DEBRA ROBINSON
	MARTHA LIDDELL
	PATRICIA ZOLL
	ROBINSON BACKLINIE
16615	SEAN WALKO
	TRACIE BYRD

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2017

16404 RENASANT BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
QUALTY VISION INTERNATIONAL
SURVEYING & MAPPING INC FLOWERS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2017

14423	BROWNS COUNTRY BUFFET
	EDWARD JONES
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
14480	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	CHRIST CENTRAL OF ALACHUA
	H&R BLOCK
	HIGHER STANDARDS
	VAPE DIMENSIONS
14570	CITY BOYS OF ALACHUA
14852	ALACHUA PEST SERVICES
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	FRISKEY, JOHN J
	METROPCS
14980	ALACHUA DOOR CO
15000	CHEVRON
	CLYDES TIRE & BRAKE INC
	J & C CUSTOM
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
15210	RED SKYE WIRELESS RSWFL8810
15250	DOLLAR GENERAL STORE
	INTERFACE SECURITY SYST
15251	ROGERS TIRE & REPAIR INC
	WALTERS, TROY
15281	ALPHABYTES COMPUTER LLC
15315	PURE PRESSURE AUDIO LLC
15350	TACO BELL
15367	GATOR MUFFLER & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	VERIZON WIRELESS
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	CHRIST CENTRAL ALACHUA
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LARRY DR LATOUR OPTOMETRIST
	LATOUR EYECARE
	WOK & ROLL
15560	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	QUALITY CLEANERS
	REDBOX
	VERIZON WIRELESS
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA

15634 MI APA LATIN CAFE
TB GOODS
15652 FROSTY, JACK
GATEWAY BANK
LIFESOUTH COMMUNITY BLOOD CENTERS
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 CREATIVE CUSTOM CARTS
STALBAUM AUTO SALES
15920 ECONO LODGE
15935 ALACHUA BBQ LLC
15947 PIZZA HUT
15960 QUALITY INN
15980 A & B TIRE AUTO REPAIR
16018 ILS WAYPORT
REDBOX
16070 KANGAROO
WENDYS
16088 ZAXBYS
ZAXBYS CHICKEN FINGERS & BUFFALO WI
16091 DUNKIN DONUTS
16100 AMERICAS BEST VALUE INN
DAYS INN
16130 KANGAROO EXPRESS
LIL CHAMP
16135 HUNGRY HOWIES PIZZA & SUBS
16260 JOHNS AUTO BODY
16313 CHURCH OF CHRIST SANTA FE HILLS
16330 SANTA FE FORD INC
SANTA FE INSURANCE AGENCY INC
16402 ESTHER DEVLIN DVM
HILLTOP ANIMAL HOSPITAL
LAURIE JONES DVM
16411 DICKERT, GEORGE T
16431 SALAZAR, FLOSSIE B
16503 QUEEN, LOIS L
16515 TORRES, CARLOS C
16521 ALLEN, JOHN T
16527 ZOLL, PATRICIA L
16530 JACKS SMALL ENGINE REPAIR
UHAUL
16615 LANE, DANNY

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2017

12515	PATHOLOGY SERVICES
12559	BEST BET AUTO SALES
12801	PHOENIX COMMERCIAL PARK
12895	ENCELL TECHNOLOGY LLC
16331	SCHOOL BOARD OF ALACHUA COUNTY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2014

16404 ALARION BANK
16407 ALACHUA TITLE SERVICES
FL CITRUS BUSINESS & INDUSTRIES FUND
HORIZON REALTY OF ALACHUA INC
SOL VALLEY FARMS

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2014

14423	ALACHUA IMMEDIATE CARE CENTER
14435	FARM BUREAU INSURANCE
	PRESERVING RURAL PROPERTY VALUES INC
	TECH SUPPORT
14480	GULF COAST SUPPLY & MANUFACTURI
	GULF COAST SUPPLY & MANUFACTURING
14520	SUNSTATE FEDERAL CREDIT UNION
14557	AMERIPRISE FINANCIAL
	H&R BLOCK
	RADIOSHACK
14570	CITY BOYS TIRE & BRAKE OF ALACHUA
14577	CAIN, FITZHUGH
14852	ALACHUA PEST SERVICE LLC
	UHAUL
14861	CHILDRENS MEDICAL CENTER
14880	TAYLORS TRUCK CENTER INC
14923	BODYTECH, TATTOOING
	METROPCS
	THEN N AGAIN
14980	ALACHUA DOOR CO
15000	CHEVRON STATION ALACHUA
15020	LANDSCAPES UNLIMITED
15121	FUNKHOUSERS TIRES BATTERIES & THING
15150	FLORIDA CASH ADVANCE
	WARD, THERESEA
15210	WIRELESS WIZARD
15250	INTERFACE SECURITY SYST
15251	WALTERS, TROY
15281	ALACHUA PRINTING
	ALPHABYTES COMPUTER LLC
	HOOD, FRED
15315	BUSH AUTO REPAIR ALACHUA
	PURE PRESSURE AUDIO LLC
15350	STALBAUM, THOMAS
	TACO BELL
15367	GATOR MUFFLERS & COMPLETE CAR CARE
15405	EXPRESS LANE
15419	ADVANTAGE WIRELESS COMMUNICATIO
	LADY BUG FLOWERS & PLANTS
15483	SANTA FE SPLASH
15530	I NAILS & SPA
	ROSE GARDEN
15551	ADVANCE AMERICA CASH ADVANCE
	COUNTRYSIDE ANIMAL HOSPITAL
	FAMILY DOLLAR
	LATOUR EYECARE
	LATOUR LARRY DR DGN OPTOMETRIST
	METRO PCS AUTHORIZED DEALER
	REQUEST PHYSICAL THERAPY OF ALACHUA
	SMOKIES INC

15551	WOK & ROLL
15560	DEJA VU TREASURES
	HITCHCOCKS
	HITCHCOCKS FOODWAY & PHARMACY
	HITCHCOCKSS
	JACKSON HEWITT
	QUALITY CLEANERS OF ALACHUA
15579	ADVANCE AUTO PARTS
15634	DOMINOS PIZZA
	MI APA LATIN CAFE
	TB GOODS
15652	ESTATES LLC YOUNG
	FROSTY JACKS INC
	GATEWAY BANK
	LIFESOUTH COMMUNITY BLOOD CENTERS
	MSG ALACHUA LLC
	TAN USA
15702	GAINEY, MICHAEL
15710	KOROSIL, CHRISTOPHER A
15850	CREATIVE CUSTOM CARTS
	STALBAUM AUTO SALES
15920	ECONO LODGE
15935	ALACHUA BBQ LLC
	SONNYS BBQ
15947	PIZZA HUT
15960	QUALITY INN
	QUALITY INN I75 AT EXIT 399
15980	A & B TIRE AUTO REPAIR
	SUNRISE FOOD MART
16018	ILS WAYPORT
	MCDONALDS
16050	GREYHOUND BUS LINES
	HIGH SPRING GIFT SHOPCOM
16070	KANGAROO EXPRESS
	WENDYS
16088	ZAXBYS
16091	DUNKIN DONUTS
16100	AMERICAS BEST VALUE INNALACHUA
16130	ALACHUA PAWN & JEWELRY
	ALACHUA PAWN & JEWELRY INC
16135	MASONS TAVERN
16260	JOHNS AUTO BODY
	ROUX, BRENDA
16313	CHURCH OF CHRIST SANTE FE HILLS
16530	JACKS SMALL ENGINE REPAIR LLC

12300 FARM CREDIT
12380 J D SANDERS INC
J D SANDERS INC OFC
JD SANDERS INC
SANDERS J D OFC
12426 13TH ST HOME SALES
13TH STREET HOME SALES LLC
12440 LOVE N CARE PRESCHOOL LLC
12501 HOUSE CRAFT HOMES
12510 SMYDER MOTOR SALES & EQUIPMENTGRAVEL
12515 PATHOLOGY SERVICES
12520 HENDRICKSON, MICHAEL
12528 FREELAND, JOHN C
12556 POLARIS
12559 LMN AUTO INC
OCCUPANT UNKNOWN,
12580 ENVIRONMENTAL SERVICES & PERMITTING
12705 LAYERED CELL TECHNOLOGY
12801 CITY OF GAINESVILLE
MOLTECH POWER SYSTEMS INC
PHOENIX COMMERCIAL PARK
12871 BREN TRONICS ENERGY SYSTEMS IN
12895 ENCELL TECHNOLOGY LLC
12967 DOWLING TREE SERVICES
12989 TAYLOR, BARBARA
13301 SABINE INC
13631 CRUCE, DONALD W
13640 PROCTOR ENGINEERING
13663 OCCUPANT UNKNOWN,
13669 OCCUPANT UNKNOWN,
13690 SOUTHERN CUSTOM
SOUTHERN CUSTOM INC
13700 SANCTUARY ALACHUA
13701 ADC SELF STORAGE
ALACHUA TRACTOR & EQUIPMENT COINC
NAPA AUTO PARTS
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, RONDA F
13920 CALVARY BAPTIST CHURCH
13935 HILLMAN SUPPLY COMPANY INC
14014 SAGER, ROBERT
14028 OCCUPANT UNKNOWN,
14423 EDWARD JONES FINANCIAL ADVISOR ED
14988 JOHNSTON, SHARON
16330 SANTA FE FORD INC
16331 OCCUPANT UNKNOWN,
SANTA FE HIGH SCHOOL
SCHOOL BOARD OF ALACHUA COUNTY

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2014 (Cont'd)

16402 DEVLIN ESTHER DGN DVM
HILLTOP ANIMAL HOSPITAL
JONES LAURIE DGN DVM
16411 GRAY, JANELLE A
16431 SALAZAR, FLOSSI B
16503 RAJER, JOHN W
16521 ORFANIDEZ, PAULA A
16527 CAIN, JACK A
16615 BYRD, BUDDY

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2010

16407 ALACHUA TITLE SVC
HALLMARK MORTGAGE SVC
HORIZON REALTY
SUWANNEE RIVER AREA HEALTH ED

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2010

14411 KANGAROO EXPRESS
14423 MURRAY, JAY J
14520 SUNSTATE FEDERAL CREDIT UNION
14557 ALLSTATE INSURANCE CO
H&R BLOCK
SNELGROVE, DIANA H
14570 CITY BOYS TIRE & BRAKE
14577 CAIN, FITZHUGH
14821 LITTLE ANGELS CHILD CARE
14861 CHILDRENS MEDICAL CENTER
HASER MICHAEL MD
14880 CONVENIENCE LUBE INC
14923 BODYTECH TATTOOING & PIERCING
BODYTECH, TATTOOING
DESIGNER WORKROOM
NAUGHTY PETS LLC
WALKER FUNERAL HOME
14980 UHAUL CO
15020 DASI
ELLIS WORLD ALLIANCE CORP
15040 ALACHUA COUNTY FIRE DEPT
15089 GRILL DEPOT
KANGAROO EXPRESS
15093 ELEANORS HAIR SALON
15121 FUNKHOUSERS TIRES BATTERIES
15155 WALGREENS
15210 WIRELESS WIZARD
15251 ROGERS TIRE & REPAIR INC
15281 OCCUPANT UNKNOWN,
15315 CELLRITE
PURE PRESSURE AUDIO LLC
15367 GATOR MUFFLER & COMPLETE CAR
15405 EXPRESS LANE FOOD STORES
15419 MARONDA HOMES INC
OCCUPANT UNKNOWN,
15483 SWAMP WASH ALACHUA
15530 ALACHUA COUNTY HEALTH CLINIC
HEALTH DEPT
MAUI TERIYAKI
SUBWAY
15551 ADVANCE AMERICA
CYBER GALAXY LLC
FAMILY DOLLAR STORE
LATOUR EYECARE
MOVIE GALLERY
SHERWINWILLIAMS
TANNING TRANSITIONS INC
WOK & ROLL
15560 CURVES
HOMETOWN PHARMACY

15579 ADVANCE AUTO PARTS
15634 DOMINOS PIZZA
15652 GATEWAY BANKCENTRAL FLORIDA
LIFE SOUTH COMM BLOOD CTR INC
MOES SOUTHWEST GRILL
TAN USA
15710 KOROSIL, CHRISTOPHER A
15850 STALBAUM AUTO SALES
15920 ECONO LODGE
15947 PIZZA HUT
15960 QUALITY INN
15979 WAFFLE HOUSE
15980 A & B TIRE AUTO REPAIR
15981 SCULTURA
16018 IISWAYPORT INC
MC DONALDS
16050 CHOWDHURY HINE CHICKEN
16070 GRILL DEPOT
HSI TELECOMMUNICATIONS INC
KANGAROO EXPRESS
WENDYS
16091 BOBS CITGO
PIZZA VITO
TACO BELL
16100 DAYS INNALACHUA
16135 HUNGRY HOWIES PIZZA
KAZBORS GRILLE
16161 HERITAGE OAKS
16213 SANTA FE HIGH SCHOOL
16313 CHURCH OF CHRISTSANTA FE HLLS
16318 DETRICK, TAURUS M
16515 OCCUPANT UNKNOWN,
16521 OCCUPANT UNKNOWN,

US HIGHWAY 441 2010

2801 ALACHUA COUNTY CHOPPERS
12300 FARM CREDIT OF NORTH FLORIDA
12380 J D SANDERS INC
12440 MISS JONIS PRESCHOOL
12501 HOUSE CRAFT HOMES
12515 PATHOLOGY SERVICES INC
12520 KELLEHER, SEAN
12528 FREELAND, JOHN C
12556 POLARIS OF GAINESVILLE
12580 ENVIRONMENTAL SERVICES
12591 MC DAVID ROOFING INC
12705 LAYERED CELL TECHNOLOGY
12829 SPERRING, TOM R
12895 PHOENIX COMMERCIAL PARK
12967 DOWLING TREE SVC
12989 OCCUPANT UNKNOWN,
13301 SABINE INC
13417 ROPER, MICHAEL A
13510 J A WEBSTER INC
13631 CRUCE, DEBRA W
13640 PROCTOR ENGINEERING
13642 STATE PLASTERING CO INC
13669 OCCUPANT UNKNOWN,
13701 ADC SELF STORAGE
13803 STEELE, WENDI
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, RONDA F
13925 CHAMBERS, HILDA
13935 HILLMAN SUPPLY CO INC
14013 OCCUPANT UNKNOWN,
14014 OCCUPANT UNKNOWN,
14018 OCCUPANT UNKNOWN,
14028 OCCUPANT UNKNOWN,
14060 MCMILLAN, W J
14101 AGENCY FOR HEALTHCARE ADM
AGRICULTURE & CONSUMER SVC
DEPARTMENT OF HEALTH
FLORIDA DEPARTMENTLAW ENFRCMT
HEALTH CARE AGENCY
INVESTIGATIVE SERVICES DEPT
14107 DEPARTMENT OF REVENUE
GENERAL BUILDING MAINTENANCE
JUVENILE JUSTICE DEPT
JUVENILE PROBATION UNIT
PERSONNEL DEPT
REVENUE DEPT
14435 PRESERVING RURAL PROPERTY VLS
TECH SUPPORT

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2010 (Cont'd)

16330 FORD RENTAL SYSTEM
SANTA FE FORD & POWER SPORTS
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 OCCUPANT UNKNOWN,
16515 WAITE, JAMES
16521 OCCUPANT UNKNOWN,
16527 CAIN, JACK A
16530 JACKS SMALL ENGINE REPAIR
16615 JEFFORDS, BELLE

Target Street	Cross Street	Source
-	✓	Cole Information

NW 174TH DR 2005

16404 AMERICAN DREAM CUSTOM HOMES LLC
16407 ALACHUA TITLE SERVICES
HORIZON REALTY OF ALACHUA INC
STOCKTON, TURNER
WOLFE, STOCKTON T

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2005

14520	SUNSTATE FEDERAL CREDIT UNION
14557	ALPHA MORTGAGE
	H & R BLOCK
	SNELGROVE ENTERPRISES
14570	CITY BOYS TIRE & BRAKE OF ALACHUA
14861	CHILDRENS MEDICAL CENTER
15147	INSPIRATIONAL BOOK OUTLET
	TERRELLS BARBEQUE
15150	ECKERD DRUG STORE
15530	VIDEO CITY OF ALACHUA INC
15535	EMERSON COFFEE INC
15551	KNEADING HANDS MASSAGE THERAPY
	LATOUR EYE CARE
	LIL CAFFIES SEAFOOD
	POWELL JASON T D C
	RICHESON MARCUS K DC
	TANNING TRANSITIONS INC
	WOK N ROLL
	XING, WANG
15560	A BERRY CHIROPRACTOR
	HITCHCOCK & SONS INC
	HOMETOWN PHARMACY
	JACKSON HEWITT TAX SERVICE
	NORTH CNTL FL PROPERTY MGMT INC
15579	DISCOUNT AUTO PARTS
15615	AFFORDABLE HOUSING OF ALACHUA
	PREMIER PROCESSING
15710	STUBBLEFIELD, SHANE
15850	A1 TOWING SERVICE & AUTO REPAIR
	STALBAUM AUTO SALES INC
15920	SOMANIA CORP
15947	PIZZA HUT
15960	QUALITY INN
	TEMPLE HILL INC
15979	WAFFLE HO
15980	HARRYS TIRES & REPAIRS
15981	WESTERN TEPEE THE
16018	MCDONALDS OF A
16070	D & C FOODS INC
	EMILY WHITES RESORT TRAVEL
	WHITES EXXON LLC
16091	BOBS CITGO INC
	PROGRESSIVE RESTAURANTS INC
16100	MANOJ PATEL ENTERPRISES INC
16130	DENNIS & DEVLIN COMPUTERS MEDICS
16135	KAZBORS BAR & GRILLE
16213	SCHOOL BOARD ALACHUA COUNTY FL

US HIGHWAY 441 2005

12300 AGFIRST INC
FARM CREDIT OF NORTH FLA ACA
12310 J D SANDERS RVS
12375 PROBUILT FACTORY OUTLET
12380 JD SANDERS INC
12510 SMYDER MOTOR SALES & EQUIPMENT
12528 FREELAND, JOHN C
12537 J & L AUTO SALES
JAMES DAVIS
OCCUPANT UNKNOWN,
U HAUL CO
12591 MCDAVID ROOFING INC
12801 MOLTECH POWER SYSTEMS INC
12829 SPERRING, TOM R
12919 HOPEKE, THOMAS B
12989 SMITH, KEILA
13025 WASTE PRO OF FLORIDA
13075 LINDSAY, LINDA L
13205 WASTE PRO
13301 SABINE INC
13631 CRUCE, D W
13642 BOSTON, JOFFRE T
13651 SOUTHERN CUSTOM INC
13669 CRUCE, HARDY E
13700 ALACHUA MASSAGE CENTER
ALACHUA MASSAGE CTR
13701 ADC SELF STORAGE
13803 STEELE, WENDI
13811 CRUCE, IRA
13827 OCCUPANT UNKNOWN,
13834 PAGELS, MICHAEL
13835 HILLMAN SUPPLY CO INC
13845 OCCUPANT UNKNOWN,
13873 CHAMBERS, F
13925 CHAMBERS, JAMES C
13932 ADAMS, JEFFERY C
14018 PRUITT, E L
14021 ALACHUA AUTOS
14029 MANTLO, PAMELA D
14060 MCMILLAN, W J
14101 DEPARTMENT OF HEALTH
14107 FLORIDA STATE DEPARTMENT OF REVENUE
THE DEPARTMENT OF JUVENILE JUSTICE
14411 PANTRY INC
14423 ALACHUA IMMEDIATE CARE CENTER
FEARING, MITCH
14435 DASI
FARM BUREAU INSURANCE CO
PRESERVING RURAL PROPERTY VALUES INC
14480 NAPA AUTO & TRUCK PARTS

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2005 (Cont'd)

16300 COMFORT HOMES OF ALACHUA
HILLSIDE HOMES L L C
HILLSIDE HOMES LLC
16318 PAKULA, JOANNA L
16330 SANTA FE SUZUKI
16331 SANTA FE HIGH SCHOOL
16402 HILLTOP ANIMAL HOSPITAL
16411 OCCUPANT UNKNOWN,
16431 SALAZAR, MIKE
16503 OCCUPANT UNKNOWN,
16509 FLEMING, PATRICIA H
16515 WAITE, JAMES
16527 CAIN, JACK A

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 2000

12105 DOBY, LINDA
GUTHRIE, STACEY
HAMILTON, LARRY
THOMAS, TARA L

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 2000

12316 JONIS MISS PRESCHOOL
13417 OCCUPANT UNKNOWN,
13715 DINKINS, JIMMY R
13733 CRUCE, LARRY
14021 ALACHUA AUTOS USED CARS
14028 COOPER, GUY H
16330 SANTA FE FORD
16331 ALACHUA COUNTY OF SCHOOLS PUBLIC
SANTA FE HIGH SCHOOL ALL DEPARTMENTS
SANTA FE HIGH SCHOOL ATHLETIC PROGRAM
SANTA FE HIGH SCHOOL CAFETERIA
SMITH, J
16503 VINCILL, BEULAH
16509 FLEMING, P

Target Street	Cross Street	Source
✓	-	Cole Information

NW US HIGHWAY 441 1995

12105 SHAFFER, KEVIN
13417 WERSHOW, E
16503 VINCILL, BEULAH

Target Street	Cross Street	Source
✓	-	Cole Information

US HIGHWAY 441 1992

101	HUNTLEY JIFFY FOOD
113	AARDVARK VIDEO
209	LADY BUG FLOWERS
235	STAGE II HAIR CTR
305	SBP
470	ALACHUA ANML HOSP
1210	LIL CHAMP FOOD STOR
1307	J J LUCKEY & CO
4020	CROSSROADS INS AGCY
4022	HORIZON REALTY
16331	NO FLA TELEPHONE CO

Owner or Site Manager Interview

Interview Date:	March 20, 2025
Name:	Robert M. Matheny
Title:	President
Company/Organization:	Santa Fe Hills Church of Christ

Status:

- ☐ Client/Owner
- ☐ Site Manager
- ☐ Occupant
- ☐ Government Official
- ☑ Other

President of Santa Fe Hills Church of Christ

During what time period were you the site manager of the property?

What was type of business did you have at the property?

Church Building

Do you know the past uses of the property?

- ☑ Yes
- ☐ No

If yes describe:

Always used as a place to worship

Do you know of specific chemicals that are present or once were present at the property?

- ☐ Yes
- ☑ No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you know of any environmental cleanups that have taken place at the property?

☐Yes
☑No

If yes describe:

_____

_____

_____

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

☐Yes
☑No

If yes describe:

_____

_____

_____

_____

_____

joel@thomsonenv.com

From: Gia & Scott arvin <askthearvins@yahoo.com>
Sent: Sunday, March 23, 2025 3:40 PM
To: Joel Thomson
Cc: Orlando Jaffee Cabot
Subject: Re: Church Property - Alachua

From the church contact:

Spoke to a member that has been there off and on since the beginning. She said as far as knows they never had fuel oil heat, only gas, and never buried a propane tank. There is a septic tank. I was quite sure there wasn't any sewer charge that was paid. She is also going to confirm those answers with her brother, Paul, who has always been a member there. If he has any different answers I will let you know ASAP.

Gia Arvin
Matchmaker Realty
352-870-4428
gia@giaandscott.com

On Mar 20, 2025, at 12:34 PM, Joel Thomson <joel@thomsonenv.com> wrote:

Thanks Cabot. A couple of additional questions below...

Gia, to your knowledge did the church facility ever have a heating oil tank for the onsite furnace?

I believe it was connected to natural gas on the day of my field visit. Is that correct? Or is there a buried propane tank?

Does the church operate on a septic tank and field? Or is it hooked up to municipal sanitary sewer?

Thanks!

From: Jaffee, Cabot @ Orlando <Cabot.Jaffee@cbre.com>
Sent: Thursday, March 20, 2025 8:14 AM
To: gia arvin <askthearvins@yahoo.com>
Cc: Joel Thomson <joel@thomsonenv.com>
Subject: Church Property - Alachua

Hey Gia,

Can you or the owners please fill out the questionnaire attached? This is for the phase 1. I will also get an updated estimate for closing on the property. I am also copying Joel Thomson to this email as he had some questions regarding the Church Property.

Talk to you soon.

Thanks,

Cabot

Cabot L. Jaffee III
Senior Vice President
CBRE | Advisory & Transaction Services - Florida
200 S. Orange Ave., Suite 2100 | Orlando, FL 32801
T +1 407 404 5051 | F +1 407 404 5101 | C +1 407 493 6075
cabot.jaffee@cbre.com | CBRE.com

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APPENDIX E

User Questionnaire

PHASE I ENVIRONMENTAL SITE ASSESSMENT
ASTM STANDARD E1527-21 USER QUESTIONNAIRE
Alachua Property, Alachua County, Florida

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(Please provide answers in the space provided after each question. Additional space is provided on the last page if required.)

Property Name and Address: West Side Commons

16313 NW US HWY 441; Unassigned. Parcel ID Numbers: 03044-002-000; 03044-001-002

Name of User: Alachua Outparcel Relationship to Property: Purchaser

Signature of User: Zachary Pinel Date: 3/4/2025

(1) Have you engaged a title company or title professional to undertake a review of reasonably ascertainable recorded land title records (often referred to as a chain of title)? ✓ YES ___ NO

(2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal , tribal, state or local law? ___ YES ✓ NO

(3) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ___ YES ✓ NO

(4) As the User of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ___ YES ✓ NO

(5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you responded "No", have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ✓ YES ___ NO

(6) Are you aware of any commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? ✓YES ___NO

_____

For example, as User,

(a) Do you know the past uses of the property? ✓YES ___NO
1 parcel vacant, the other was a church

(b) Do you know of specific chemicals that are present or once were present at the property? ___YES ✓NO _____

(c) Do you know of spills or other chemical releases that have taken place at the property? ___YES ✓NO _____

(d) Do you know of any environmental cleanups that have taken place at the property? ___YES ✓NO _____

(7) As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? ___YES ✓NO _____

_____

(8) In accordance with Section 6.7 of ASTM Standard E1527-21, unless stated otherwise the reason for the User requesting this ESA shall be assumed to be "to qualify for a Landowner Liability Protection (LLP) to CERCLA liability". (State Reason if Different) _____

(9) Do you know whether any of the following documents exist and, if so, whether copies can and will be provided to the Environmental Professional within reasonable time and cost constraints?

a. Environment site assessment reports (___YES ✓NO)
b. Environment compliance audit reports (___YES ✓NO)
c. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits) (___YES ✓NO)
d. Registrations for underground and above-ground storage tanks (___YES ✓NO)
e. Registrations for underground injection systems (___YES ✓NO)
f. Material safety data sheets (___YES ✓NO)
g. Community right-to-know plan (___YES ✓NO)
h. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc. (___YES ✓NO)
i. Reports regarding hydrogeologic conditions on the property or surrounding area (___YES ✓NO)
j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property (___YES ✓NO)
k. Hazardous waste generator notices or reports (___YES ✓NO)

l. Geotechnical studies (___YES ✓NO)
m. Risk assessments (___YES ✓NO)
n. Recorded Activity and Use Limitations (AULs) (___YES ✓NO)

COPIES OF THE FOLLOWING WILL BE PROVIDED (Example: a, e, and k): _____
_____

(10) Are you aware of:

a. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

b. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ___YES ✓NO
_____

c. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ___YES ✓NO
_____

ADDITIONAL SPACE FOR ANSWERS (AS NEEDED):

<END OF USER QUESTIONNAIRE>

APPENDIX F

Statement of Qualifications

thomson
ENVIRONMENTAL CONSULTING

JOEL A. THOMSON
PRESIDENT

Mr. Thomson serves as President of Thomson Environmental Consulting, LLC. He combines an interdisciplinary background with extensive knowledge gained through applied fieldwork and exposure to a wide variety of consulting scenarios. He has provided both public and private clients with environmental consulting services for over 14 years.

Mr. Thomson meets the requirements of an Environmental Professional (EP) as defined in 40 CFR §312.10 by holding a baccalaureate degree in science and having more than five (5) years of full-time relevant experience (as defined by §312.1(c)).

Since prior to 2005, Mr. Thomson has performed numerous environmental site assessments and investigations of surface and subsurface conditions and has used professional judgment to develop opinions regarding conditions indicative of releases or threatened releases on the following types of properties, among others:

- Raw land
- Agricultural land
- Single-family homes
- Multi-family residences
- Commercial real estate parcels (undeveloped)
- Office buildings
- Shopping malls
- Ski resorts and snow-making operations
- Airport hangars

Mr. Thomson has provided Phase I Environmental Site Assessments (ESAs) to clients in the following states:

- Florida
- New Hampshire
- Vermont
- California
- Nevada
- Arizona

EDUCATION The College of William and Mary in Virginia, 1995, B.S., Biology and Environmental Science (Dual Majors)
Rollins College, 2002, M.B.A., Carl Osgood Award Recipient (Class Valedictorian)

CERTIFICATIONS AND TRAINING

- FDEP Stormwater, Erosion and Sedimentation Control Inspector #5859
- FDEP Stormwater, Erosion and Sedimentation Control Advanced Inspector Training
- FDEP Stormwater, Erosion and Sedimentation Control Instructor #407
- Commercial Herbicidal Applicator with Aquatics Designation (License No. CM19903)
- ASTM E 1527-05 Qualified Environmental Professional (EP)
- FFWCC Authorized Gopher Tortoise Agent (Permit No. GTA-10-00009)
- FDEP Bio-Reconnaissance Macroinvertebrate Sampling
- ESRI ArcView GIS, including mobile applications
- Wildland Firefigher Training (through S-290)
- FDEP/WMD Unified Mitigation Assessment Method (UMAM) Training
- Hydric Soils / Unified Wetland Delineation Methodology Training

SITE PLAN REVIEW
DUTCH BROS - WESTSIDE COMMONS

N.W.C OF US-441 & NW 173RD STREET
ALACHUA, FL 32615

VICINITY MAP



LOCATION MAP



LEGAL DESCRIPTION

(PARENT PARCEL)
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 LONG 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.

(LOT 1)
A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE NORTH 01°49'00" WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE SOUTH 89°29'00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5248, PAGE 2042 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S235-A (A 100 FOOT RIGHT OF WAY); THENCE NORTH 89°18'45" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 200.79 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°16'15" WEST, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394 OF SAID PUBLIC RECORDS, A DISTANCE OF 13.55 FEET; THENCE NORTH 89°18'45" WEST, A DISTANCE OF 54.91 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00°41'15" WEST, A DISTANCE OF 77.66 FEET; (2) SOUTH 77°49'00" EAST, A DISTANCE OF 28.79 FEET; (3) SOUTH 12°11'00" WEST, A DISTANCE OF 178.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441 – STATE ROAD NUMBER 20 & 25 (A 200 FOOT RIGHT OF WAY); THENCE NORTH 77°48'54" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 145.67 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3912, PAGE 2394; THENCE NORTH 00°33'27" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 228.95 FEET; THENCE SOUTH 89°18'45" EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.90 ACRES, MORE OR LESS.

OWNER & CONSULTANTS

OWNER
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

LANDSCAPE ARCHITECT
HORIZON CIVILSCAPE SOLUTIONS, LLC
KENNESAW, GEORGIA
407.800.4227
CONTACT: CARLOS SANCHEZ

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	12-16-25	CITY OF ALACHUA COMMENTS	C0.0, C0.1, C1.0, C2.0, C3.0, C4.0, C4.1, C4.2		CDB
2	03/18/26	CITY OF ALACHUA COMMENTS	C0.1		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	COVER SHEET
	CIVIL DRAWINGS
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN
C1.0	SITE DIMENSION PLAN
C1.1	VEHICLE TURN ANALYSIS FOR DRIVE-THRU
C2.0	SITE UTILITY PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4.0	CIVIL DETAILS
C4.1	CITY OF ALACHUA DETAILS
SL1	SITE LIGHTING PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	TREE PRESERVATION PLAN
1 OF 4	ALTA/NSPS LAND TITLE SURVEY
2 OF 4	ALTA/NSPS LAND TITLE SURVEY
3 OF 4	ALTA/NSPS LAND TITLE SURVEY
4 OF 4	ALTA/NSPS LAND TITLE SURVEY
A6.1	BUILDING ELEVATIONS – COLOR

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

1 12/29/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

DUTCH BROS
N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/23/2025

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.

GC NOTE:

A COPY OF THIS SHEET C0.1 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

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).

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 OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. **SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.**

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

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 CONTACTS

WATER/ SEWER	**CITY OF ALACHUA UTILITIES** **15100 NW 142ND TERRACE** **ALACHUA, FL 32615** **JO WILLIAMS** **JO_WILLIAMS@CITYOFALACHUA.ORG**
STORM	**SUWANNEE RIVER WATER MANAGEMENT DISTRICT** **9225 COUNTY ROAD 49** **LIVE OAK, FL 32060** **JOHN VICK : 321-663-0454**
STORM DRAINAGE	**SUWANNEE RIVER WATER MANAGEMENT DISTRICT** **9225 COUNTY ROAD 49** **LIVE OAK, FL 32060** **JOHN VICK : 321-663-0454**
ELECTRIC	**DUKE ENERGY** **DANIEL BRIDGES : 863-221-6674** **DANIEL.BRIDGES@DUKE-ENERGY.COM**
TELEPHONE	**AT&T** **DUKE BRETHOUWER : 352-226-6606** **DB0239@ATT.COM**

UTILITY NOTES ⚠1

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.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE **CITY OF ALACHUA**, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION

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 DOWNSTREAM EACH BACKFLOW PREVENTER SHALL BE POLYETHALYNE (PE), DR-9.

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.

8. SERVICE WATER PIPING UPSTREAM THE WATER METER SHALL BE PVC, TYPE AS SHOWN ON THE DETAILS.

9. SERVICE WATER PIPING BETWEEN THE WATER AND THE BACKFLOW PREVENTER SHALL BE OF THE SIZE AND TYPE AS SHOWN IN THE DETAIL.

10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.

11. FOR EACH BACKFLOW PREVENTER, PROVIDE AN ENCLOSURE AS PER THE DETAIL.

12. WET TAP(S) TO PRESSURIZED MAINS SHALL BE DONE BY A SUBCONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

13. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

14. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.

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, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

D. MATERIALS (STORM)

1. 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.

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: **N.W.C OF US HIGHWAY 441 & NW 173 STREET, 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 **CHW-INC, 11801 RESEARCH DRIVE, ALACHUA, FLORIDA 32615**.

5. BENCHMARK - REFER TO TOPOGRAPHIC SURVEY BY **CHW-INC, 11801 RESEARCH DRIVE, ALACHUA, FLORIDA 32615**.

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.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF **ALACHUA** AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. SCS SOILS: **-ARREDONDO FINE SAND, Ø TO 5 PERCENT SLOPES**
-ARREDONDO-URBAN LAND COMPLEX, Ø TO 5 PERCENT SLOPES
-FORT MEADE FINE SAND, Ø TO 5 PERCENT SLOPES

14. STORMWATER MANAGEMENT IS PROVIDED BY **MASTER 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 **EAST** PROPERTY LINE.

SITE DATA

SITE AREA	39,229 SF	0.90 AC	
EXISTING			
IMPERVIOUS { PAVEMENT/SIDEWALKS	10,300 SF	27%	27%
IMPERVIOUS { BUILDING	0 SF	0%	
TOTAL IMPERVIOUS	10,300 SF		
OPEN SPACE (GREEN)	28,929 SF

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).

NORTH

20' 0 20' 40'

GRAPHIC SCALE

SITE DEMOLITION PLAN

1"=20'

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 5/27/2025

C0.2
SITE DEMOLITION PLAN

CHECKED: CDB DRAWN: GFC

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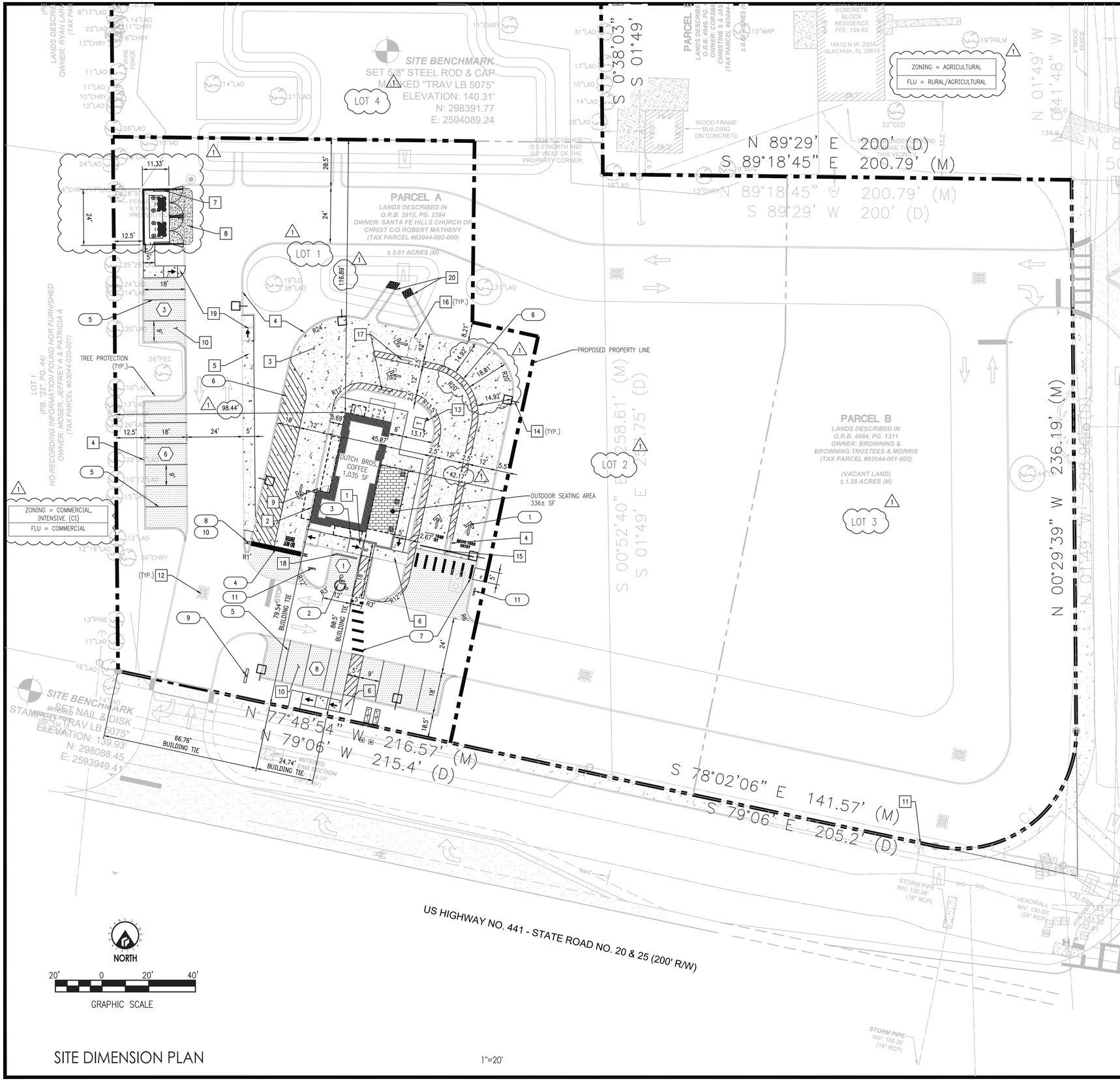

SITE DIMENSION PLAN

1"=20'

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (7/C4.0) (TYP.)
2. HANDICAP PAVEMENT SYMBOLS (8/C4.0) (TYP.)
3. HANDICAP SIGN (9/C4.0)
4. 24" WIDE WHITE STOP BAR (TYP.)
5. PAVEMENT STRIPING (4" WHITE) (TYP.)
6. PAVEMENT STRIPING (4" YELLOW LINE) (TYP.)
7. 24" WIDE WHITE CROSSWALK STRIPING
8. 30" STOP SIGN (R1-1)
9. MONUMENT SIGNAGE (PERMITTED SEPARATELY)
10. 'DO NOT ENTER SIGN' (R5-1)
11. DUTCH BROS DIRECTIONAL SIGNAGE (PERMITTED SEPARATELY)

– 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 CITY OF ALACHUA R.O.W. SUBJECT TO F.D.O.T. AND CITY OF ALACHUA REVIEW AND APPROVAL.

SITE NOTES

1. HANDICAP RAMP (13/C4.0)
2. 8" CURB AT DRIVE–THRU
3. CONCRETE PAVEMENT (14/C4.0)
4. 6" CURB (1/C4.0) (TYP.)
5. MONOLITHIC CURB AND SIDEWALK
6. CONCRETE SIDEWALK (3/C4.0)
7. DUMPSTER ENCLOSURE (SEE ARCH. DETAIL)
8. CONCRETE APRON (4/C4.0)
9. BOLLARD (6/C4.0)
10. ASPHALT PAVEMENT (10/C4.0)
11. EXISTING FIRE HYDRANT
12. DRAINAGE STRUCTURES
13. TRANSFORMER PAD
14. LIGHT POLE
15. CLEARANCE BAR
16. DETECTOR LOOP
17. MENU BOARD
18. WHEEL STOP
19. HANDICAP END RAMP (16/C4.0)
20. CURB FLUME WITH RIP-RAP (12/C4.0)

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE–SPECIFIC NOTES AND REQUIREMENTS.

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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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1 12/23/25 COA COMMENTS
NO DATE REMARKS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/20/2025

C1.0
SITE DIMENSION PLAN

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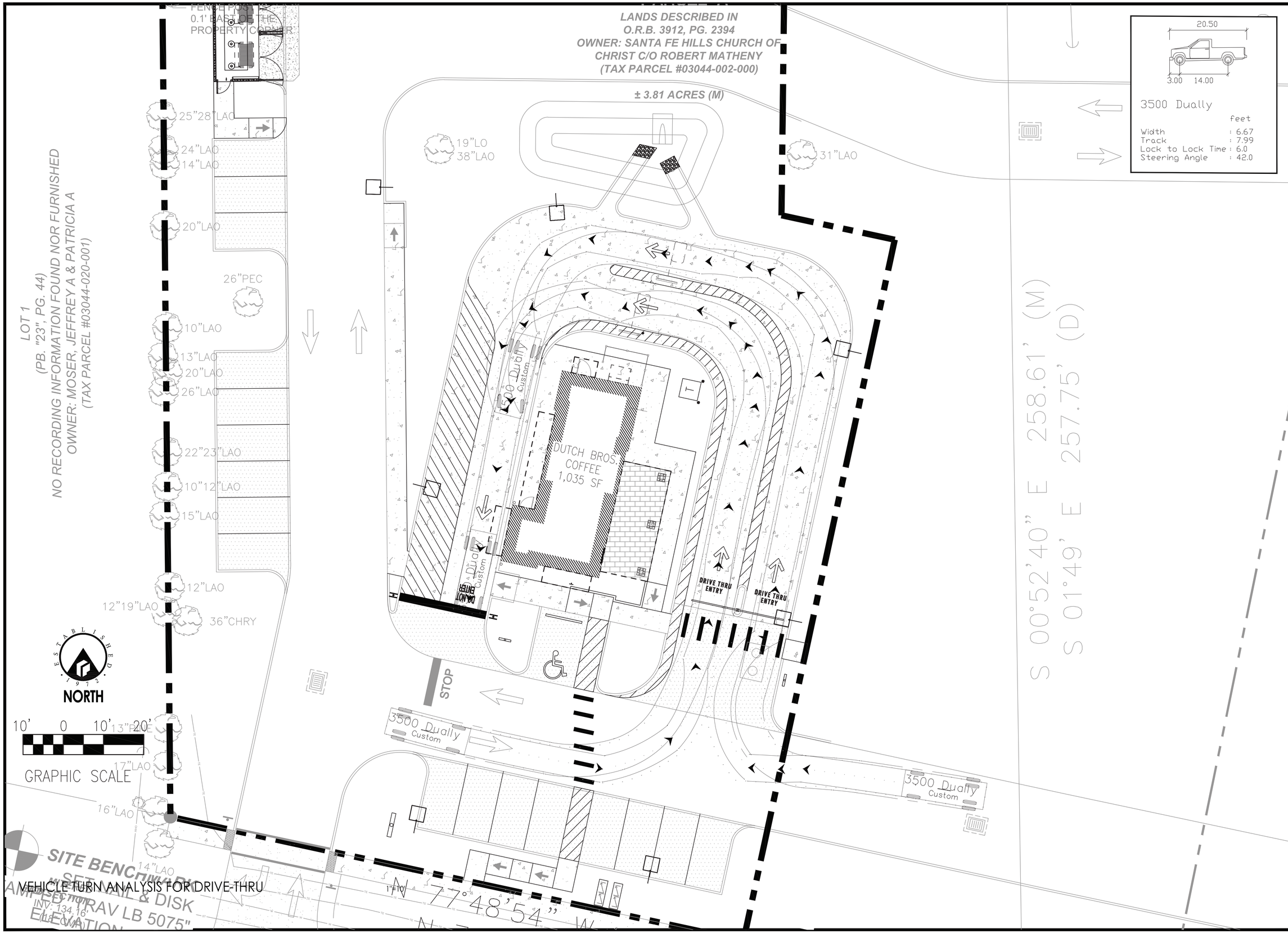

VEHICLE TURN ANALYSIS FOR DRIVE-THRU

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INTERPLAN LLC
AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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NO	DATE	REMARKS
1	12/23/25	COA COMMENTS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 1/2/2026

1

C1.1
VEHICLE TURN ANALYSIS FOR DRIVE-THRU

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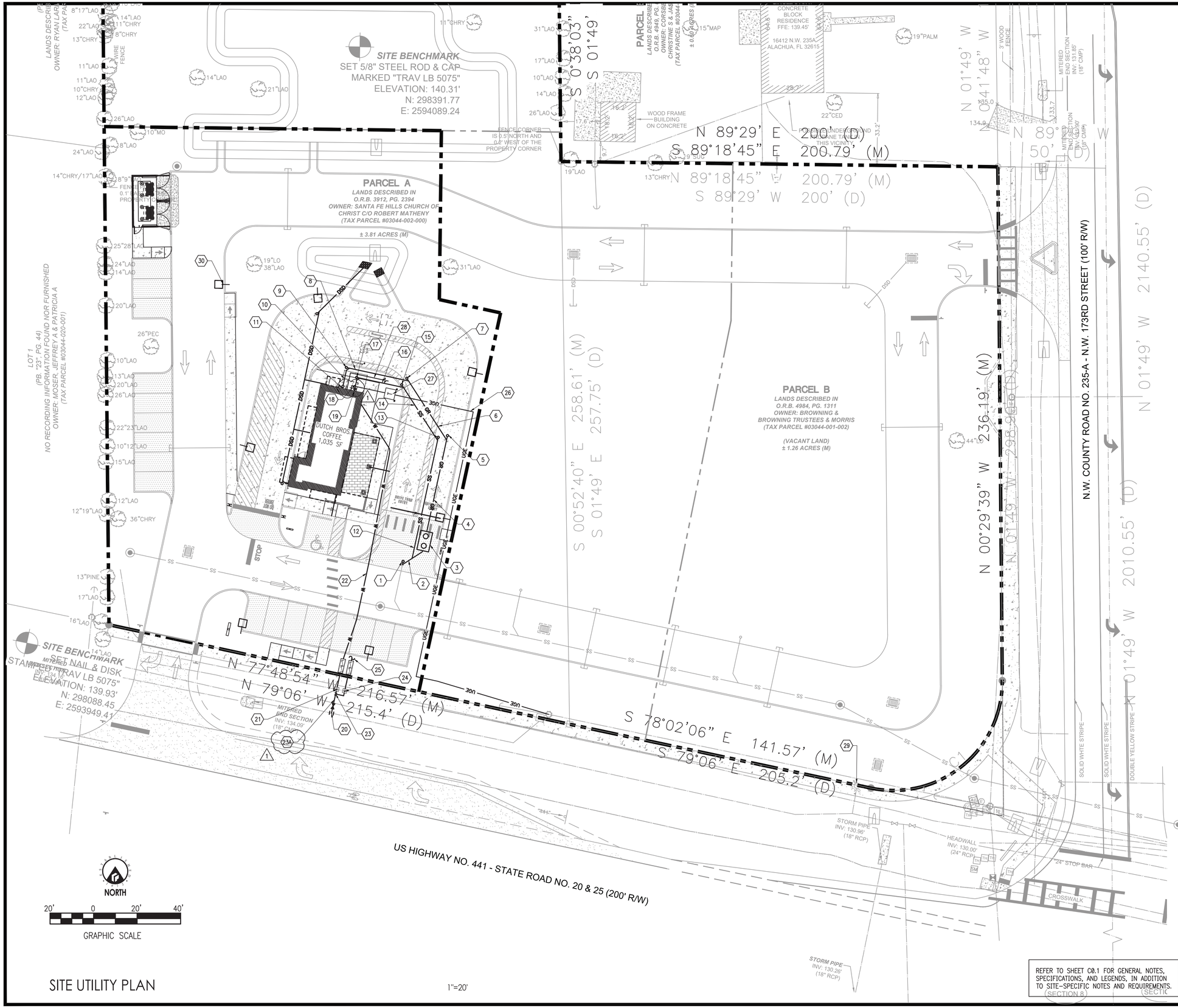

SITE UTILITY PLAN

1"=20'

SITE UTILITY NOTES

SANITARY SEWER

1. CONNECT TO SANITARY SEWER STUB–OUT @ INV. = 131.17 AND INSTALL DROP CLEAN OUT WITH INV IN. @ INV. = 134.00, RIM = 141.75± INSTALL ELECTRONIC MARKER TWO–FEET BELOW GRADE AND ONE FOOT FROM CLEANOUT. MARKER SHALL BE OMNI MARKER II; SANITARY GREEN; MODEL OM–6; PART 52085009 (CITY OF ALACHUA END OF MAINTENANCE) (11 C4.0)
2. 12 LF – 6" PVC SDR–26 @ 4.5% SLOPE (5 C4.0) (TYP.)
3. 1000 – GALLON GREASE INTERCEPTOR RIM = 141.45 IN = 134.79 OUT = 134.54 (227 C4.1) (230 C4.1)
4. 45 LF – 4" PVC SDR–26 @ 4.5% SLOPE
5. C.O. INV. ELEV. = 136.82 RIM = 141.9 (1) (15 C4.0) (TYP.)
6. 33 LF – 4" PVC SDR–26 @ 3% SLOPE
7. C.O. INV. ELEV. = 137.81 RIM = 142.15 (1)
8. 29 LF – 4" PVC SDR–26 @ 3% SLOPE
9. C.O. INV. ELEV. = 138.68 RIM = 142.85 (1)
10. 11 LF – 4" PVC SDR–26 @ 2.9% SLOPE
11. CONNECT TO BUILDING GREASE SEWER SERVICE AND INSTALL CLEANOUT @ INV. = 139.00, RIM ELEV. = 142.95
12. 57 LF – 4" PVC SDR–26 @ 4.5% SLOPE
13. C.O. INV. ELEV. = 136.80 RIM = 141.95 (1)
14. 30 LF – 4" PVC SDR–26 @ 3.8% SLOPE
15. C.O. INV. ELEV. = 137.94 RIM = 149.2 (1)
16. 22 LF – 4" PVC SDR–26 @ 3.8% SLOPE
17. C.O. INV. ELEV. = 138.78 RIM = 149.85 (1)
18. 7 LF – 4" PVC SDR–26 @ 3.1% SLOPE
19. CONNECT TO BUILDING SANITARY SEWER SERVICE AND INSTALL CLEANOUT @ INV. = 139.00, RIM. ELEV. = 142.95

DOMESTIC WATER

20. WET TAP EXISTING 8" WATER MAIN WITH 2" TAPPING SADDLE & GATE VALVE
21. 1" WATER METER AND RPZ BACKFLOW PREVENTER (TOTAL WATER FIXTURE UNITS: 54) – INSTALL METER TWO FEET FROM EDGE OF S/W (CITY OF ALACHUA END OF MAINTENANCE) (115 C4.1) (121 C4.1)
22. 1" PE WATER SERVICE
23. 2" X 2" X 2" TEE (1)
23A. 2–INCH SCH 40 PVC–NSF 61

IRRIGATION

24. 1" IRRIGATION METER AND RPZ BACKFLOW PREVENTER – (INSTALL METER TWO FEET FROM EDGE OF S/W (CITY OF ALACHUA END OF MAINTENANCE)) (115 C4.1) (121 C4.1)
25. 1.5" IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

ELECTRIC

26. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE ENERGY FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
27. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

28. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

FIRE

29. EXISTING FIRE HYDRANT

STREET LIGHT

30. LIGHT POLE (SEE ELECTRICAL SITE PLAN)

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!

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE–SPECIFIC NOTES AND REQUIREMENTS.

(SECTION 8) (SECTION 8)

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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STUART ANDERSON REG.# 60848

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1 12/23/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

DUTCH BROS
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/20/2025

C2.0
SITE UTILITY PLAN

CHECKED: CDB DRAWN: GFC

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DRAINAGE STRUCTURE TABLE

1

1	HANDICAP ZONE – MAX. 2.0% SLOPE IN ANY DIRECTION.
2	ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
3	CURB FLUME WITH RIP-RAP (12 / C4.0)
4	DOWNSPOUTS TO DAYLIGHT ONTO PAVEMENT (2 PLACES)
5	4" PVC @ MIN. 1% SLOPE (3 PLACES)
6	C.O. INV. = 139.08 RIM = 142.2±
7	81 LF – 8" PVC @ 0.5% SLOPE
8	C.O. INV. = 138.68 RIM = 141.7±
9	30 LF – 8" PVC @ 0.5% SLOPE
10	DAYLIGHT 8" DOWNSPOUT THROUGH CURB FLUME @ INV. ELEV. = 138.53

DOWNSPOUTS PIPE INFORMATION

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 JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP.

6" BELOW BASE MINIMUM 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.

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 BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77
E: 2594089.24

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV LB 5075"
ELEVATION: 139.93'
N: 298088.45
E: 2593949.41

PARCEL A
LANDS DESCRIBED IN O.R.B. 912, PG. 2394
OWNER: SANTA FE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #03044-002-0001)
± 3.8 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4984, PG. 1311
OWNER: BROWNING & BROWNING TRUSTEES & MORRIS
(TAX PARCEL #03044-001-002)
(VACANT LAND)
± 1.26 ACRES (M)

PARCEL
LANDS DESCRIBED IN O.R.B. 4949, PG. 1
OWNER: CHRISTOPHER S. JOSE & CHRISTINE S. & JASON
(TAX PARCEL #03044-
± 0.60 ACRES (M

LOT 1
(PB. "23", PG. 44)
NO RECORDING INFORMATION FOUND NOR FURNISHED
OWNER: MOSER, JEFFREY A & PATRICIA A
(TAX PARCEL #03044-020-001)

DUTCH BROS COFFEE
1,035 SF
FFE = 143.00

N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)
N 89°18'45" W 200.79' (M)
S 89°29' W 200' (D)

S 0°38'03" E 258.61' (M)
S 01°49' E 257.75' (D)

N 00°29'39" W 236.19' (M)
N 01°49' W 298.90' (D)

N 01°49' W 2140.55' (D)
N 01°49' W 2010.55' (D)

N 77°48'54" W 216.57' (M)
N 79°06' W 215.4' (D)

S 78°02'06" E 141.57' (M)
S 79°06' E 205.2' (D)

N 01°41'48" W
N 89°50'48" W

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)

NORTH

20' 0 20' 40'
GRAPHIC SCALE

SECTION 8
SECTION 9

SITE GRADING & DRAINAGE PLAN

1"=20'

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

1 12/23/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

DUTCH BROS
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/23/2025

C3.0
SITE GRADING & DRAINAGE PLAN

CHECKED: CDB DRAWN: GFC

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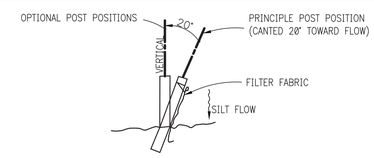
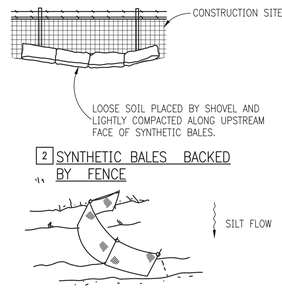
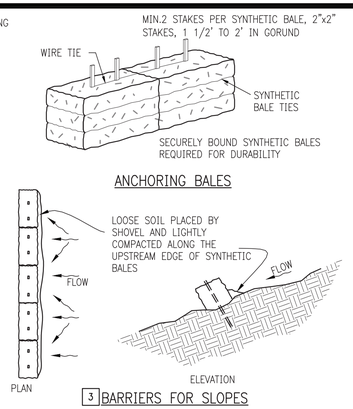


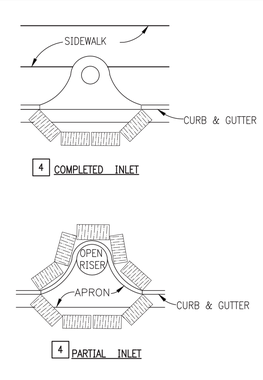
1 SILT FENCE

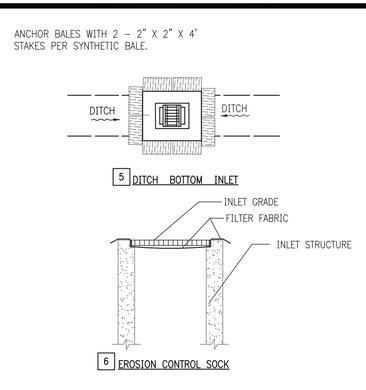


2 SYNTHETIC BALES BACKED BY FENCE



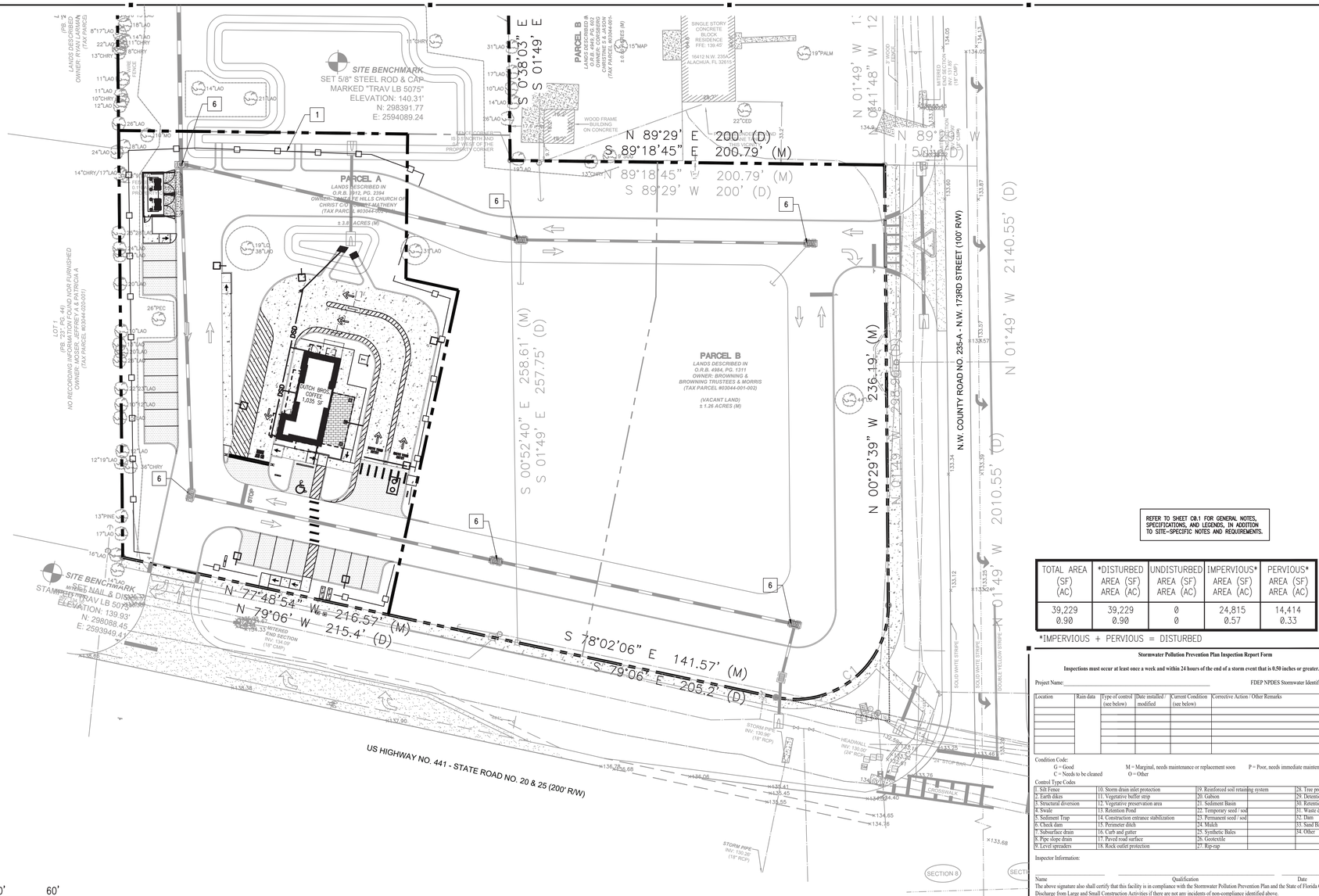
3 BARRIERS FOR SLOPES





PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

EROSION CONTROL DETAILS



SWPPP / STORMWATER POLLUTION PREVENTION PLAN

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)
39,229 0.90	39,229 0.90	0 0	24,815 0.57	14,414 0.33

*IMPERVIOUS + PERVIOUS = DISTURBED

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 M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement
C = Needs to be cleaned O = Other

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:

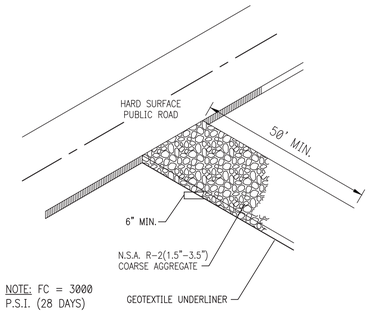
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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



NOTE: FC = 3000 P.S.I. (28 DAYS)

1 CRUSHED STONE CONSTRUCTION EXIT
NTS

POLLUTION 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 CONDITIONS OF SITE PERMITS.

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 SYNTHETIC 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 SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

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".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

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

STUART ANDERSON REG.# 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Signature must be verified on any electronic copies.

NO DATE REMARKS

REVISIONS

DUTCH BROS

N.W.C OF US-441 & NW 173RD STREET, ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 5/27/2025

C3.1
STORMWATER POLLUTION PREVENTION PLAN

CHECKED: CDB DRAWN: GFC

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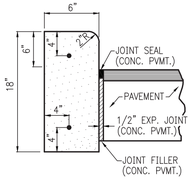
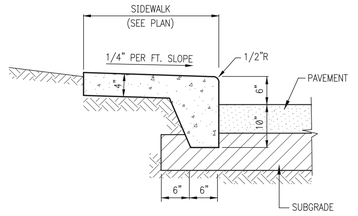


NOTES:

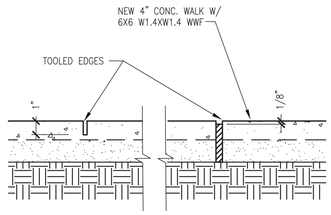
1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 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



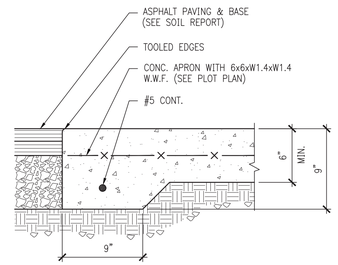
2 MONOLITHIC CURB & SIDEWALK DETAIL
(3,500 PSI (MIN))
NTS



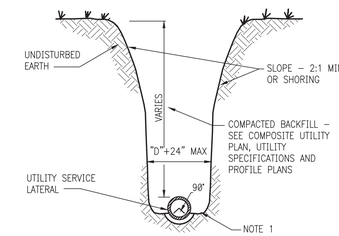
NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

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.

3 CONCRETE WALK
(3,500 PSI (MIN))
NTS

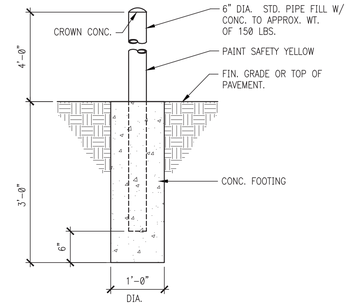


4 CONCRETE APRON
3,500 PSI (MIN.) CONCRETE
NTS

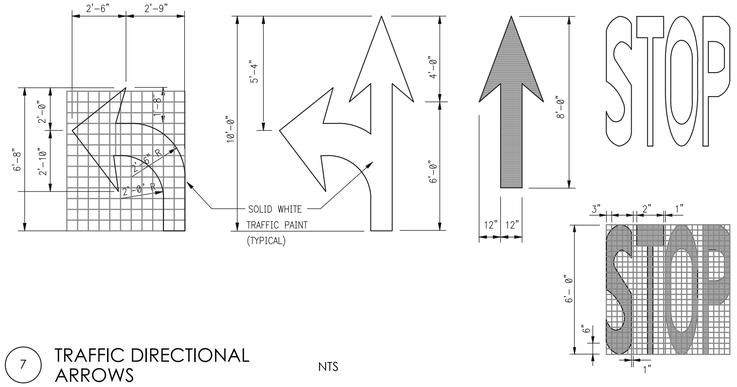


NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D–2321

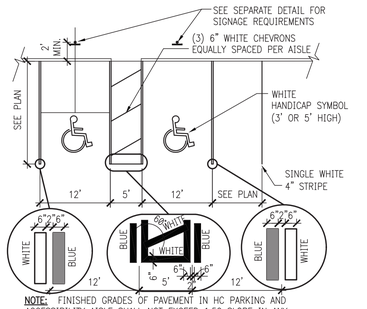
5 TRENCH DETAIL
NTS



6 BOLLARD
NTS

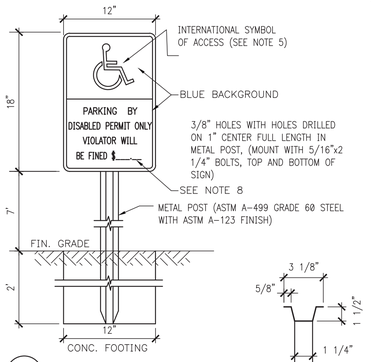


7 TRAFFIC DIRECTIONAL ARROWS
NTS



NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

8 HANDICAP STRIPING
NTS



9 HANDICAP SIGN
NTS

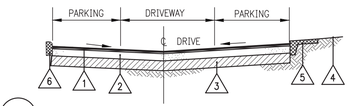
NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

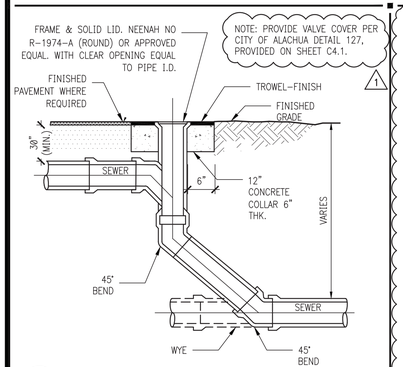
NTS

KEY TO TYPICAL PAVEMENT SECTIONS

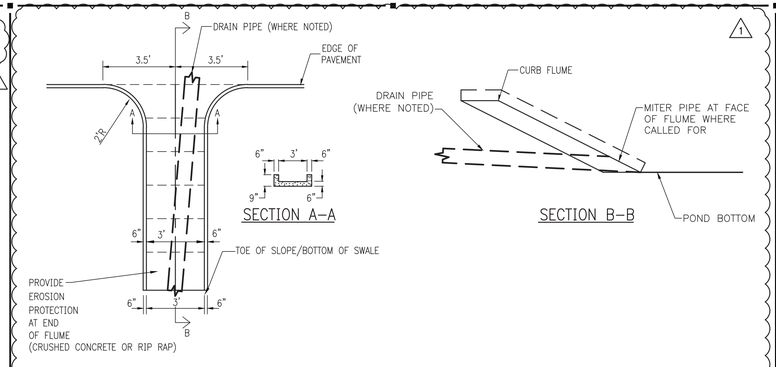
1. 1.5" TYPE SP–9.5 ASPHALTIC CONCRETE – F.D.O.T. SECTION 334
2. 8" LIMEROCK BASE COURSE STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 100 AND COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (AASHTO T–180). FDOT SECTION 200. DENSITY TEST SHALL BE PERFORMED EVERY 5,000 SQUARE FEET.
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



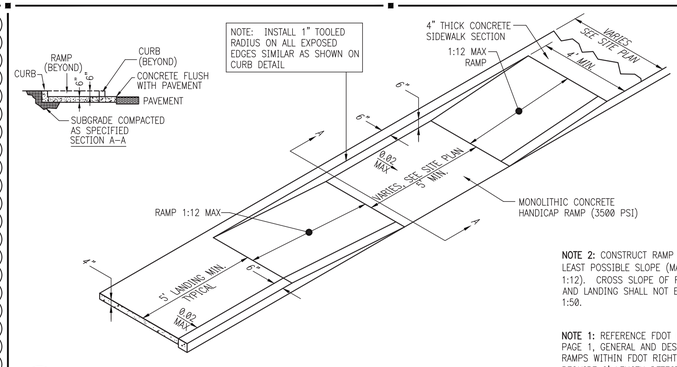
10 TYPICAL PAVEMENT SECTION
NTS



11 DROP CLEANOUT
NTS



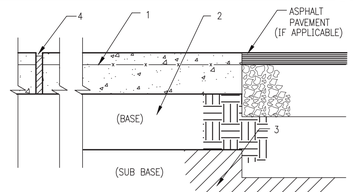
12 CURB FLUME
NTS



NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 1: REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES. RAMPS WITHIN FDOT RIGHT OF WAY SHALL REQUIRE 2' LENGTH DETECTABLE WARNING IN LIEU OF 3' SHOWN IN DETAIL.

13 SIDE WALK HANDICAP RAMP
3500 PSI (MIN.) CONCRETE
NTS



1. 8" – 4000 PSI CONCRETE W/ FIBERMESH REINFORCEMENT.
2. 6" WELL GRADED CLEAN SAND, HAVING 5% OR LESS PASSING THE NO. 200 SIEVE. ALTERNATELY, A GEOTECHNICAL FABRIC SUCH AS MIRAFI 140N, OR EQUAL, MAY BE USED BELOW ALL CONTROL JOINTS IN LIEU OF THE SAND.
3. 12" SUBBASE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D–1557). DENSITY TESTS SHALL BE PERFORMED EVERY 5,000 S.F.
4. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'–0" O.C. MAXIMUM.

14 CONCRETE PAVEMENT
NTS

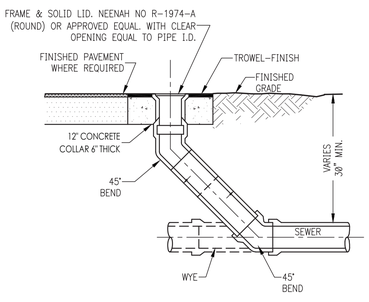
PORTLAND CEMENT CONC. PAVEMENT

1. GENERAL

RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.

2. CONCRETE STRENGTH REQUIRED:

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.

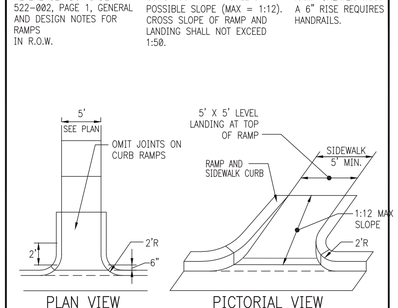


15 CLEANOUT
NTS

NOTE 1: REFERENCE FDOT INDEX 522–002, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 3: RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.



16 HANDICAP END RAMP
3500 PSI (MIN.) CONCRETE
NTS

17 NOT USED
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

STUART ANDERSON REG.# 60848

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1 12/23/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

DUTCH BROS

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/18/2025

C4.0
CIVIL DETAILS

CHECKED: CDB DRAWN: GFC

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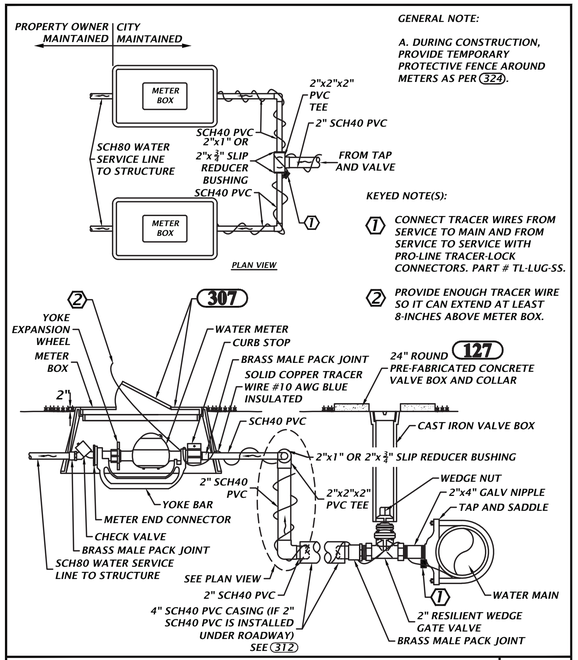


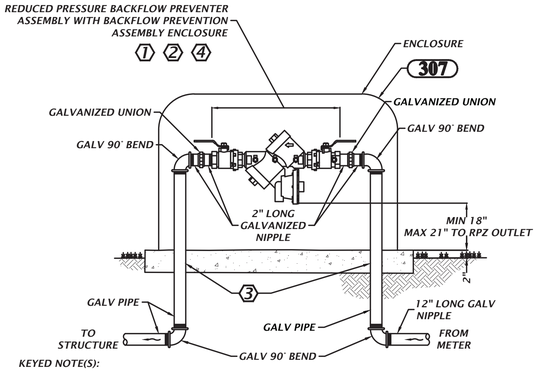
GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

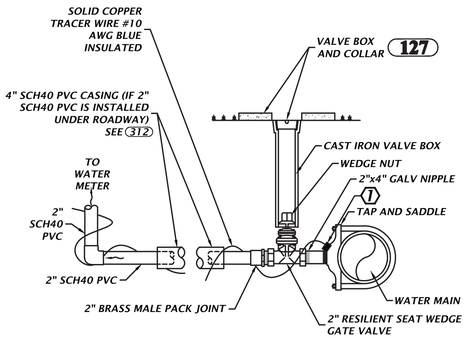
130 **DUAL WATER SERVICE CONNECTION**
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

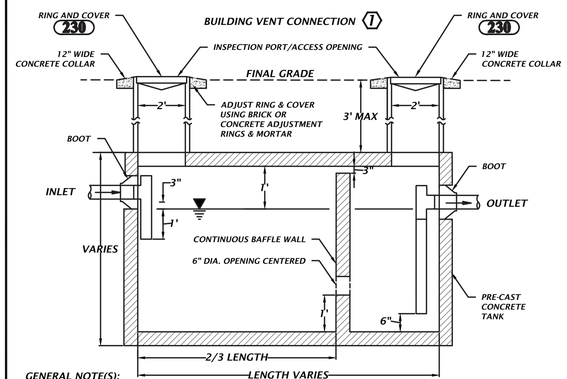
121 **3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE**
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

118 **2" WATER SERVICE CONNECTION**
NTS



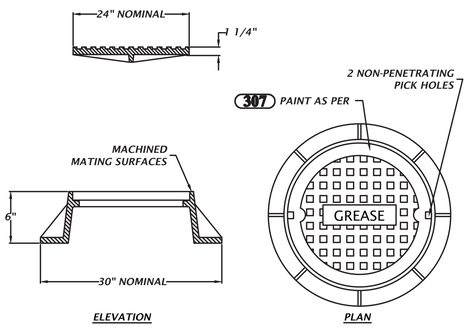
GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

KEYED NOTE(S):

1. IF REQUIRED, PROVIDE CONNECTION FOR BUILDING VENT. COORDINATE WITH BUILDING DESIGNER.

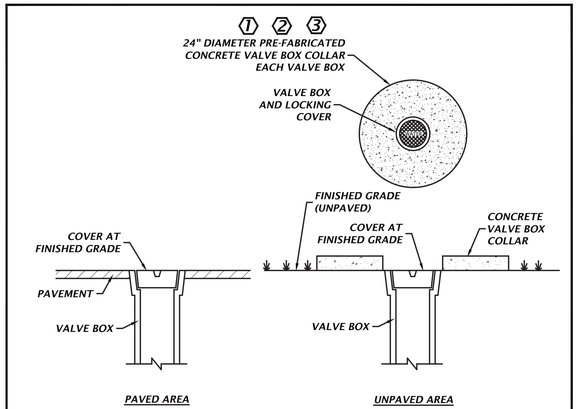
227 **GREASE INTERCEPTOR**
NTS



GENERAL NOTE:

1. MATERIAL: ASTM-A48 CLASS 30B GRAY IRON.
2. RING WT: 150 LBS. APP.
3. COVER WT: 130 LBS. APP.

230 **RING AND COVER**
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 **VALVE BOX COVER**
NTS

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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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STUART ANDERSON REG.# 60848

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1 12/23/25 COA COMMENTS
NO DATE REMARKS
REVISIONS

DUTCH BROS
N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/6/2025

C4.1
CITY OF ALACHUA DETAILS

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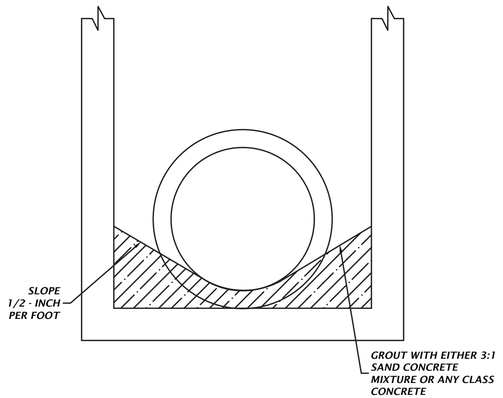


GENERAL NOTE(S):

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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

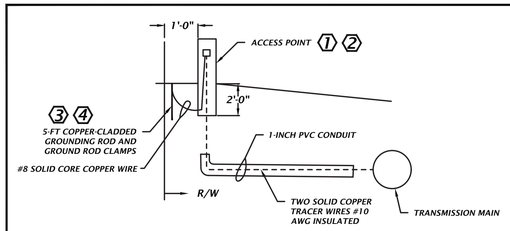
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5**
NTS



GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

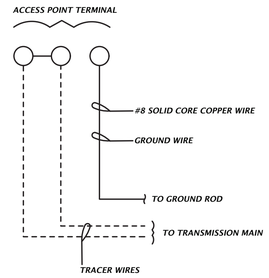
⟨1⟩ PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.

⟨2⟩ COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.

⟨3⟩ INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.

⟨4⟩ DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

INTERCONNECT DIAGRAM



318 **ACCESS POINT FOR TRANSMISSION MAIN**
NTS

FLOW STREAMS

PW	POTABLE WATER
WW–FM	WASTEWATER FORCE MAIN
WW–GR	WASTEWATER GRAVITY

LINE LEGENDS

	TRACER WIRE
	SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
	TRACER WIRE CONNECTOR
	GROUND WIRE

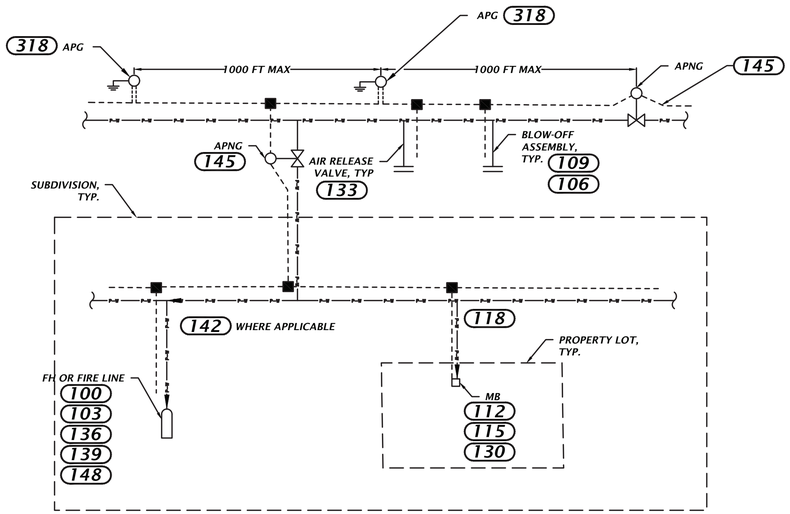
SYMBOLS

APG	ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
MH	MANHOLE
APNG	GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
LS	LIFT STATION
MB	METER BOX
FH	FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A **TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS**
NTS



GENERAL NOTES: SEE 321A

321B **POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION**
NTS

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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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STUART ANDERSON REG.# 60848

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NO DATE REMARKS
1 12/23/25 COA COMMENTS

REVISIONS

DUTCH BROS
N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 12/23/2025 1

C4.2
CITY OF ALACHUA DETAILS 2

CHECKED: CDB DRAWN: GFC

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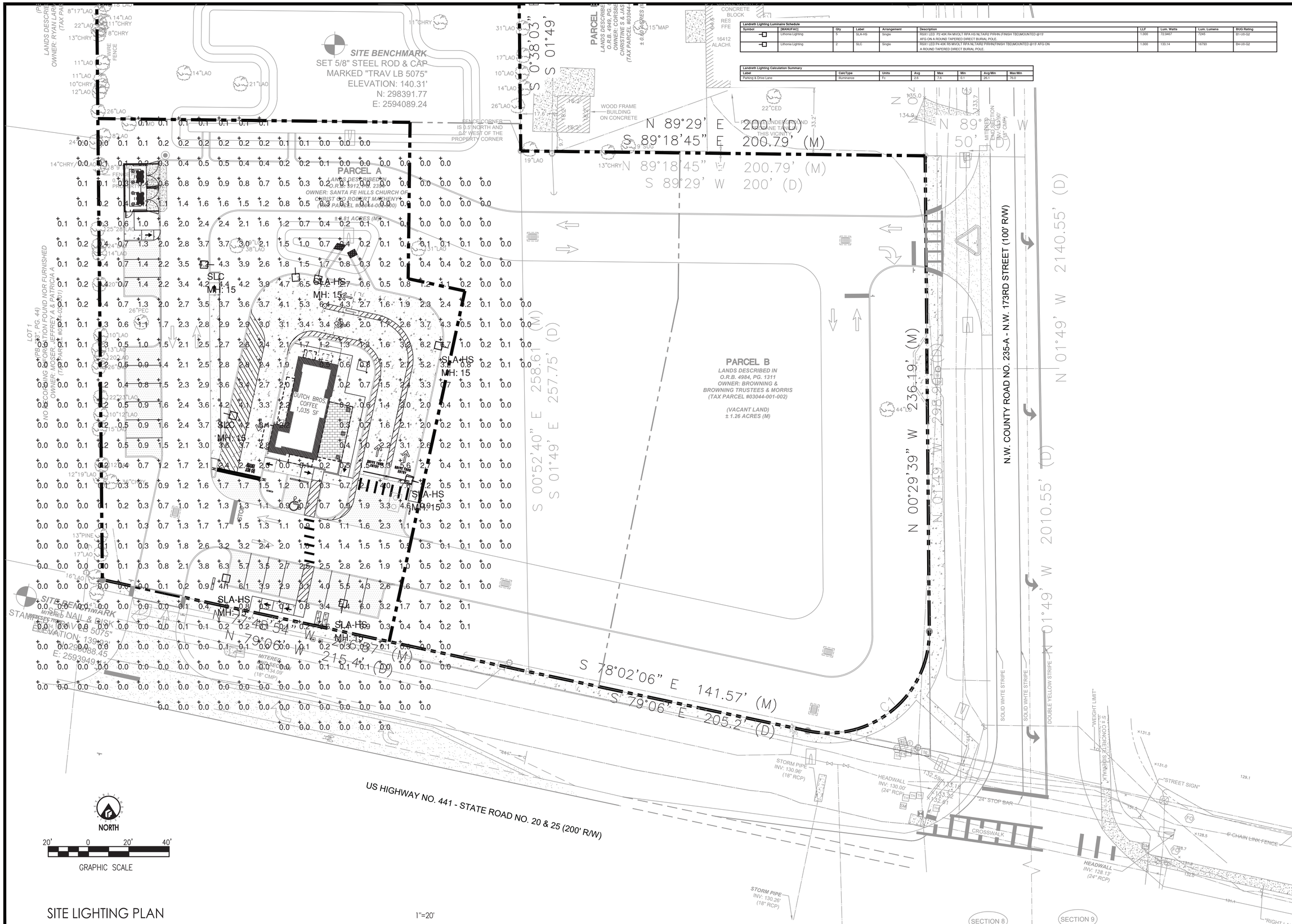

SITE LIGHTING PLAN

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	5	SLA-HS	Single	RSX1 LED P2 40K R4 MVOLT RPA HS NLTAIR2 PIRHN (FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	72.9467	7245	B1-U0-G2
	Lithonia Lighting	2	SLC	Single	RSX1 LED P4 40K R5 MVOLT RPA NLTAIR2 PIRHN(FINISH TBD)MOUNTED @15' AFG ON A ROUND TAPERED DIRECT BURIAL POLE.	1.000	133.14	16793	B4-U0-G2

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg:Min	Max:Min
Parking & Drive Lane	Illuminance	Fc	2.6	7.6	0.1	26.1	76.0

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AR99238
CA 8660

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ENGINEERING
PERMITTING

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NO	DATE	REMARKS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 6/13/2025

SL1

SITE LIGHTING PLAN

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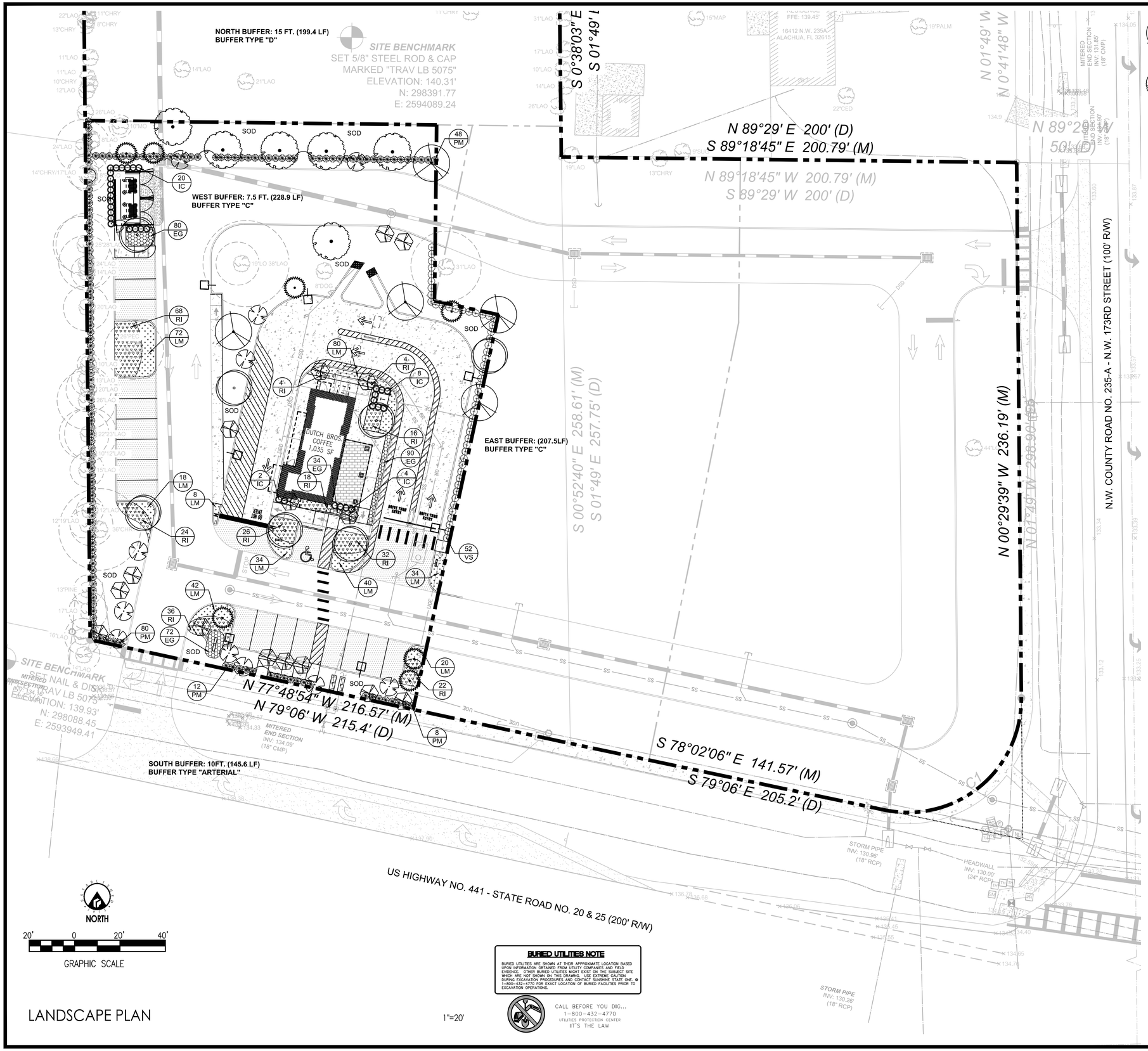


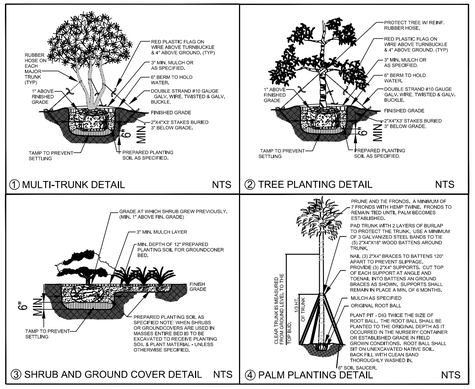
PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN.HT. 2" DBH.MIN. 25 GAL.	YES	YES	5
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	7
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	10' MIN.HT. 4" DBH.MIN. 25 GAL.	YES	YES	6
LI	LAGERSTROEMIA X NATCHEZ ('NATCHEZ' CRAPE MYRTLE)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL.	YES	NO	16
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. MULTI-TRUNK	YES	NO	11
IA	ILEX X ATTENUATA ('EAST PALATKA' HOLLY)	10' MIN.HT. 1.5" DBH.MIN. 25 GAL. SINGLE-TRUNK	YES	YES	7
IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24"MIN. HT. 30" O.C. 3 GAL.	YES	NO	34
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	24"MIN. HT. 36" O.C. 3 GAL.	YES	NO	148
VS	VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	36"MIN. HT. 36" O.C. 3 GAL.	YES	NO	52
RI	RHAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	18" MIN.HT. 3 GAL. 24" O.C.	YES	NO	250
LM	LIRIOPE MUSCARI (GREEN LILY TURF)	18" MIN.HT. 3 GAL. 18" O.C.	YES	NO	348
EG	EVOLVULOUS GLOMERATUS (BLUE DAZE)	12" MIN.HT 1 GAL. 12" O.C.	YES	NO	276
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY (00 / XX) — PLANT SYMBOL

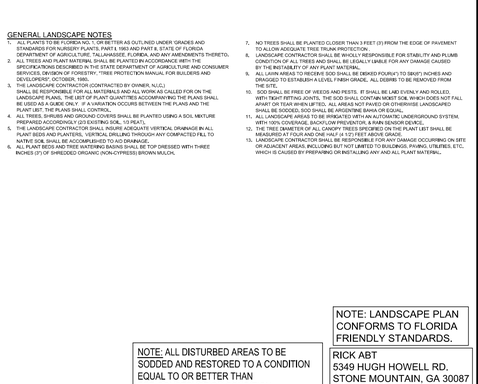
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

EXISTING PRESERVED TREE CANOPY (TYP.)



① MULTI-TRUNK DETAIL NTS

② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS

④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY; "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1985.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.C.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. IN THE EVENT THAT ANY QUANTITIES ACCOMPANYING THE PLANS SHALL BE FOUND A CLERICAL ERROR, IF IT HAPPENS, OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO NO DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC (NON-CYPRESS) BROWN MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DIKED FOURFU') TO SIX(6') INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MORST SOIL WHICH DOES NOT FALL APART WHEN BROKEN APART. ALL AREAS SHALL BE GRADED OTHERWISE LANDSCAPED SHALL BE TOPSOILED WITH 4" MIN. TOPSOIL BEFORE SODDING.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2') FEET ABOVE GRADE.
13. 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.

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

This item has been digitally signed and sealed by Richard T. Abt on the date indicated here.

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BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM ABOVE GROUND 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 STATE ONE @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
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UTILITIES PROTECTION CENTER
IT'S THE LAW

LANDSCAPE PLAN

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ARCHITECTURE
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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL: LSA SEAL: 6-23-25

REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
LA 1321
STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REMARKS
2	03-18-26	CITY OF ALACHUA COMMENTS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 4/3/2026

L1.0
LANDSCAPE PLAN

CHECKED: CS DRAWN: RMD

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Landscaping Requirement Calculations for Dutch Brothers at Westside Commons

Site Landscaping 6.2.2(D)(1)(c)

	Requirement	Calculation (33% reduction for sites less than an acre)	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary)	3 Canopy per acre	3 canopy * 0.90-acres * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" by Drive Thru Pond
	6 Understory per acre (50%)	6 Understory * 0.90-acres * 0.67 *0.5	2	2 @ 1.5" = 3" or 1 tree @ 3"	2 @ 1.5" north of Drive Thru Pond
North (Rear)	2 Canopy per acre	2 canopy * 0.90-acres * 0.67	1	N/A	1 @ 2" north of Drive Thru
East	2 Canopy per acre	2 canopy * 0.90-acres * 0.67	1	N/A	1 @ 2" north of Drive Isle
	6 Understory per acre (25%)	6 Understory * 0.90-acres * 0.67 *0.25	1	N/A	1 @ 1.5" east of Drve Thru Pond
West	2 Canopy per acre	2 canopy * 0.90-acres * 0.67	1	N/A	1 @ 2" west of Drive Thru
	6 Understory per acre (25%)	6 Understory * 0.90-acres * 0.67 *0.25	1	N/A	1 @ 1.5" south of Drive Thru Pond
Façade Landscaping					
South (Primary)	4 Canopy / 100 LF	4 Canopy / 100 LF * 25 LF * 0.67	1	N/A	1 Existing LO 18"
North (Rear)	4 Canopy / 100 LF	4 Canopy / 100 LF * 20 LF * 0.67	1	N/A	1 Existing LAO 38"
East	4 Canopy / 100 LF	4 Canopy / 100 LF * 48 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" by Transf.
West	4 Canopy / 100 LF	4 Canopy / 100 LF * 48 LF * 0.67	2	2 @ 2" = 4" or 1 Tree @ 4"	1 @ 4" by Drive Thru
Continuous shrub row along all façades					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Parking Lot Landscaping 6.2.2(D)(2)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
Interior	1 Canopy or Understory / 1,800 SF or portion thereof, total parking lot area	1 Tree / 1,800 SF * 20,799 SF	12	12 @ 1.5" = 18" or 8 Trees totaling 18"	7@1.5"+ 2@4" = 18.5"
	10 Shrubs / 1 Landscape Island	10 * 6 Islands	60	N/A	within 30' 61 shrub
Exterior*	Minimum 5 feet in width; average 7 feet in width along the perimiter of the parking lot				
	4 Canopy / 100 LF	4 Canopy / 100 LF * 160 LF	6	6 @ 2" = 12" or r3 trees totaling 12"	1 Existing 26" PEC + 2 @ 4"
	2 Understory / 100 LF	2 Understory / 100 LF * 160 LF	3	3 @ 1.5" = 4.5" or 2 trees totaling 4.5"	3 @ 1.5" = 4.5"
	Continuous shrub row				within 30' 100 shrub
*Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Perimeter Buffer 6.2.2(D)(3)

	Requirement	Calculation	Required Plantings	Optional Reduction (33%)**	Plantings Provided
South (Primary) N/A					
North (Rear)	1 Canopy / 25 LF	1 Canopy / 25 LF * 155 LF	6	6 @ 2" = 12" or 5 trees totaling 12"	Existing(1) 10" MO + 5 @ 4"
25' Type-D	1 Understory / 40 LF	1 Understory / 40 LF * 155 LF	4	4 @ 1.5" = 6" or 5 trees totaling 6"	4 @ 1.5" = 6"
Option 1	Continuous evergreen hedge				Provided
East*	1 Canopy / 30 LF	1 Canopy / 30 LF * 208 LF *0.5	4	4 @ 2" = 8" or 3 trees totaling 8"	2 @ 2" + 1 @ 4" = 8"
7.5' Type-C					
Option 1	Continuous evergreen hedge				Provided
West*	1 Canopy / 30 LF	1 Canopy / 30 LF * 228 LF *0.5	4	4 @ 2" = 8" or 3 trees totaling 8"	Existing(2) 20" LAO + (1) 36" CHRY + (1) 10/12" LAO
7.5' Type-C					
Option 1	Continuous evergreen hedge				Provided
*Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.					
** Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.					

Arterial Screening 6.2.3(E)

	Requirement	Calculation	Required Plantings	Plantings Provided
US 441*	1 Canopy / 25 LF	1 Canopy / 25 LF * 146 LF	6	Utility/Limited Space 2:1 12 @ 1.5" south buffer
	3 Understory / 100 LF	3 Understory / 100 LF	4	Limited Space 4 @ 1.5" west of Entrance
	Continuous row of shrubs			where applicable - utility
*No reductions can apply to arterial screening standards				

LANDSCAPE CALCULATIONS

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL: LSA SEAL: 6-23-25

REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
LA 1321
STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REMARKS
2	03-18-26	CITY OF ALACHUA COMMENTS

REVISIONS

DUTCH BROS

N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 4/3/2026

L1.1
LANDSCAPE CALCULATIONS

CHECKED: CS DRAWN: RMD

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

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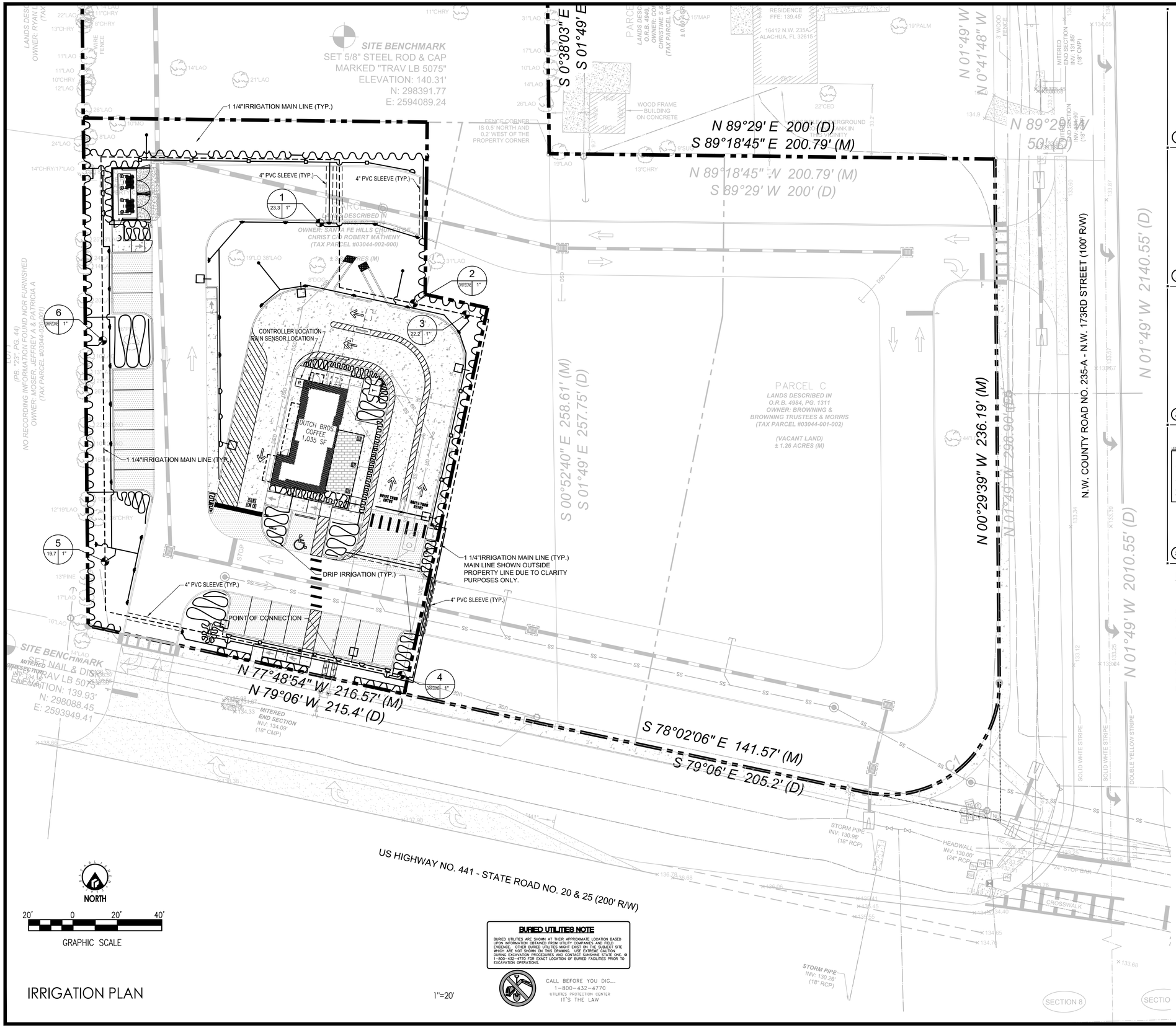

IRRIGATION PLAN

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 STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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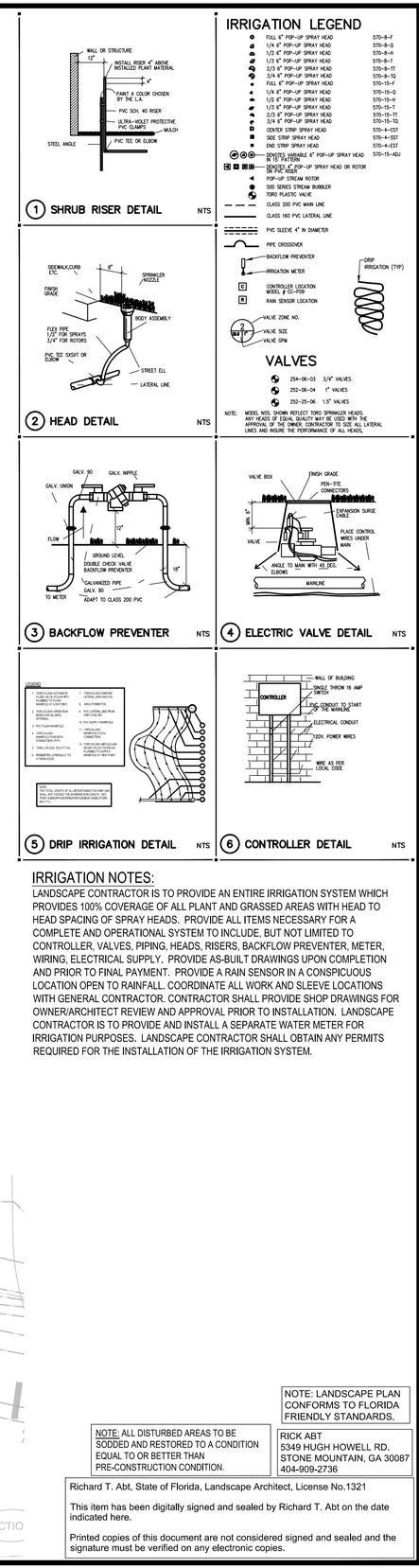

IRRIGATION LEGEND

FULL 4" POP-UP SPRAY HEAD	570-4-F
1/4 4" POP-UP SPRAY HEAD	570-15-Q
1/2 4" POP-UP SPRAY HEAD	570-15-H
1/3 4" POP-UP SPRAY HEAD	570-15-T
2/3 4" POP-UP SPRAY HEAD	570-15-TT
3/4 4" POP-UP SPRAY HEAD	570-15-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
SPHERE VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
SPHERE 4" POP-UP SPRAY HEAD OR ROTOR ON RISER	
POP-UP STREAM ROTOR	
1800 SERIES STREAM BUBBLER	
1060 PLASTIC VALVE	
CLASS 200 PVC MAIN LINE	
CLASS 160 PVC LATERAL LINE	
PVC SLEEVE 4" IN DIAMETER	
PIPE CROSSOVER	
BACKFLOW PREVENTER	
IRRIGATION METER	
CONTROLLER LOCATION MODEL # CC-P08	
RAIN SENSOR LOCATION	
VALVE ZONE NO.	
VALVE SIZE	
VALVE GPM	

DRIP IRRIGATION (TYP)

VALVES

254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

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INTERPLAN LLC
AR99238
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ARCHITECTURE
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PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL: LSA SEAL: 6-23-25

REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REVISIONS
2	03-18-26	CITY OF ALACHUA COMMENTS

DUTCH BROS

N.W.C OF US-441 & NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 4/3/2026

L2.0
IRRIGATION PLAN

CHECKED: CS DRAWN: RMD

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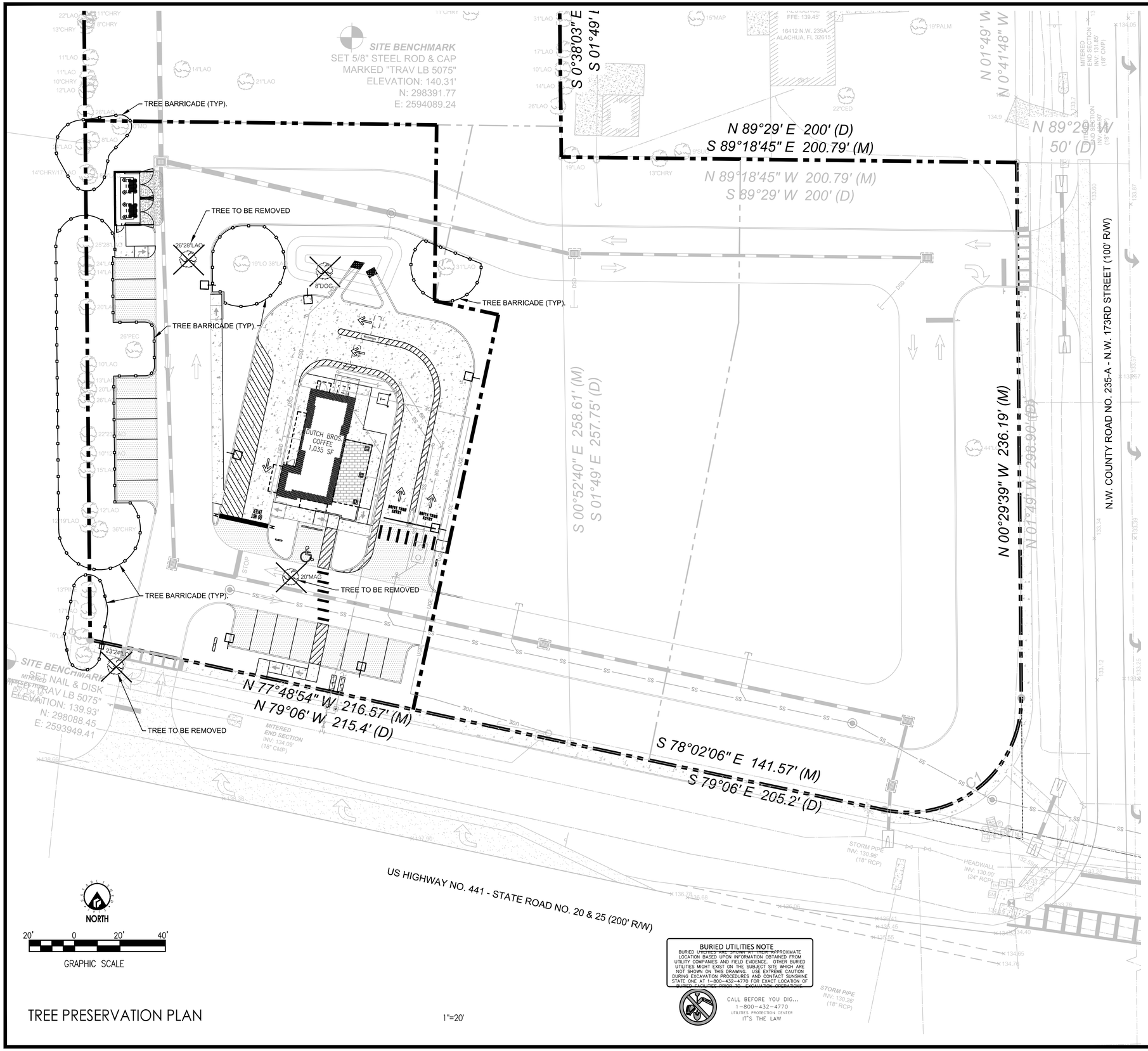

TREE PRESERVATION PLAN

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 STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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UTILITIES PROTECTION CENTER
IT'S THE LAW

EXISTING TREES TO BE REMOVED

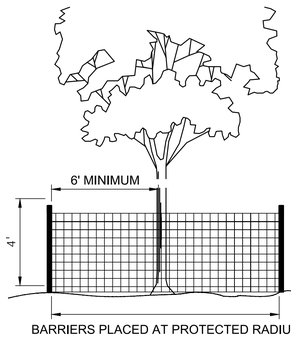
SIZE	SPECIES	TOTAL # TREES	TOTAL INCHES
20"	MAGNOLIA	1	20"
47"	LIVE OAK	1	47"
54"	LAUREL OAK	1	54"
8"	DOGWOOD	1	8"

TOTAL TREES REMOVED = 4 TREES
TOTAL INCHES REMOVED = 129"

EXISTING TREES TO BE PRESERVED

SIZE	SPECIES	TOTAL # TREES	TOTAL INCHES
10"	LAUREL OAK	1	10"
10"	MIMOSA	1	10"
12"	LAUREL OAK	1	12"
13"	LAUREL OAK	1	13"
13"	PINE	1	13"
14"	LAUREL OAK	2	28"
14"	CHERRY	1	14"
15"	LAUREL OAK	1	15"
16"	LAUREL OAK	1	16"
17"	LAUREL OAK	3	51"
20"	LAUREL OAK	2	40"
22"	LAUREL OAK	1	22"
24"	LAUREL OAK	2	48"
26"	LAUREL OAK	1	26"
26"	PECAN	1	26"
31"	LAUREL OAK	1	31"
36"	CHERRY	1	36"
53"	LAUREL OAK	1	53"
55"	LAUREL OAK	1	55"

TOTAL TREES PRESERVED = 24 TREES
TOTAL INCHES PRESERVED = 519"



BARRIERS PLACED AT PROTECTED RADIUS

TREE PROTECTION NOTES

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TWO (2) INCHES BY FOUR (4) INCHES OR LARGER PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN FIVE (5) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT. POSTS SHALL BE NO FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION BARRIER DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH ORANGE POLYPROPYLENE NET FENCE MATERIAL.
3. PROPOSED GRADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQTS. AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIALS SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
7. BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPERTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.

TREE PROTECTION BARRICADE LOCATION

EXISTING TREE TO BE REMOVED
20"MAG

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

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ALTAMONTE SPRINGS, FL 32701
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SEAL: LSA SEAL: 6-23-25

REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
LA 1321
STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

NO	DATE	REMARKS
2	03-18-26	CITY OF ALACHUA COMMENTS

REVISIONS

DUTCH BROS
N.W.C OF US-441 &
NW 173RD STREET,
ALACHUA, FL 32615

PROJECT NO: 2025.0363
DATE: 1/14/2026

L3.0
TREE PRESERVATION PLAN

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(1A) EIFS - PAINT
DUTCH BROS DARK GRAY

PANTONE: 432 U

(1B) EIFS - PAINT
DUTCH BROS LIGHT GRAY

PANTONE: 432 U

(2) FIBER CEMENT SIDING -
CUSTOM DUTCH BROS BLUE

(3A) STONE VENEER
WAINSCOT, COLUMNS



CLIFFSTONE, BANFF SPRINGS

(3B) STONE SILL - SNAPPED
EDGE WAINSCOT SILL



CLIFFSTONE, BANFF SPRINGS

(4) FASCIA, METAL TRIM
PARAPET CAP - PAINT DUTCH
BROS DARK GRAY

PANTONE: 432 U

(4) METAL TRIM PARAPET CAP -
PAINT DUTCH BROS BLUE

PANTONE: 295 U

(5) (HEWN) SOFFIT MATERIAL -
UNDER THE LARGE CANOPY

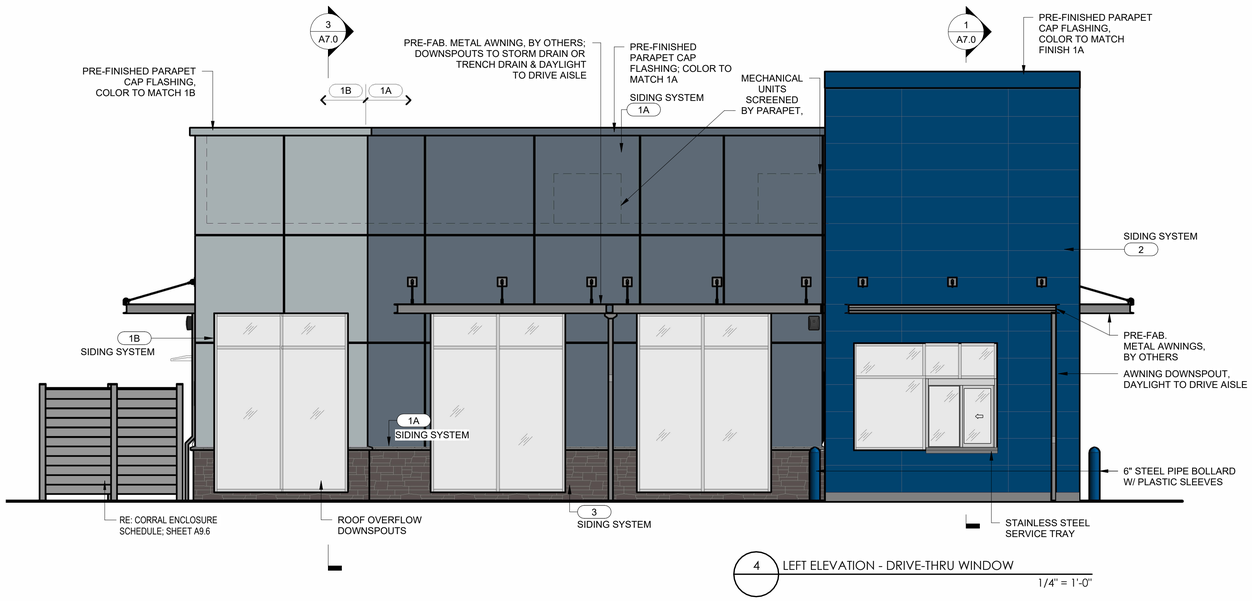


PREFINISHED CLEAR ANODIZED
ALUM. STOREFRONT

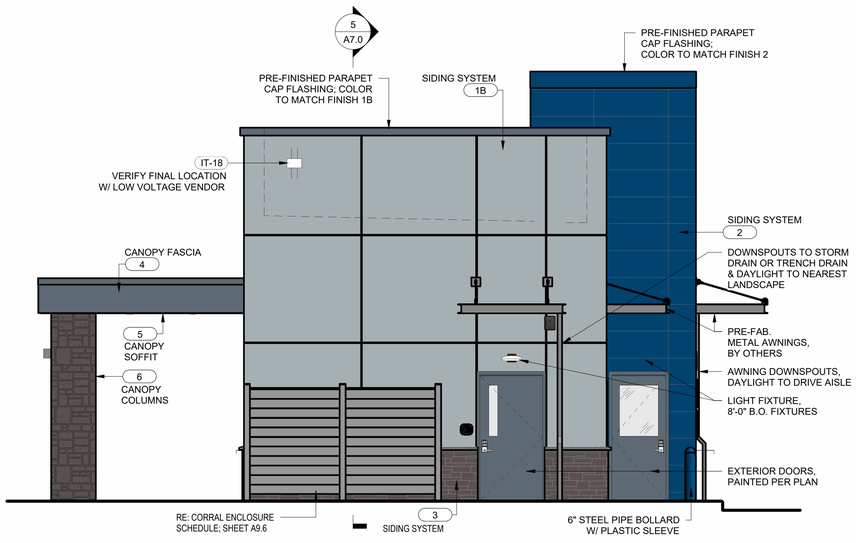
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

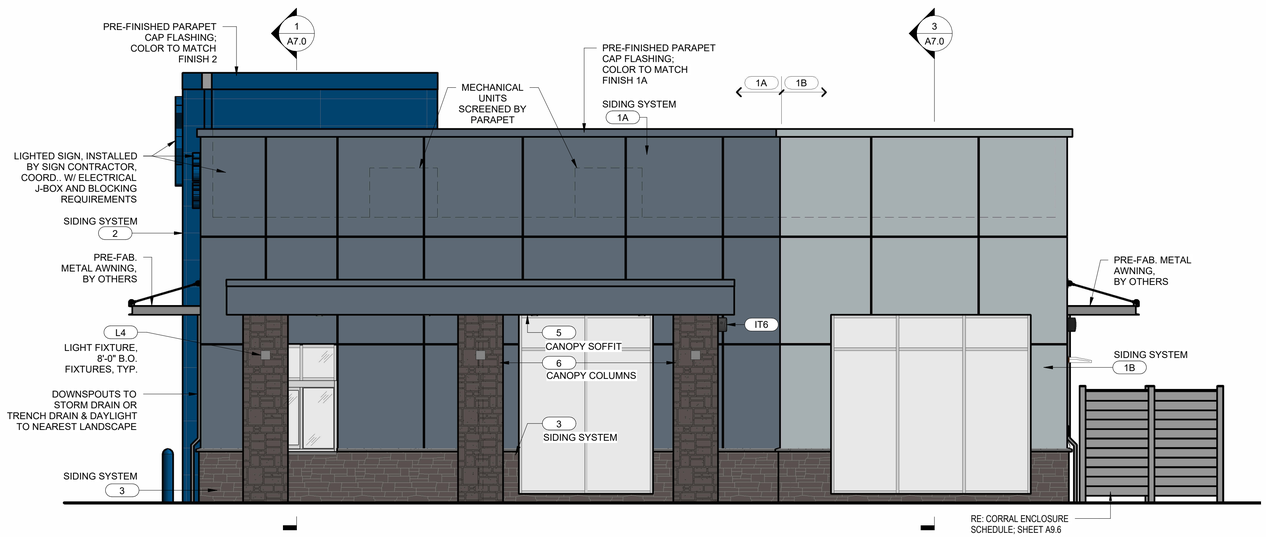
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3B	STONE VENEER	ELDORADO STONE	12x4x16, PEAK CAP	COLOR: TO MATCH - RIPPED, USE BOTH CUT PIECES
6	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



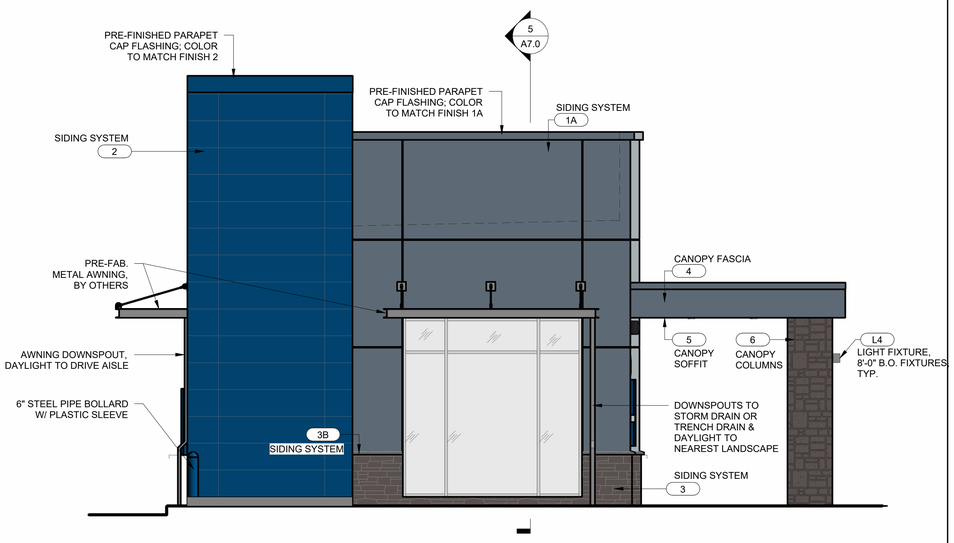
4 LEFT ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP

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DUTCH BROS COFFEE

FL0603 DUTCH BROTHERS COFFEE
NEW FREESTANDING STORE

NW 173RD ST & US-441
ALACHUA,FL 32615

ANNIHILATOR A1

#	Date	Issue/Description

Project No:	DBC0000049.30
Drawn By:	NJ
Checked By:	RSJ
Date:	01/09/26

BUILDING ELEVATIONS - COLOR

A6.1 (1)

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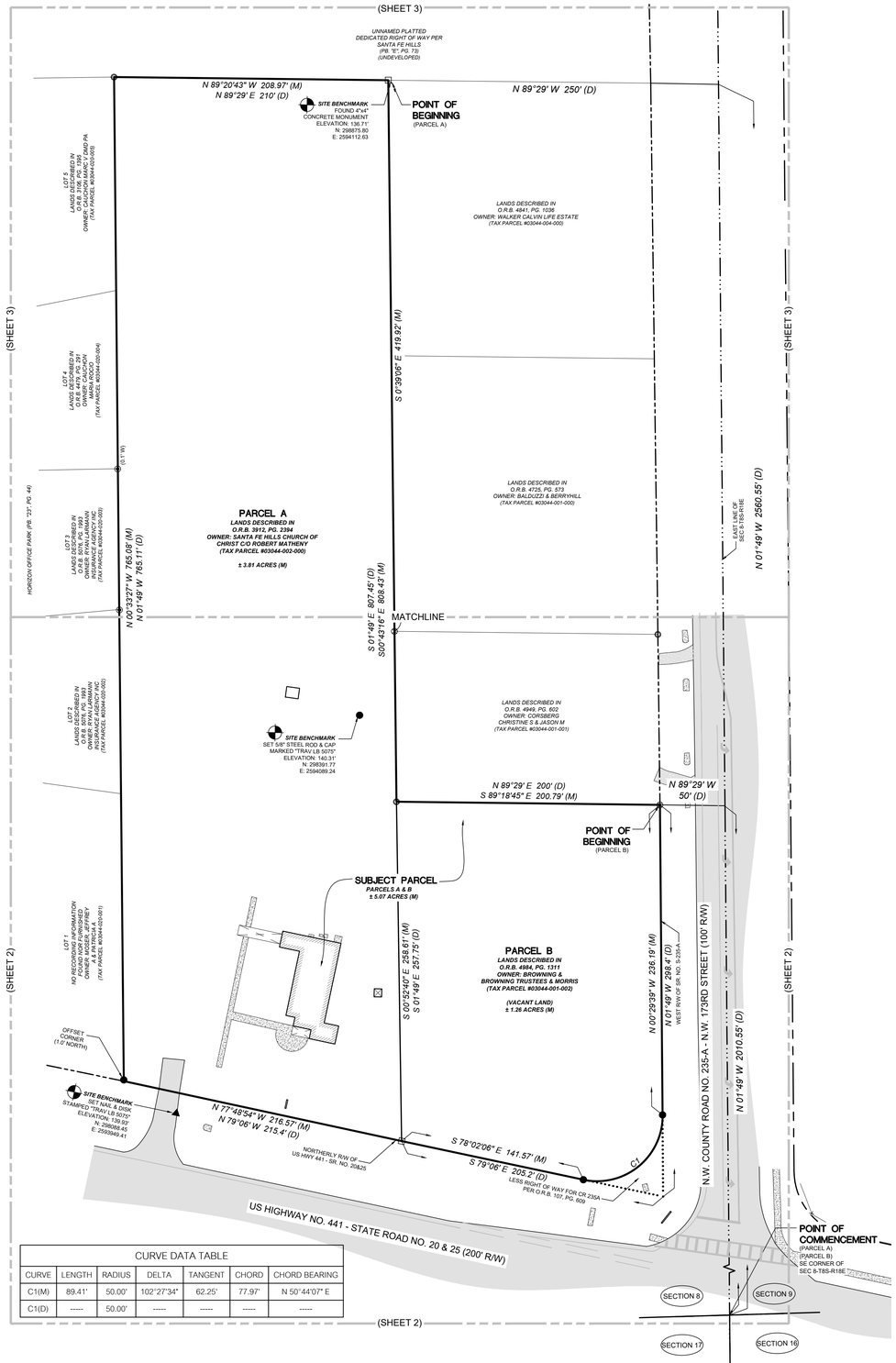
Autodesk Docs://Dutch Bros Coffee R25/ALK0000013/0-FL0603-ALACHUA,FL_ARCH_ANNIHILATOR A1.rvt

1/8/2026 10:23:03 AM



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: 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

DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-002-000)("PARCEL A")

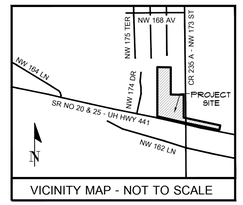
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 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.

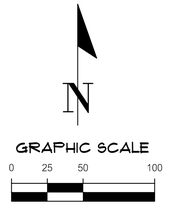
DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)("PARCEL B")

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 "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.
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
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)
= PEDESTRIAN SIGNAL POLE
= CABLE BOX
= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= TRAFFIC SIGNAL POLE
= METAL LIGHT POLE
= AIR CONDITIONER
= 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
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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

CHAD A COLSON License Number 7142 STATE OF FLORIDA Professional Surveyor & Mapper

4/14/2025
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: N/A
DRAWN 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 OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 4

(SEE SURVEYOR'S CERTIFICATION)

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.
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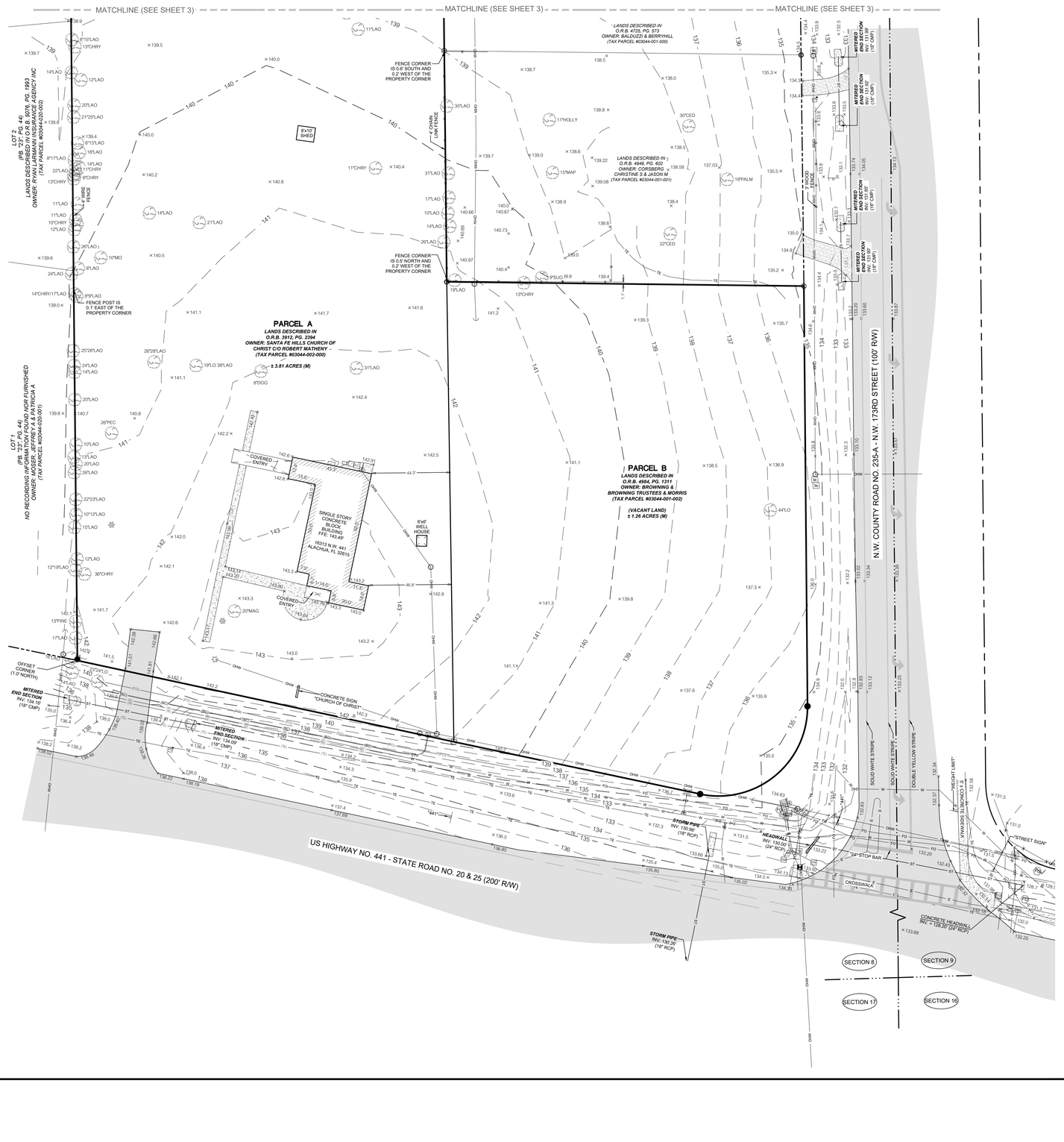
N

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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Tech: Asmont Plot Date: Apr 09,2025 10:45am Filename: N:\2025\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA update.dwg

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

NV5

SCALE: 1" = 30'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
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:
DRAWN BY: CAC
CHECKED 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

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

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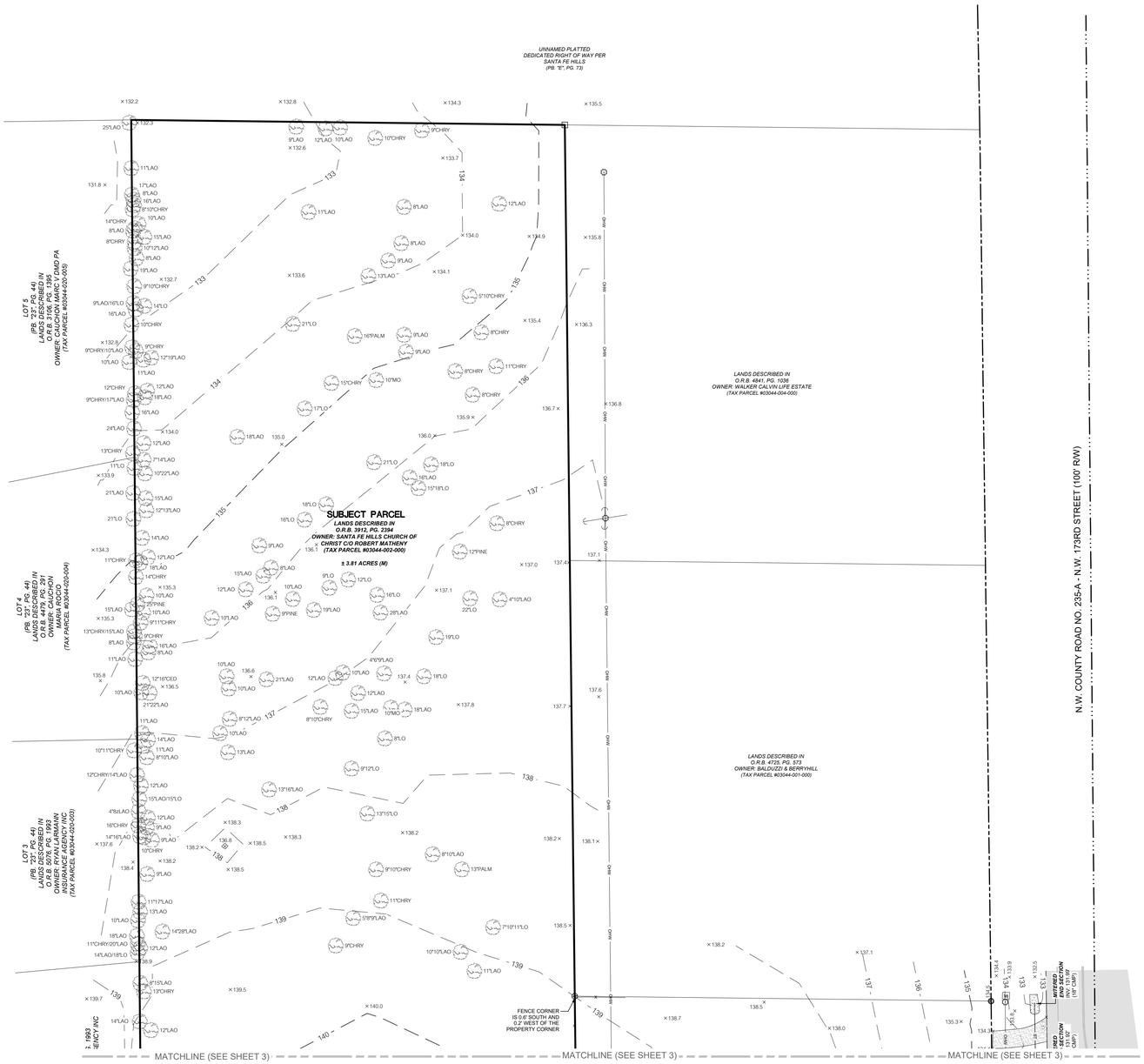
N

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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PINE = PINE TREE
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= ASPHALT SURFACE
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Tech: Asmont Plot Date: Apr 09,2025 10:45am Filename: N:\2023\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA update.dwg

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LB-8246

NVS

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:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02

TECHNICIAN: NAD
CREW CHIEF: MM
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. L.B. 8246
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 3 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 '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.

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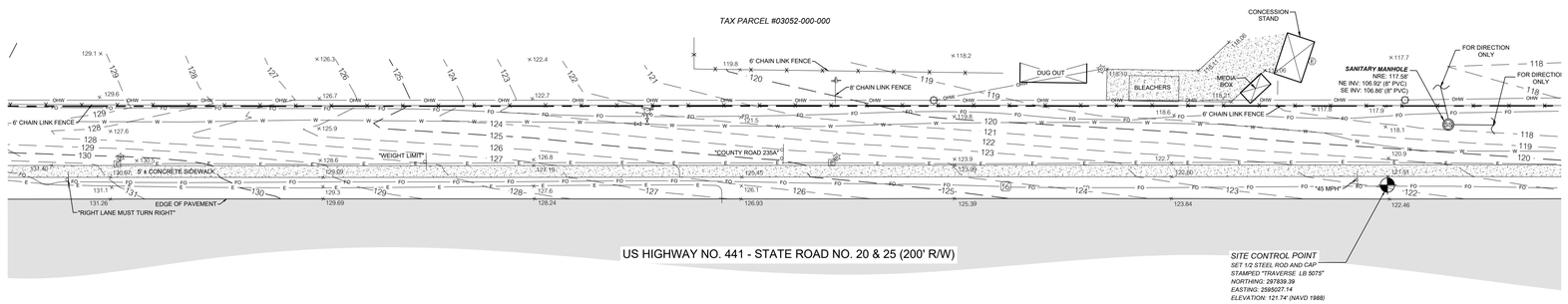

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

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CREW CHIEF: VM
DRAWN BY: CAC
FIELD BOOK & PAGE: TBD

CERTIFIED TO:

CHAD A COLSON

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
4 OF 4

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OF PUBLIC
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CITY OF
A, FLORIDA

ıe Planning and Zoning Board of
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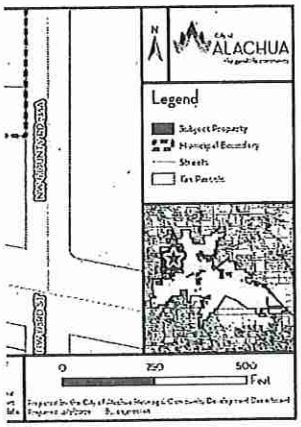
12 | Westside Commons –

ions, LLC (Applicant/Agent) on
LLC and Santa Fe Hills Church
wners) for a site plan proposing
0 square foot dental clinic with
on a 0.69-acre subject property
north side of US Highway 441,
of US Highway 441 and NW
x parcel 03044-001-002 (portion
tion thereof)). FLU: Commercial,
rcial (CC).



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for such purpose, you may need
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in order to participate in this
Clerk at (386) 418-6100 x 1501 at
olic hearing.

nty Today - April 09, 2026)

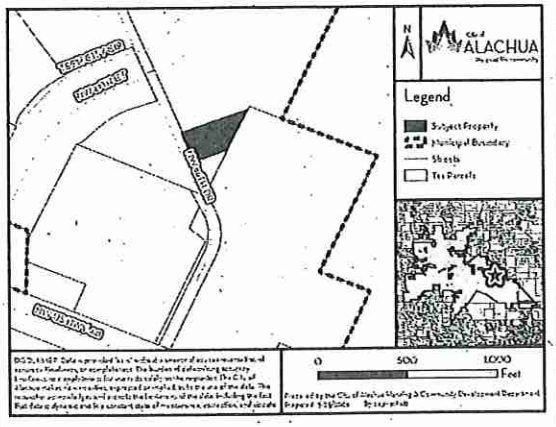
City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0014 | San Felasco Tech City Fire Station Site Plan

A request by NV5, Inc. (Applicant/Agent) on behalf of The Laser Investment Group, LLC (Property Owner) for a site plan proposing the construction of a ± 11,300 square foot fire station with associated site improvements on a ± 1.03-acre subject property generally located on NW 86th Drive, north of US Highway 441 and south of NW 87th Court (Tax Parcel 05844-004-004). FLU: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - April 09, 2026)

City of
ALACHUA

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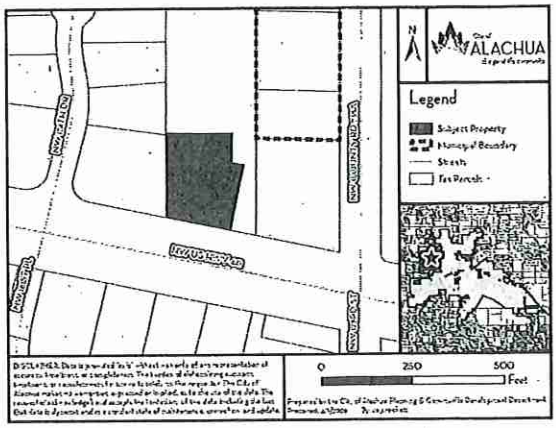
Application #: PSP25-0015 | Westside Commons – Dutch Bros Site Plan

A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Santa Fe Hills Church of Christ, Inc. (Property Owner) for a site plan proposing the construction of a ± 1,035 square foot restaurant with drive-through service with associated site improvements on a ± 0.90-acre subject property located at 16313 NW US Highway 441 (Tax parcel 03044-002-000 (portion thereof)). FLU: Commercial; Zoning: CC.



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(Published: Alachua County Today - April 09, 2026)

Dutch Bros.

City of ALACHUA
the good life community

MAILED
APR 06 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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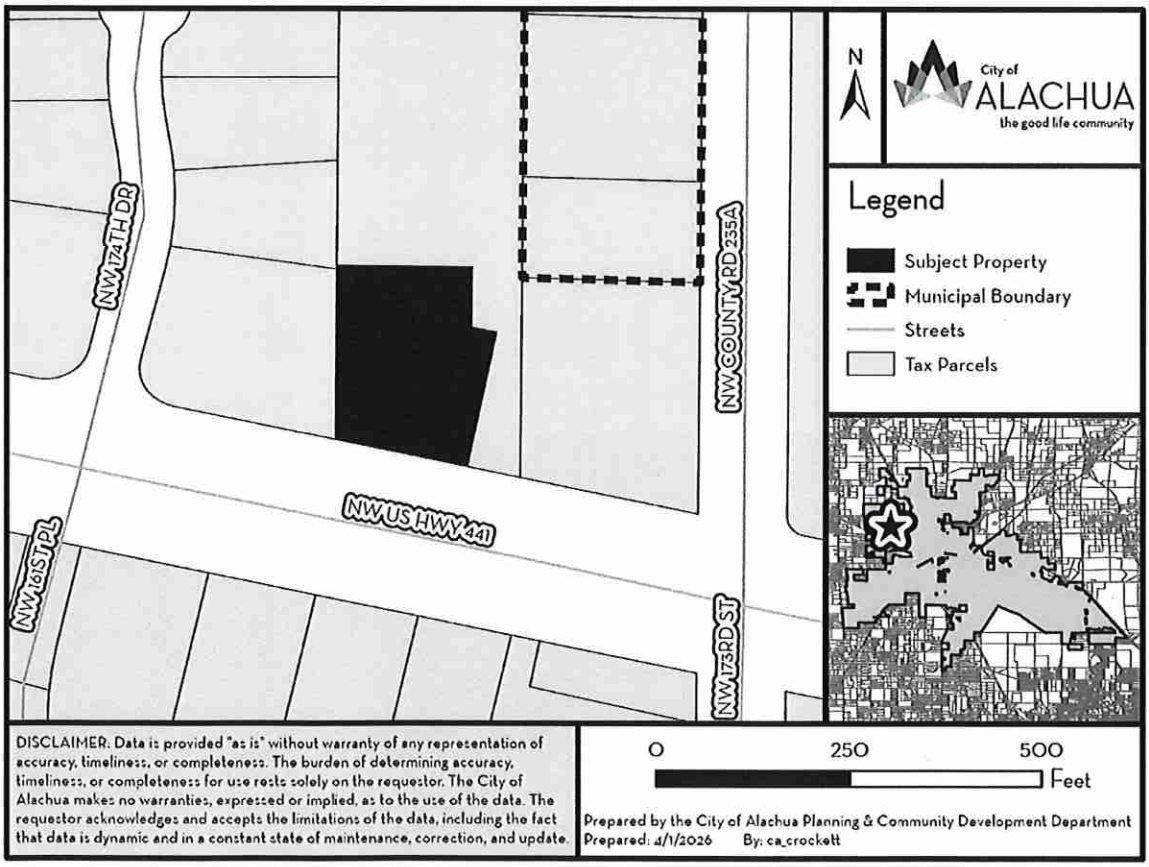

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109 WEST CT LLC & BG DANBURY LLC
6 FAIRFIELD BLVD STE 1
PONTE VEDRA BEACH, FL 32082

1390 ALACHUA LLC
ACCOUNTS PAYABLE DEPARTMENT WA
260 W BALTIMORE PIKE WAWA
WAWA, PA 19063

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

MAILED
APR 0 6 2026

ALACHUA CFA LLC
5200 BUFFINGTON RD
ATLANTA, GA 30349

ALACHUA OUTPARCEL LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

BRACHHOLD MARK A
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615

C&B CIVIL CONSTRUCTION INC
PO BOX 448
HIGH SPRINGS, FL 32655

CAUCHON MARC V
5450 2ND PL
VERO BEACH, FL 32968

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

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

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

LINDBERG III CARL DAVID & SOORY
16630 NW 173RD TER
ALACHUA, FL 32615

MAGPIE 441 PROPERTY LLC
PO BOX 674
WALNUT, CA 91788

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MOSER JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

ORIE DEANDREW L
16655 NW 175TH TER
ALACHUA, FL 32615

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Easy Peel Address Labels
Bend along line to expose Pop-up Edge
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Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Pat. avery.com/patents

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

PAUDEL & CHAPAGAIN
16412 NW COUNTY RD 235A
ALACHUA, FL 32615

MAILED
APR 06 2026

ROBERTS & ROIES
16610 NW 174TH TER
ALACHUA, FL 32615

RYAN LARMANN INSURANCE AGENCY I
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

UF Planning Dept.
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Angela Tatai, POSTED THE LAND USE SIGN(S)
(Print Name)

ON April 6, 2026 FOR THE Westside Commons – Dutch Bros Site 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.

Angela Tatai
(Signature)

Two
(Number of signs)

Posted Notice Location Map
PSP25-0015 | Dutch Bros

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 regular 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.

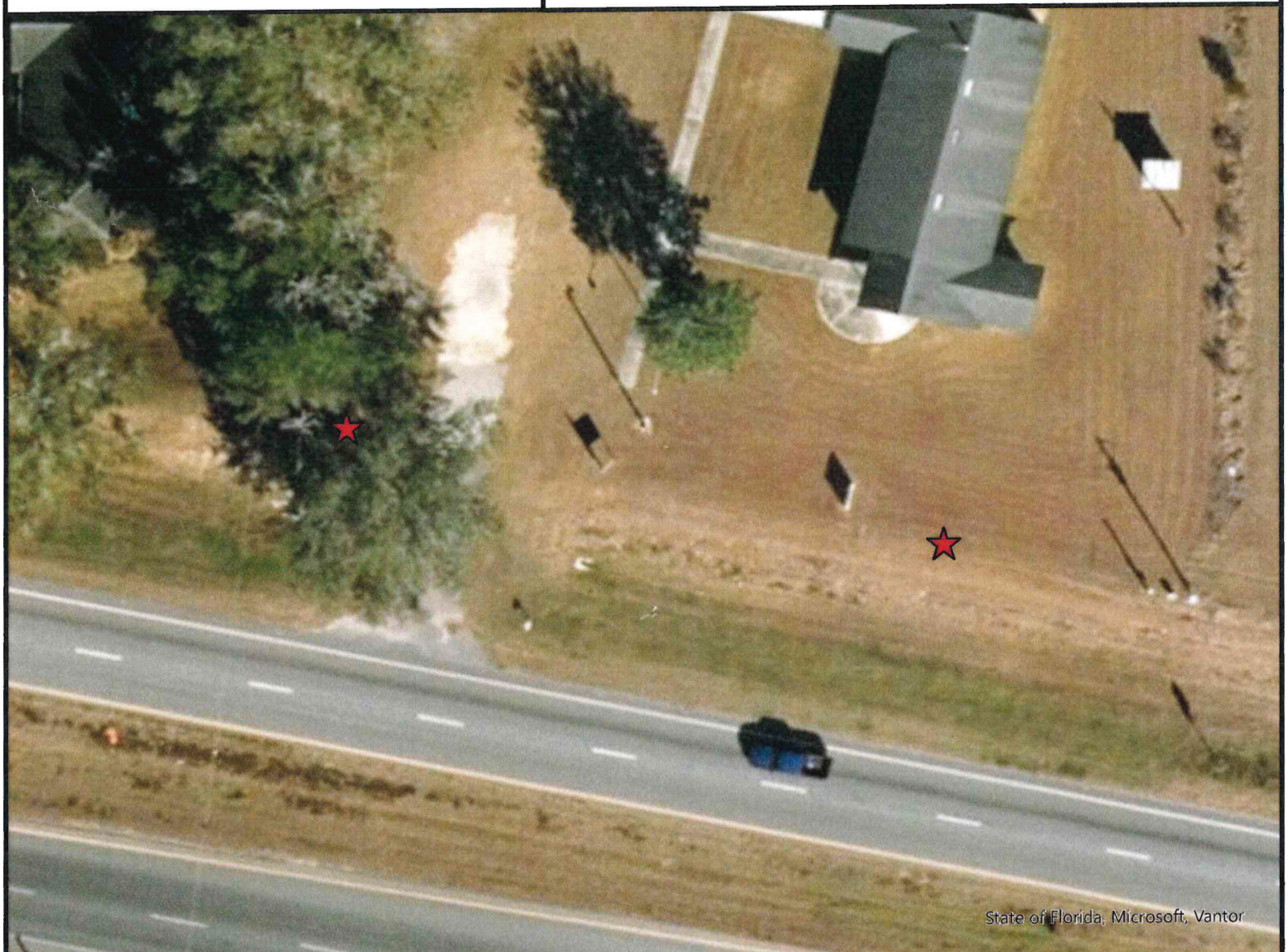
SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 15.5 31 62 Feet

Legend

★ Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 4/1/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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 - Dutch Bros **APPLICATION NO.:** PSP25-0015

APPLICATION TYPE: Site Plan **CURRENT ZONING:** CC

NATURE/SCOPE OF PROPOSAL: Proposes the construction of a +/- 1,035 square foot restaurant with drive-through service with associated site improvements

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).



Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)

City of Alachua
THE GOOD LIFE COMMUNITY

Board Agenda Item

MEETING DATE: April 21, 2026

SUBJECT: PSSC26-0002 | Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) - A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) to amend the City of Alachua Comprehensive Plan Future Land Use Map from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.68-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM (Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.

Recommended Motion: *I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) 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 from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)).

The Applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property

from Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

Existing Future Land Use Map Designations

Policy 1.2.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Low Density Residential land use category which acts as "a transition between rural residential/agricultural areas and the urban areas within the City." Development is limited to one dwelling unit per acre and is typically comprised of single-family detached dwelling units.

The Moderate Density Residential land use category is established by Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element. Development is limited to four dwelling units per acre and is primarily comprised of single-family detached dwelling units; however, townhomes and duplexes are also permitted uses.

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, which is established to "provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock." Typical uses are primarily commercial in nature; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

Proposed Future Land Use Map Designations

The proposed amendment would retain some Moderate Density Residential and Community Commercial land use categories on the subject property. The remaining portion would be amended to the Commercial land use category, which is established by Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element.

The Commercial land use category provides "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." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Draft Ordinance
2. Application Materials
3. Public Notice Materials
4. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Legislative Hearing **Application #: PSSC26-0001**

SUBJECT:	A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on the subject property.
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441.
PARCEL ID NUMBER:	03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Planned Development – Residential (PD-R); Community Commercial (CC)
OVERLAY:	N/A
ACREAGE:	± 46.68
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) 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 from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)).

The Applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

Existing Future Land Use Map Designations

Policy 1.2.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Low Density Residential land use category which acts as "a transition between rural residential/agricultural areas and the urban areas within the City." Development is limited to one dwelling unit per acre and is typically comprised of single-family detached dwelling units.

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Table 1. Summary of Existing FLUM Designations

Summary of Existing FLUM Designations	
FLUM Designation:	Low Density Residential; Moderate Density Residential; Community Commercial

Table 1. Summary of Existing FLUM Designations (Continued)

Max Gross Density:	Low Density Residential	20 dwelling units (1 DUA)
	Moderate Density Residential	77 dwelling units (4 DUA)
	Community Commercial	105 dwelling units (15 DUA*)
	TOTAL	202 dwelling units (± 4.33 DUA)
Max Floor Area:	Low Density Residential	N/A
	Moderate Density Residential	N/A
	Community Commercial	± 182,952 square feet (0.60 FAR*)
	TOTAL	± 182,952 square feet (0.09 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Low Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ Duplexes and quadplexes.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

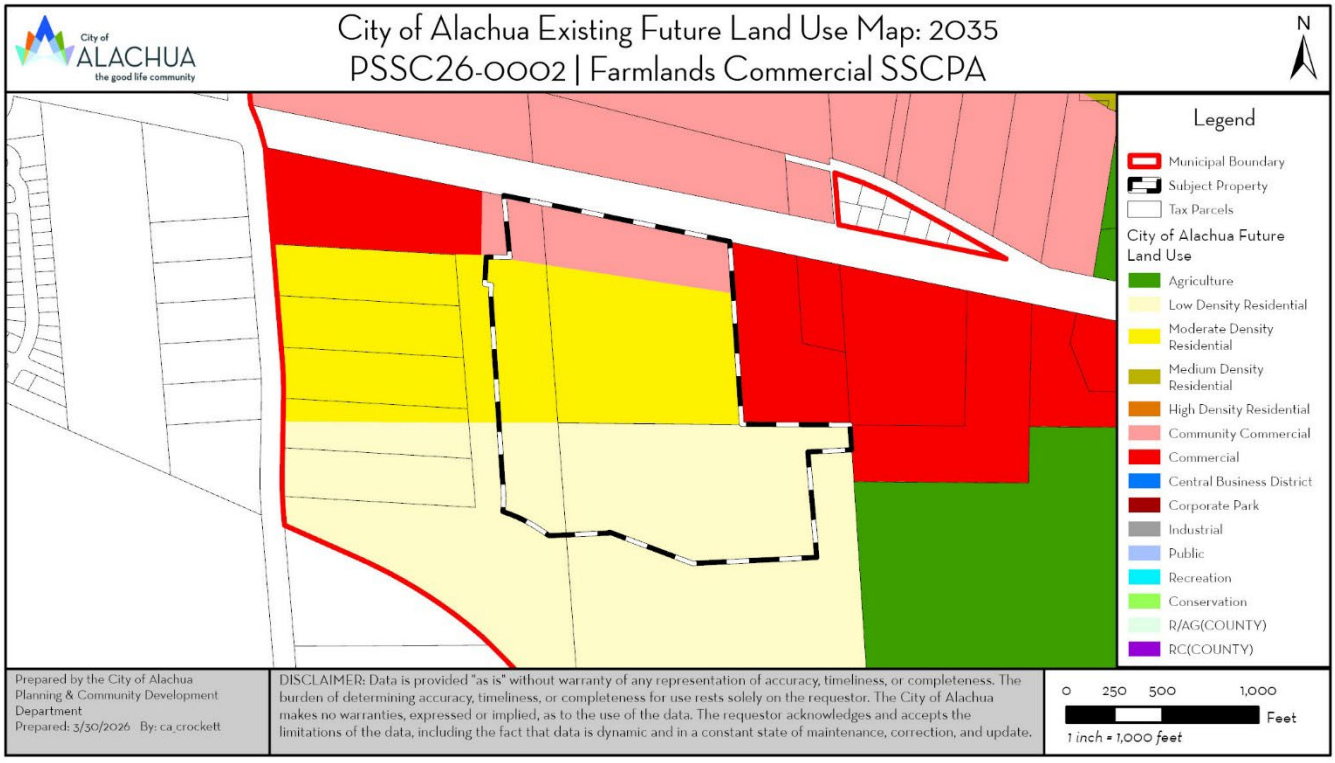

Figure 1. Existing Future Land Use Map with Subject Property

Proposed Future Land Use Map Designations

The proposed amendment would retain some Moderate Density Residential and Community Commercial land use categories on the subject property. The remaining portion would be amended to the Commercial land use category, which is established by Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element.

The Commercial land use category provides "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." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

Table 2. Summary of Proposed FLUM Designations

Summary of Proposed FLUM Designations	
FLUM Designation:	Moderate Density Residential; Community Commercial; Commercial

Table 2. Summary of Proposed FLUM Designations (Continued)

Max Gross Density:	Moderate Density Residential	25 dwelling units (4 DUA)
	Community Commercial	153 dwelling units (15 DUA*)
	Commercial	451 dwelling units (15 DUA)
	TOTAL	629 dwelling units (± 13.47 DUA)
Max Floor Area:	Moderate Density Residential	N/A
	Community Commercial	± 266,587 square feet (0.60 FAR*)
	Commercial	± 786,955 square feet (0.60 FAR*)
	TOTAL	± 1,053,542 square feet (0.52 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ Duplexes and quadplexes.
	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services;

Table 2. Summary of Proposed FLUM Designations (Continued)

		▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services.
Net Increase/ Decrease	*+ 427 dwelling units* *+ 870,590 square feet non-residential floor area*	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

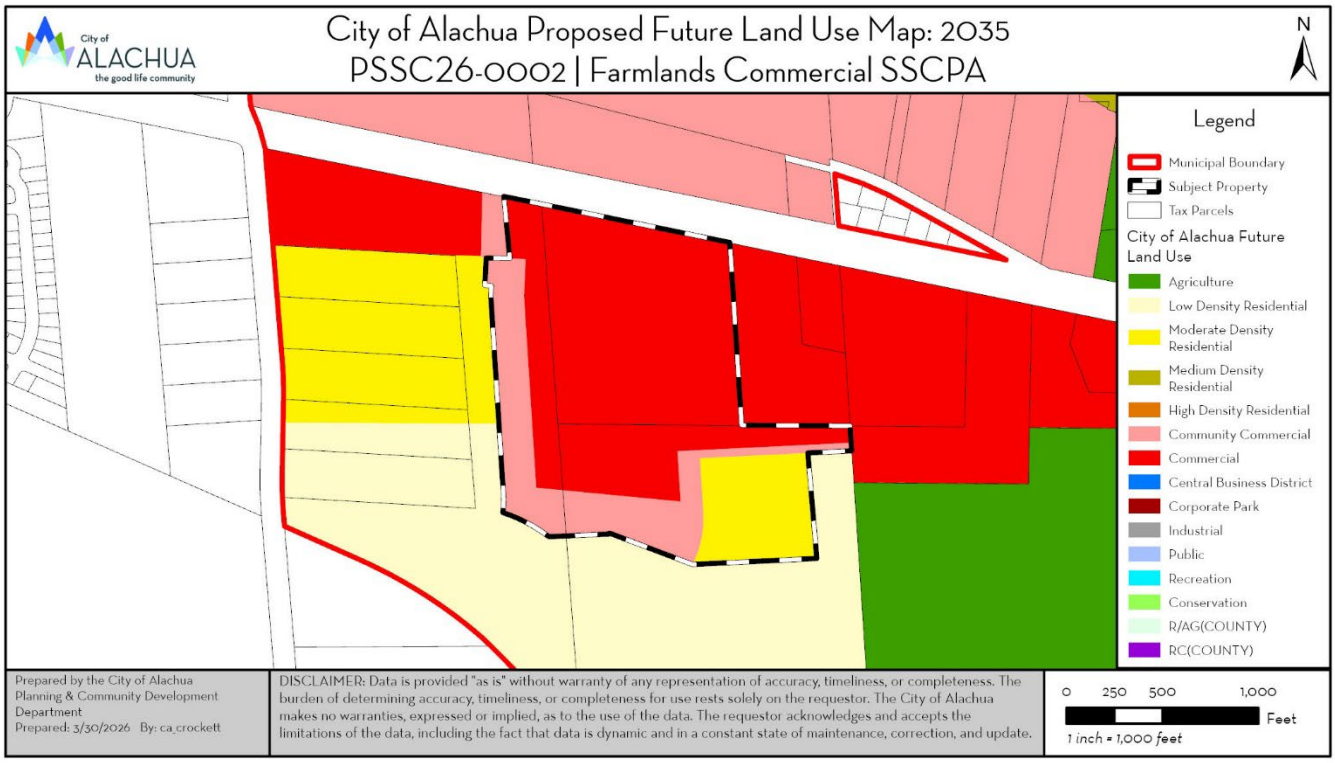

Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. 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 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture, Vacant Commercial	Community Commercial	Planned Development – Commercial (PD-COMM)
South	Silviculture, Vacant Residential	Low Density Residential	Planned Development – Residential (PD-R)
East	Agriculture, Repair and Servicing	Agriculture, Commercial	Agricultural (A); Commercial Intensive (CI)
West	Silviculture, Vacant Residential, Vacant Commercial	Low Density Residential, Moderate Density Residential, Commercial	Planned Development – Residential (PD-R); Commercial Intensive (CI)

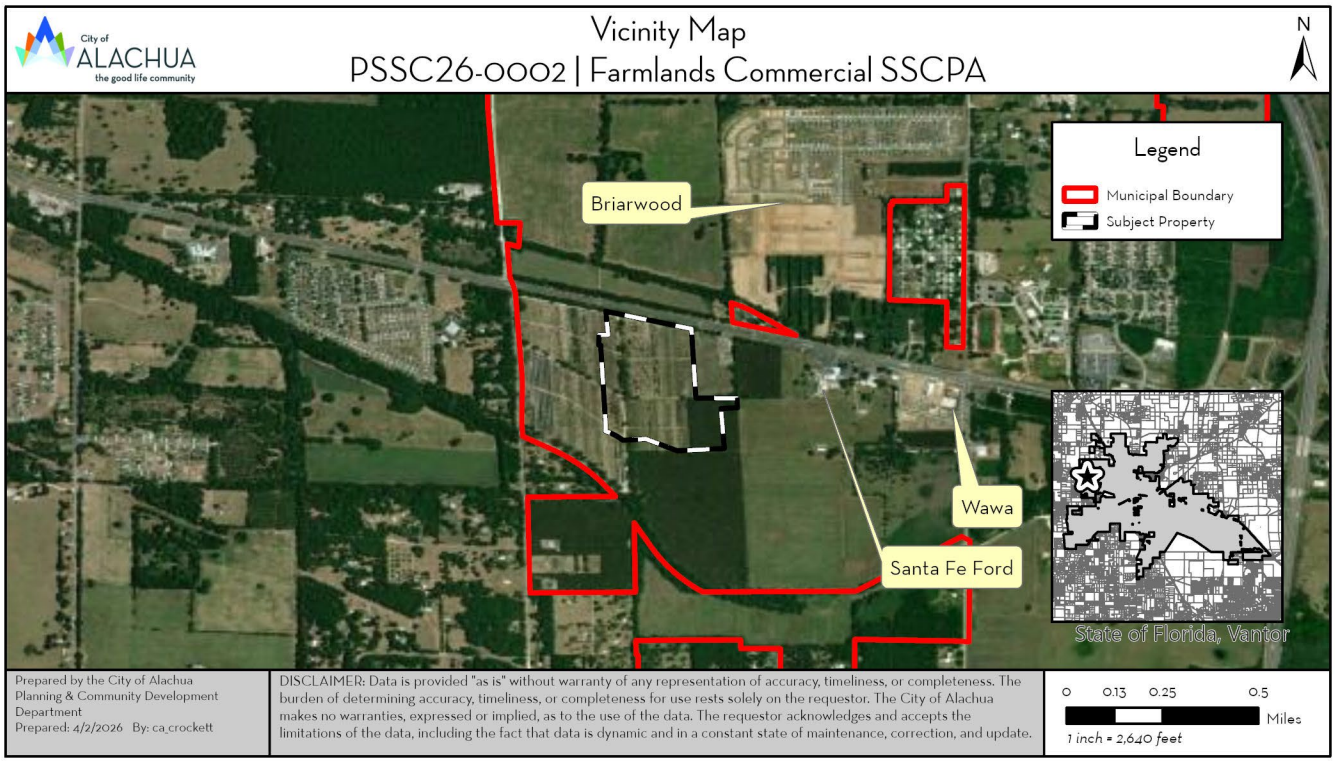

Figure 3. Vicinity Map

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 not required for small-scale Comprehensive Plan amendment applications; however, two neighborhood meetings were held regarding the companion site-specific amendment to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 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 meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statues, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The population of the City of Alachua is currently an estimated 11,296 persons, according to the University of Florida Bureau of Economic and Business Research. The City's Comprehensive Plan has established a population projection of 17,464 persons by the year 2035. The Applicant did provide an analysis demonstrating that the proposed amendment would not adversely impact the amount of land needed for a minimum 10-year planning period.

The Applicant submitted a needs analysis, which is included in the application materials. The Applicant contends the "developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential options in the City and for residents in the context area and proximate cities of High Springs and Newberry."

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment includes multiple future land use categories that range in density and intensity and range in allowable uses, providing for a mix of allowable uses on the subject property.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is already designated with urban and urban-transitional future land use categories and is adjacent to other urban land use categories.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed amendment is consistent with surrounding future land use categories, ensuring isolated and radial development patterns do not occur. The proposed Commercial land use area reduces the existing potential of strip or ribbon patterns by better incorporating the area into the adjacent Moderate Density Residential and Low Density Residential land use areas with a transitionary Community Commercial land use area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is adjacent to active silviculture activities; however, both the subject property and adjacent property are already designated with urban and urban-transitional future land use categories. The Applicant contends that the silviculture activities will be relocated by the property owner to another property in the general region.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development. Additionally, the subject property exists within the Alachua West Water Distribution Infrastructure Improvement Area.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed amendment maintains a transition of the most intense land use category of Commercial along US Highway 441, stepping down in intensity to Community Commercial and Moderate Density Residential on the subject property. The proposed Moderate Density Residential category also abuts Low Density Residential on the property adjacent to the south. Policy 1.2.a of the Comprehensive Plan, Future Land Use Element describes Low Density Residential as "a transition between rural residential / agricultural areas and the urban areas within the City." As such, the proposed amendment establishes a logical development pattern and maintains a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: Typical developments in the Commercial land use category would not be development well-suited for infill development as larger scale, regionally facing, and highway-oriented uses are permitted in the Commercial land use category. As such, the proposed amendment including a Commercial land use area would not discourage or inhibit infill development elsewhere in existing neighborhoods and communities where larger scale, regionally facing, and highway-oriented uses are not appropriate.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, resulting in a functional mix of permitted uses across the subject property.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The proposed amendment is generally linked with related land uses. The Commercial land use category is located along US Highway 441 and connects two existing Commercial land use areas. The Community Commercial land use category is located as a transitionary category as established by Policy 1.3.a of the Comprehensive Plan, Future Land Use Element. "The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories." The Moderate Density Residential land use category is located adjacent to existing residential land use areas. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property is in private ownership, is not open to the public, and does not serve as functional open space.

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also establishes eight "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

The applicant has also provided an analysis of the application's consistency with Chapter 163.3177 within the application materials.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, permitting a wide range of housing types.

The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. The Applicant further contends that a decrease in vehicle miles travelled (VMT) promotes energy conservation of both fossil fuels and electric power.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The Applicant contends that the silviculture activities conducted on site will be relocated by the property owner to another property in the general region. Staff notes that the Applicant's contention likely does not meet the burden of preserving agricultural areas and activities.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is in private ownership, is not open to the public, and does not serve as functional open space. Additionally, the subject property is not comprised of natural lands and is primarily comprised of silviculture operations. The proposed future land use categories all require open space as part of future development.

(VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The Commercial and Community Commercial land use categories permit a wide array of non-residential land uses, including regionally facing and more locally facing uses, to meet the need of the residential population of the City of Alachua and context area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The Applicant contends that the proposed amendment will discourage urban sprawl; however, the existing future land use categories were found not to constitute urban sprawl when adopted by Ordinance 22-06. Additionally, the proposed amendment does not provide for an innovative development pattern. As such, Staff notes this criterion is likely not met.

Staff notes six of the eight urban form criteria are met, and as such, the proposed amendment does not constitute urban sprawl as established by Florida Statute 163.3177(6)(a)9.b.

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.

Evaluation & Findings: The proposed land use categories would maintain a balance between residential and non-residential uses in the City and maintain a minimum number of lands for a 10-year planning period.

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.

Evaluation & Findings: The proposed Moderate Density Residential land use category abuts a Community Commercial land use category and Low Density Residential land use category, acting as a step down in density and intensity between the non-residential and residential areas and maintaining an orderly and compatible pattern of development.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use

Evaluation & Findings: The proposed Community Commercial land use category would act as a transition from the Commercial land use area to the residential land use areas, which is consistent with the purposes of the Community Commercial land use category and would maintain an orderly and compatible pattern of development.

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 proposed Commercial land use category would be located along US Highway 441, where more intense and highway-oriented commercial uses are appropriate. The proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining and orderly and compatible pattern of development.

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 mitigated 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 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 proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. Although the Commercial and Community Commercial land use categories are proposed to extend into an existing residential future land use category, the property is undeveloped and not an existing residential neighborhood. As such, concerns with residential compatibility are minimal as (1) residential compatibility can be addressed at time of development review, ensuring proper landscaping and buffering, (2) the proposed commercial land use categories will not interfere with an existing residential area, and (3) the proposed Commercial land use category will be surrounded by a transitionary Community Commercial land use category.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design. Setbacks and buffers between residential and non-residential use areas will be required at time of final design.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: An urban sprawl analysis conducted by staff has been included in this report. Staff has found the proposed amendment to not constitute urban sprawl as defined in Chapter 163.317(6)(a)9., Florida Statutes.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. All policies and regulations regarding the protection of natural topography will be enforced at time of development review. At this stage, the proposed land use categories are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the six soil types present on the subject property, which are all well or moderately well drained soils. As such, the proposed land use categories are generally suitable for the subject property in relation to soils.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

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: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. As such, any development of the subject property will be required to connect to City facilities at time of development.

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: A phase 1 traffic impact analysis has been submitted as part of this application. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed future land use categories would result in an increase to trip generation, the companion rezoning application limits the maximum build-out scenario and would actually result in a net reduction in potential trip generation. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Future Land Use Map inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will be required to be in a consolidated manner that promotes safe and efficient travel at time of final design.

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 not present 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: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed land use categories include a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

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 land use categories allow for a variety of housing types in a range of densities. The commercial land use categories also allow for housing stock in close proximity to commercial development in a mixed-use manner.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

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 and any future development on the subject property will be required to connect.

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 and any future development on the subject property will be required to connect.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

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.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.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: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to geologic features.

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 conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

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 potential or delineated wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the proposed land use categories are generally suitable for the subject property in relation 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: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No parts of the subject property are identified as a priority area by the FNAI. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat.

A listed species inventory will be required at time of development plan application to ensure final design is appropriate. Should a regulated plant or animal species be discovered, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Soil Survey

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

There are six soil types found within the subject property, shown in Table 4.

Table 4. 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 Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	45.01%
Fort Meade Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	43.35%
Kendrick Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	7.12%
Arredondo Fine Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	4.27%
Gainesville Loamy Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	0.21%
Millhopper Sand; 0-5% Slope	A	Moderately-Well Drained	Slight	Slight	0.02%

Evaluation & Findings: The six soils present on the subject property are well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. As such, the proposed land use categories are generally suitable for the subject property in relation 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: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

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: There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." The full letter is available for review in Exhibit "B" of this report. Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

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. As such, the proposed land use categories are generally suitable for the subject property in relation 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 located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to historic structures or features.



Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 26-XX

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO HE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5, Inc. ("Agent") (together as the "Applicant") on behalf of JTFA LLC (the "Property Owner"); and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

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Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on a ± 46.68-acre subject property, consisting of Tax Parcel Numbers 03042-050-004; 03042-050-005 (portion thereof), and 03045-003-000 (portion thereof), in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. 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 4. Repealing Clause

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

Section 5. 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 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

PASSED on first reading on the _____ of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NONTANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Commercial Future Land Use Area

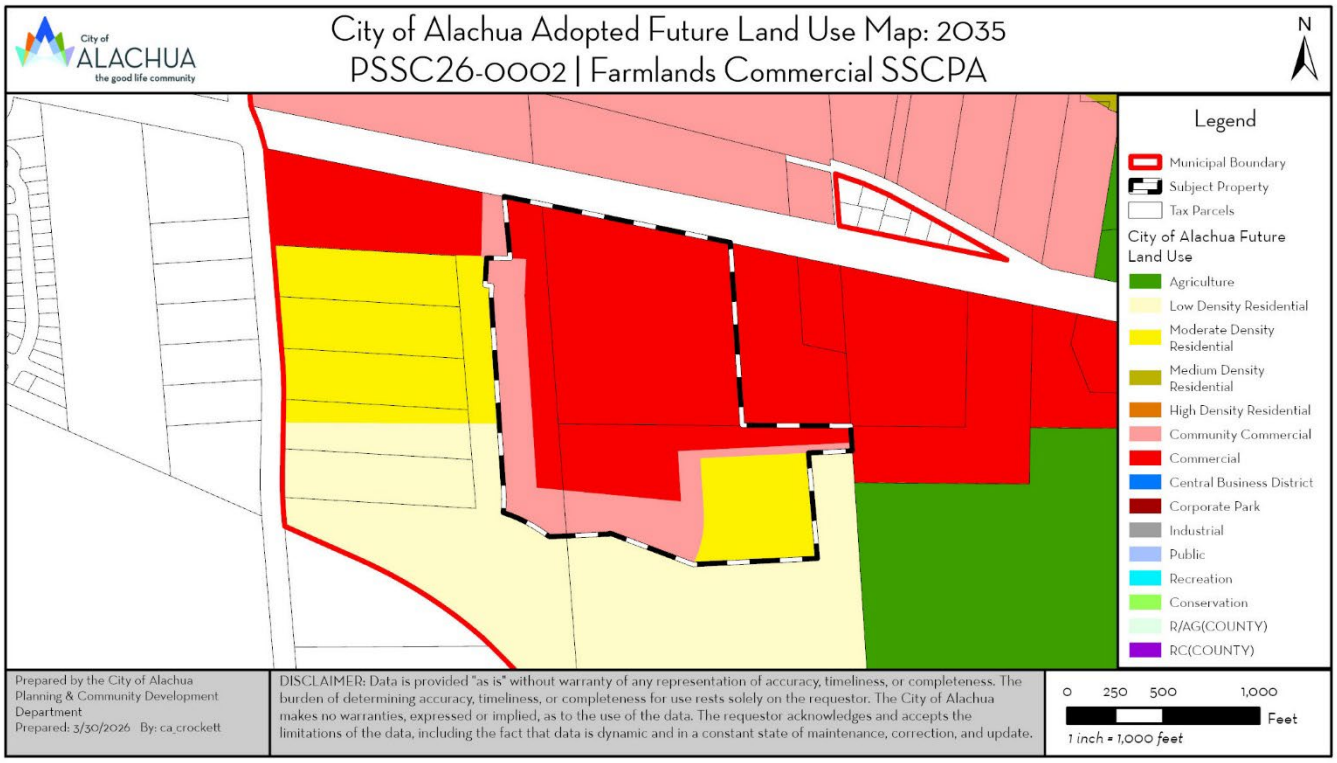
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

LETTER FROM KENNETH L. HILL, P.E.
GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

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

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

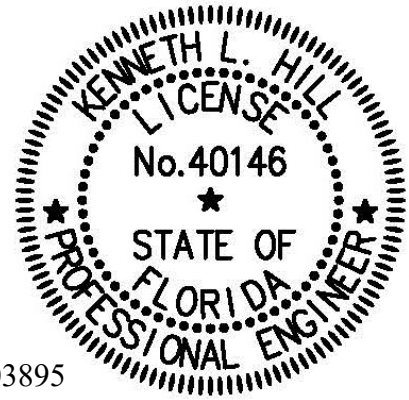
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)

EXHIBIT "C"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
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

April 1, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. 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 **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD 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, April 6, 2026***. 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, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, 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

March 16, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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 Wednesday, March 24, 2026**. 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 **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) 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 site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** 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:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

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

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.

      Remaining Deficiency: Provide justification.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.

      Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      Response: None provided.

      Remaining Deficiency: Respond.

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.

Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.

5. PD Master Plan

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.

Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

7. Miscellaneous

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.

Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.

Additional Deficiencies to be Addressed

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

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

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

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

TO: **Carson J. Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart** LD
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

NO.	COMMENTS
1	**Comment on January 2026 Submittal** **Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **Approved as noted.**

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

February 17, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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 **1:30 PM on February 17, 2026** 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 Wednesday, March 18, 2026**. 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 **April, 2026, 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 **

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

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

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be sent 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)*
Parker Stevens, 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

February 2, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, 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 applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*, 2025*).

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 applications.

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.

PSSC26-0002 - Farmlands SSCPA

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

PR26-0002 - Farmlands Rezoning

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Farmlands
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): 03046-003-000 (portion of), 03042-050-004 and 03042-050-005 (portion of)
4. Existing Use of Property: Undeveloped / Tree Farm
5. Existing Future Land Use Map Designation: Community Commercial, Moderate Density Residential and Low Density Residential
6. Proposed Future Land Use Map Designation: Commercial, Community Commercial & Moderate Density Residential
7. Acreage: 46.7 (+/)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, Suite 300, South Tower
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of property owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: Current property owners & Rise Development
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of 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).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 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.**

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

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2019 by Clay Sweger

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

NOTARY SEAL

Signature of Notary Public, State of Florida

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Farmlands
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): 03046-003-000 (portion of), 03042-050-004 and 03042-050-005 (portion of)
4. Existing Use of Property: Undeveloped / Tree Farm
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6. Proposed Future Land Use Map Designation: Commercial, Community Commercial & Moderate Density Residential
7. Acreage: 46.7 (+/)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida
   Company (if applicable): NV5
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( )352-518-5120 FAX: ( ) N/A e-mail: gerry.dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of property owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: Current property owners & Rise Development
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

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   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of 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).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 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.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Gerry Dedenbach
Signature of Co-applicant

Typed or printed name and title of applicant

Gerry Dedenbach
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Gerry Dedenbach, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
Comm.: HH 586733
Expires: Oct. 19, 2028
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct. 30, 2025

NAME & DESCRIPTION OF PROJECT Farmlands Planned Development - CPA

A proposed land use map change that reduces the maximum permitted density from 275 to 20

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16600-18800 block of US Hwy 441

A future land map change that will result in a net reduction of 72 units (from 275 to 203).

Tax Parcel Numbers 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of)

Acreage 46.7 +/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: -72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	-72	**units X 0.12 Elementary School Multiplier**	-9	**Student Stations**
MIDDLE	-72	**units X 0.06 Middle School Multiplier**	-5	**Student Stations**
HIGH	-72	**units X 0.09 High School Multiplier**	-7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

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

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

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

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

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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

Keith E Lemer

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 6TH day of OCTOBER, 2025, by KEITH LEMER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #HH 191546 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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

Keith E Lerner

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 6TH day of OCTOBER, 2025 by KEITH LERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #H 191546 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00

This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

4625
6(-

THIS QUIT-CLAIM DEED,
executed this 8th day of June 2022, by

KEVIN L. CARTER and SHIMA CARTER, husband and wife,

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

JTFA, LLC, a Florida limited liability company,

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

See Exhibit A attached hereto.

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2022 and all subsequent years;
Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005

Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____(Seal)
Witness **Kevin L. Carter**
Printed Name: GRISELDA GUTIERREZ

_____(Seal)
Witness **Shima Carter**
Printed Name: SHEKHAR VARANASI

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ RB California
COUNTY OF ~~HILLSBOROUGH~~ RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

NRO1 NRO1

Signature Ritu (Seal)

Exhibit A

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

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGIIT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: CARL L JOHNSON

Witness Name: Sharon McCre

GOLDEN POND FARMS, INC., a Florida corporation

By: _____
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

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	03042-050-004
Prop ID	12470
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	19.93
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$25,909
Agricultural (Market) Value	$99,650
Just (Market) Value	**$99,650**
Assessed Value	$25,909
Exempt Value	$0
Taxable Value	$25,909
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	$99,650	$99,650	$199,300	$199,300	$199,300
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$99,650	$99,650	$199,300	$199,300	$199,300
Agricultural Classified Value	$25,909	$25,909	$25,900	$25,900	$25,900
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
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
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
1/18/2013	$100	SD	4175	1935	Unqualified (U)	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	Unqualified (U)	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

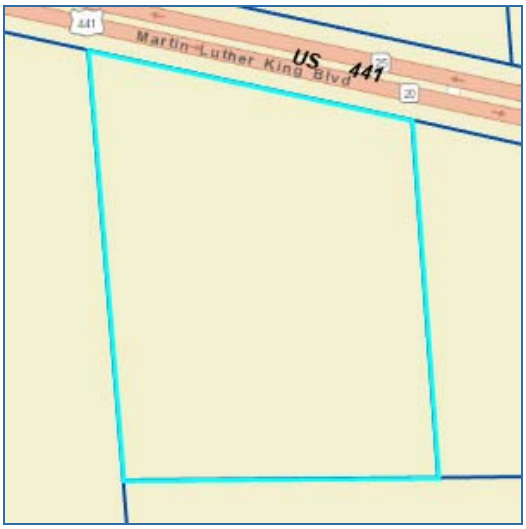
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map



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

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Contact Us

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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	03042-050-005
Prop ID	12471
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	40
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SE 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$14,600
Agricultural (Market) Value	$116,000
Just (Market) Value	**$116,000**
Assessed Value	$14,600
Exempt Value	$0
Taxable Value	$14,600
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	$116,000	$116,000	$116,000	$116,000	$116,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Agricultural Classified Value	$14,600	$14,600	$14,600	$14,600	$14,600
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
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
5500	TIMBER 2	40.00	1742400	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

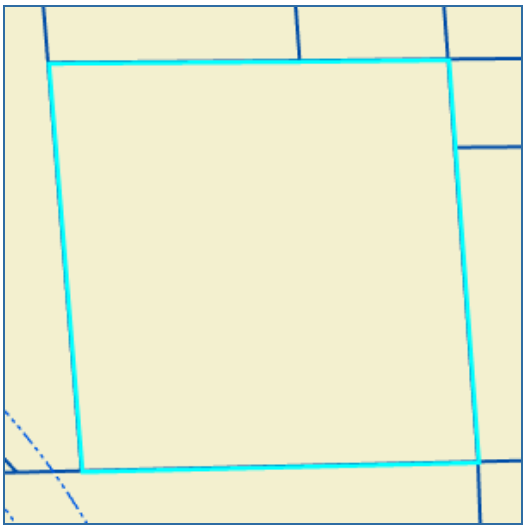
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map



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

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Contact Us

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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	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	38.49
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$3,868
Land Value	$0
Land Agricultural Value	$50,037
Agricultural (Market) Value	$192,450
Just (Market) Value	**$196,318**
Assessed Value	$53,240
Exempt Value	$0
Taxable Value	$53,240
Maximum Save Our Homes Portability	$665

"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	$196,594	$195,097	$338,069	$338,242	$338,416
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$192,450	$192,450	$335,248	$335,248	$335,248
Agricultural Classified Value	$50,037	$50,037	$50,100	$50,100	$50,100
Improvement Value	$4,144	$2,647	$2,821	$2,994	$3,168
Non School Assessed Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Assessed Value	$54,181	$52,684	$52,921	$53,094	$53,268
Exempt Value	$0	$0	$0	$0	$0

Certified Year	2024	2023	2022	2021	2020
Non School Taxable Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Taxable Value	$54,181	$52,684	$52,921	$53,094	$53,268
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$1,232	$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
6905	TREE FARM	38.49	1676624.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	132	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
2021	SHED 1	36	2013	2013		R2	RES
2221	STG 1	240	2013	2013		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Qualified (Q)	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	Unqualified (U)	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	No	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

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

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches.

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Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

Filing Information

Document Number	L19000180416
FEI/EIN Number	84-2523807
Date Filed	07/12/2019
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
02/09/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
07/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Search > Account Summary

Real Estate Account #03042 050 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

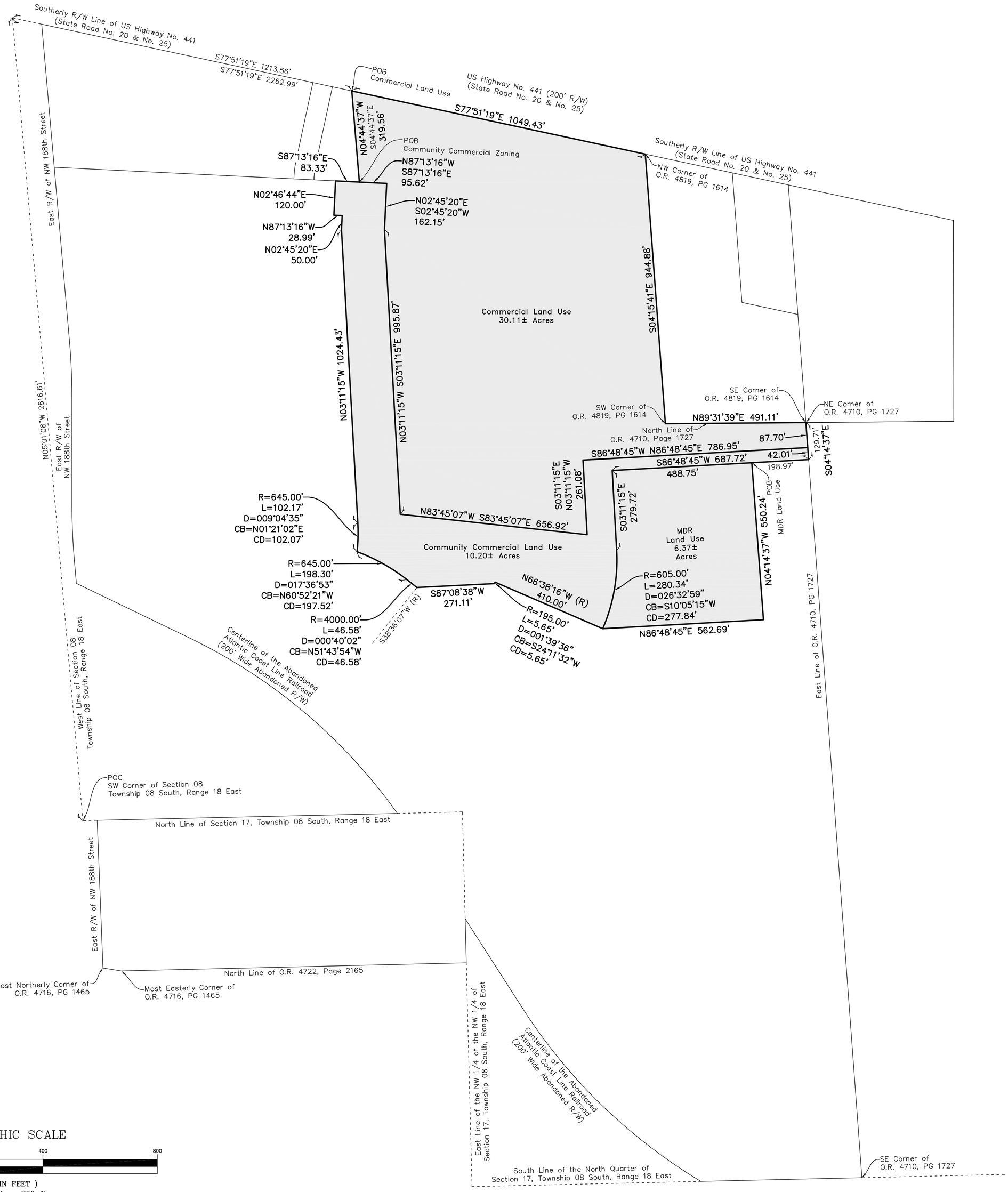
Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.



Legal Description

COMMERCIAL LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

COMMUNITY COMMERCIAL LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

MDR LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 6.37 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J-17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
O.R.	Official Records Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

50 years
eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

Project:	2025-0060.S01
Date:	03/03/2026
Sheet:	1 of 1
Scale:	1"=200'

LEGAL DESCRIPTION

Commercial Future Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 30.11 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 10.20 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 6.37 ACRES, MORE OR LESS.

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, September 24, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

PUBLIC NOTICE

Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd. Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
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03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
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IMLER ALMA W HEIRS
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PO BOX 225
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03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
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19005 NW 138th Avenue
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Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DAVID SOKERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Ter	—	
Denise M Conrad	19111 NW 157th	521-386-5745	denise.1fg@gmail.com
Rodney Coillespie	19107 NW 151 Ave	352.318.0137	sandyacres82

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA Noyes	14520 NW 188th ST	727 599 5428	dana.noyes@icloud.com
STEVE LANG	16320 NW 188th ST	386 454 2127	SJLang@WindstreamNet
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 156 Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1913 Vd. St.	Alachua 32615	
Bryan Thomas	6814 NW 37 Dr. 32653	352 316 6592	br-thomas@CityofAlachua.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: September 24, 2025 at 6:00 p.m.

Community Participants: 12 participants in total (2 did not sign in)

Project Representatives: Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

Meeting Minutes:

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size in certain labeled areas. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

NOTICE OF NEIGHBORHOOD WORKSHOP

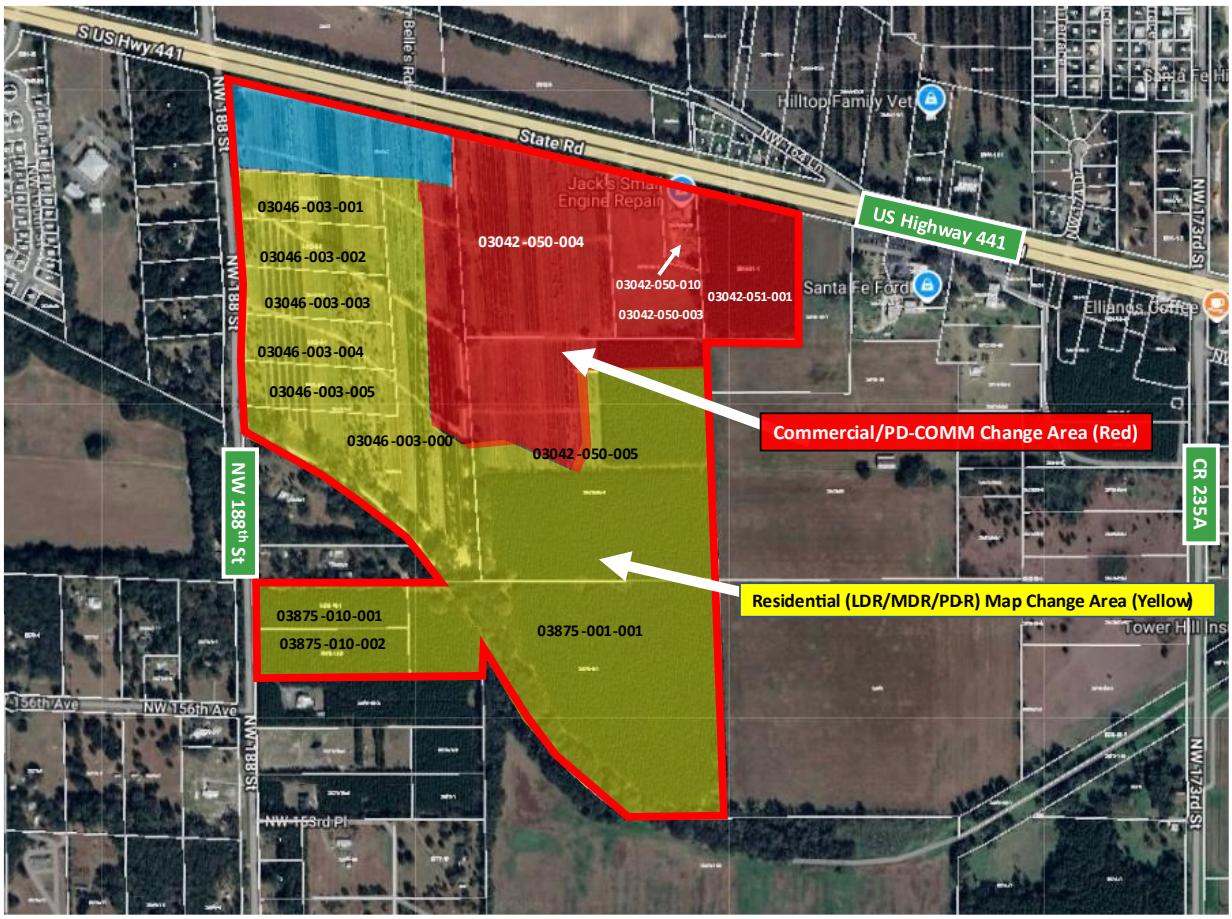
Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



FESTIVAL:
Continued from page A1

Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

NOTICE

QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON

OCTOBER 6, 2025

SEATS OPEN ARE

COUNCIL Seat I (1)– TWO YEAR TERM
COUNCIL Seat III (3) – TWO YEAR TERM
COUNCIL Seat IV (4) – TWO YEAR TERM

THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50

AND

THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.
YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.

City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S

QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Alachua County Today

is your best source for local news - 386.462.3355

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants inc.
Ph: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980



GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.



GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!



GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

NOTICE OF BOARD VACANCY

Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
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LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

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14276 SE 4TH PL
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ALACHUA, FL 32615

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SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
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Joseph & Phyllis Strickland
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Jean Calderwood
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Lynn Horton
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Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, October 22, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA NOYES	14520 NW 188th St Alachua	720 599 5428	dana.noyes@icloud.com
Robyn Smith	14962 NW 14th St Alachua		
Soorya Lindberg			soorya.lindberg@gmail.com
Gary Pappas	16104 NW 188th St	305 213 1121	gmpfish@outlook.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: October 22, 2025 at 6:00 p.m.

Community Participants: 4 participants in total

Project Representatives:
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

Meeting Minutes:
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

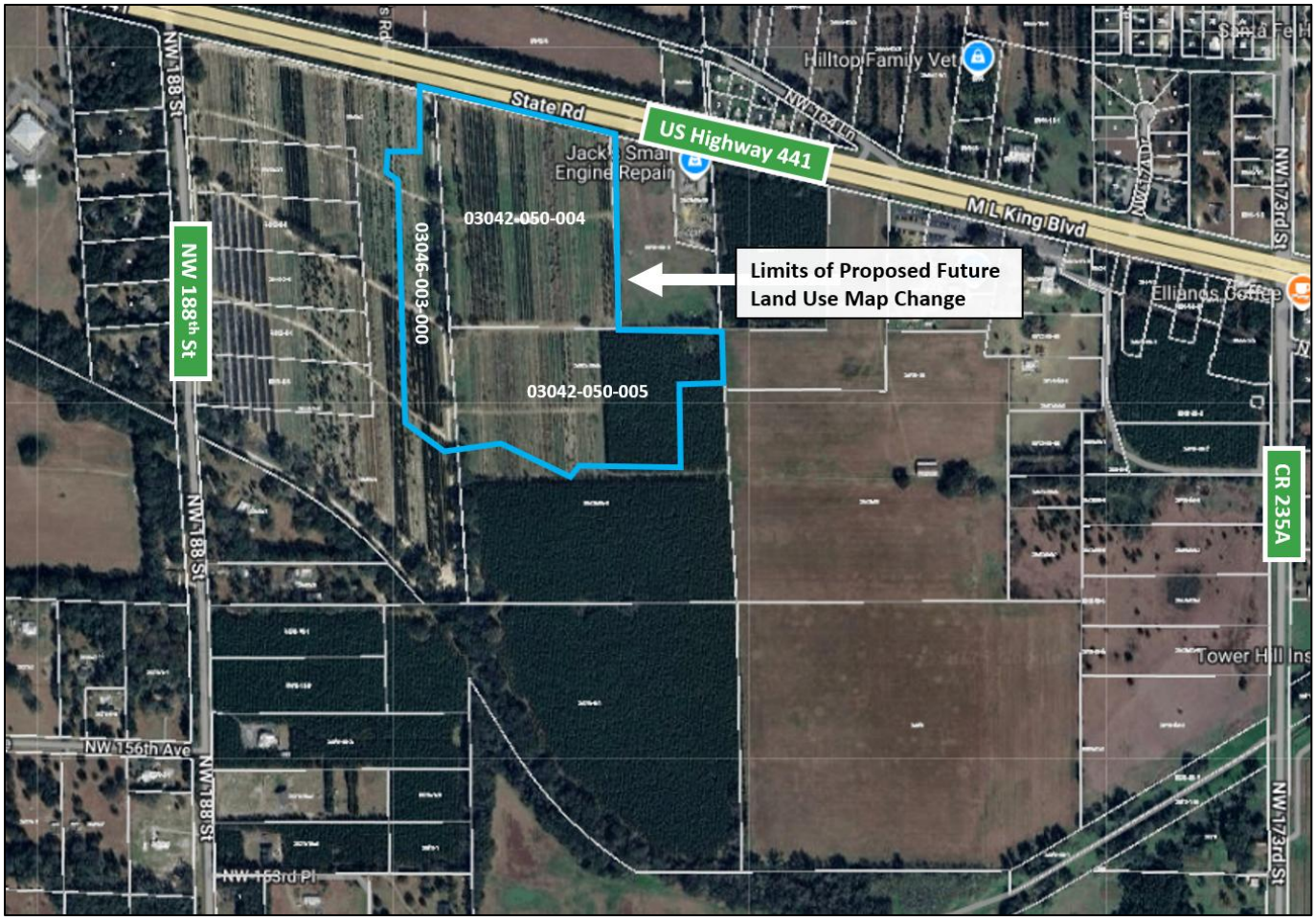
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

Future Land Use Map Amendment
Justification Report

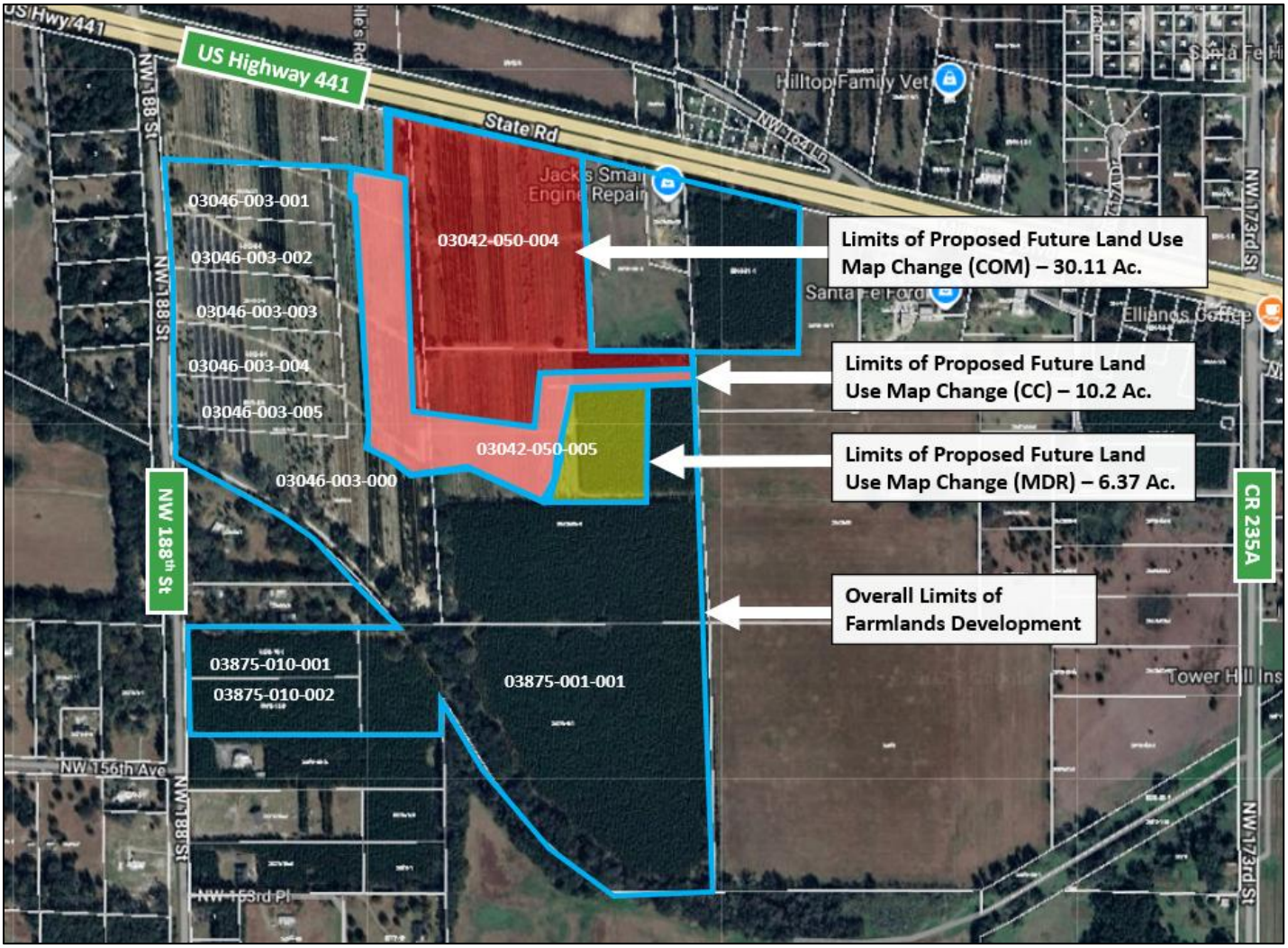


Request:	Small Scale Future Land Use Map Amendment application from Community Commercial, Moderate Density Residential & Low Density Residential to Commercial and Community Commercial and from Low Density Residential to Moderate Density Residential.
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of)
Acreage:	46.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP (eda consultants, inc.) Gerry Dedenbach, AICP, LEED AP (NV5)
Date:	January 26, 2026, Revised March 3, 2026

Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 46.68-acre subject property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of). The parcels are located within Section 8, Township 8, Range 18.

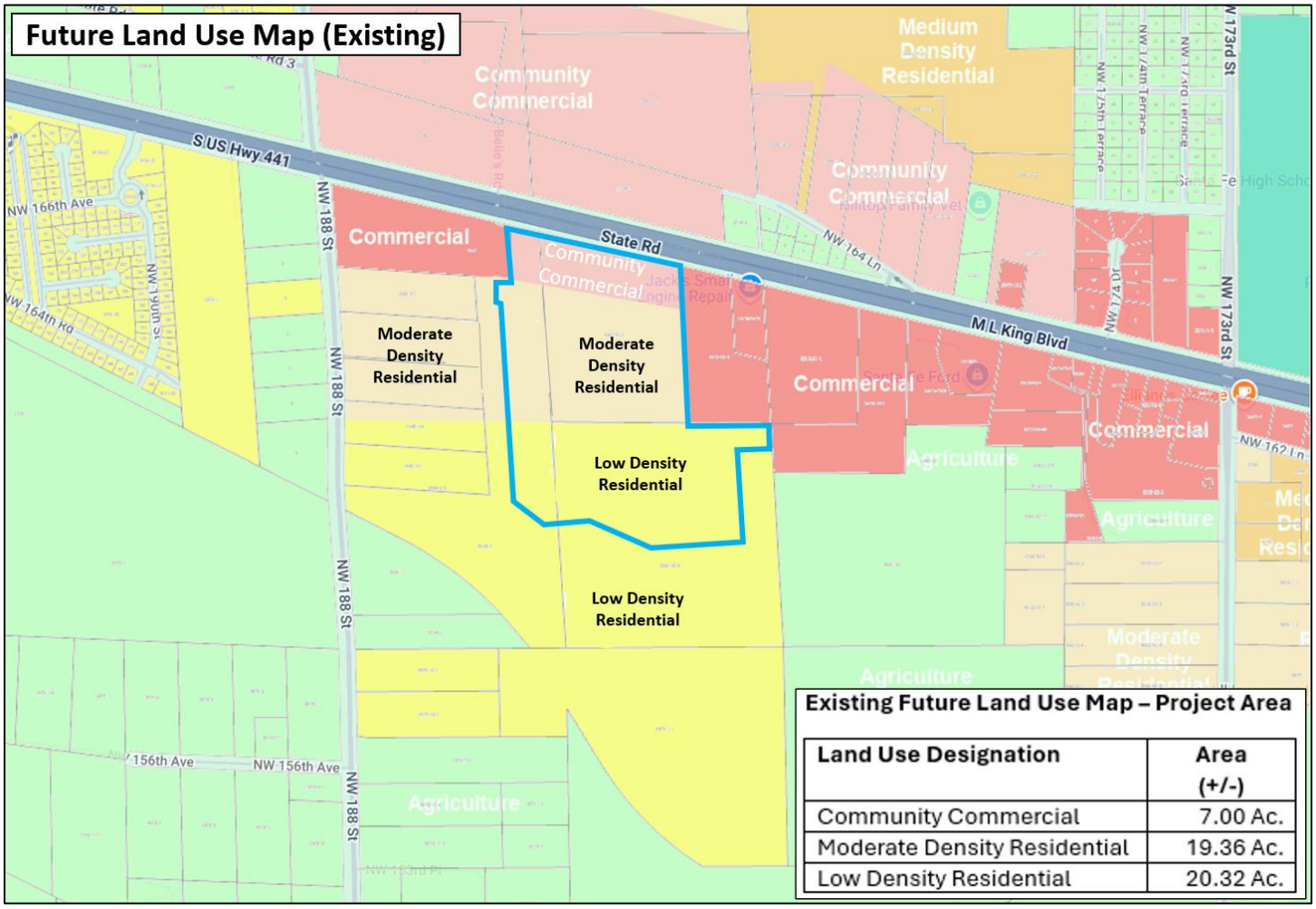
The subject property is part of a larger mixed use, Planned Development known as 'Farmlands' that consists of approximately 182 +/- acres. The overall boundary of this mixed use future development (with the portion newly proposed for Commercial (COM), Community Commercial (CC) and Moderate Density Residential (MDR) Future Land Use map designation) is identified below:



Statement of Proposed Change

The property owners request a small-scale future land use map amendment to amend the future land use categories from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The related rezoning application is to rezone lands with the underlying Commercial future land use designation to Planned Development – Commercial (PD-COMM) and the Moderate Density Residential land use area to Planned Development – Residential (PD-R) for consistency with these future land use categories.

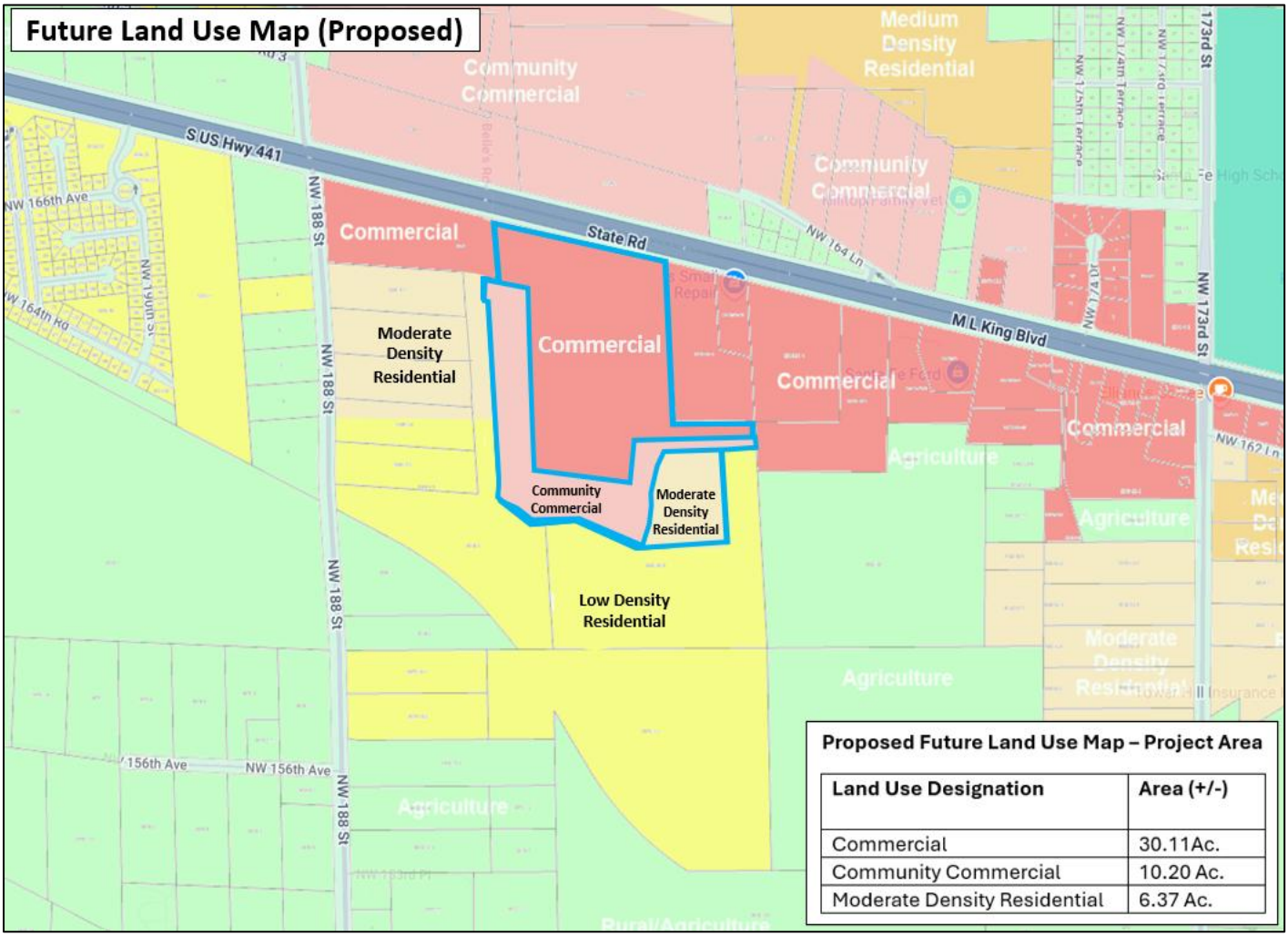
The existing Future Land Use Map for the project site and surrounding area is shown below:



Land Use Designation	Area (+/-)
Community Commercial	7.00 Ac.
Moderate Density Residential	19.36 Ac.
Low Density Residential	20.32 Ac.

The subject parcel currently has a mix of commercial and residential future land use designations and is bounded on multiple sides by a similar mix of commercial and residential designations, including to the north and south, and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:



Proposed Future Land Use Map – Project Area

Land Use Designation	Area (+/-)
Commercial	30.11Ac.
Community Commercial	10.20 Ac.
Moderate Density Residential	6.37 Ac.

As indicated earlier, the proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Planned Development – Commercial (PD-COMM) zoning on the property with a proposed Commercial and Community Commercial future land use area and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and single family subdivisions throughout the context area and City as a whole.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density Residential future land use category as shown below, with desired uses in bold:

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 Commercial and Community Commercial future land use designations are established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial and Community Commercial future land use categories as shown below:

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.

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

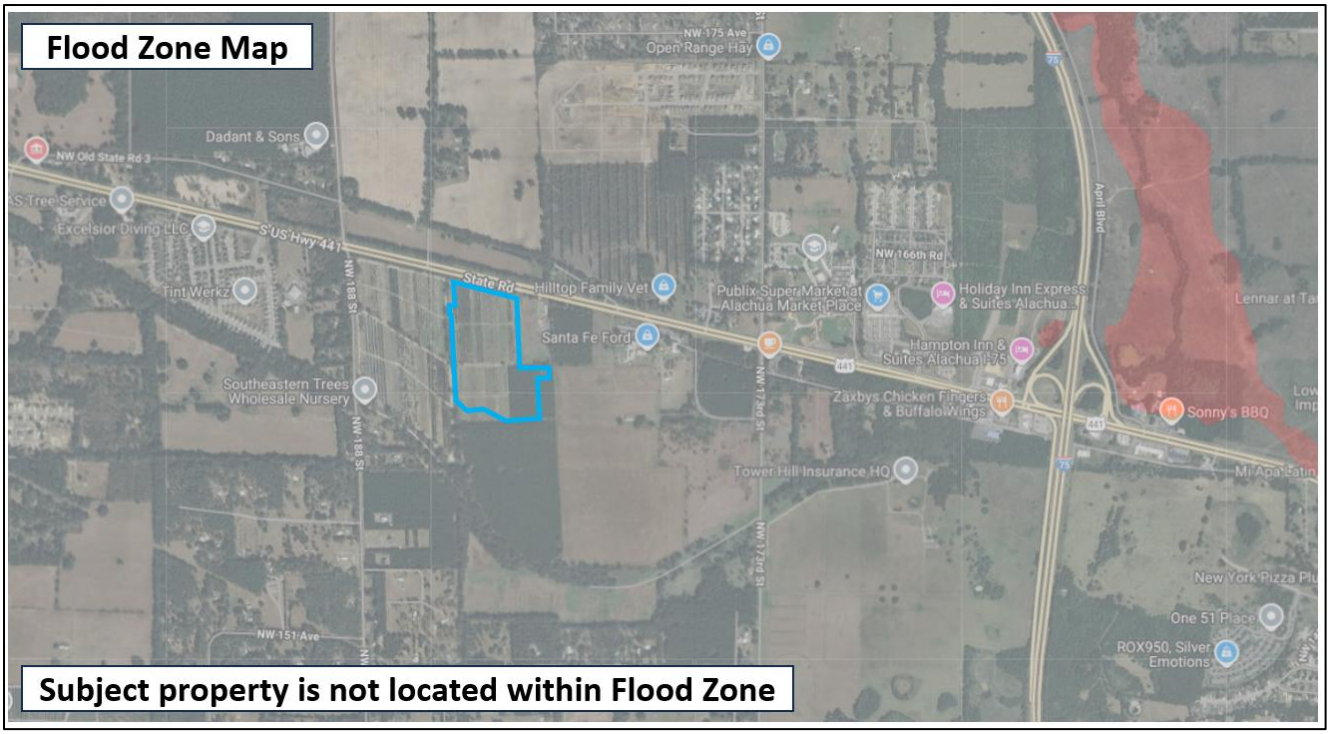
As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types compatible in nature with the context area and City as a whole. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, it is not an issue for future development. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, it is not an issue for future development.



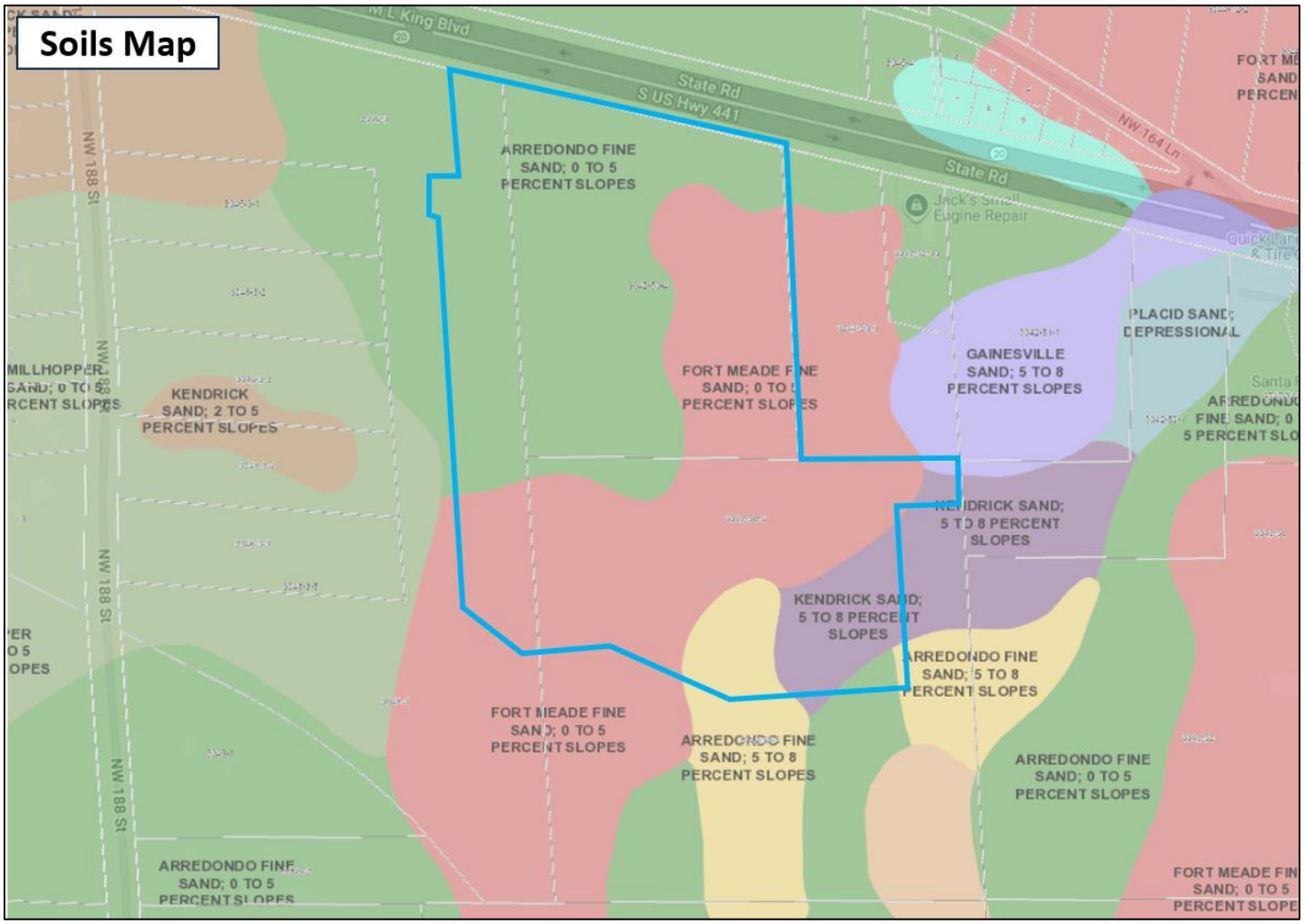
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. A limited area of Arredondo fine sand, 5 to 8 percent slopes exists on the site's south. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

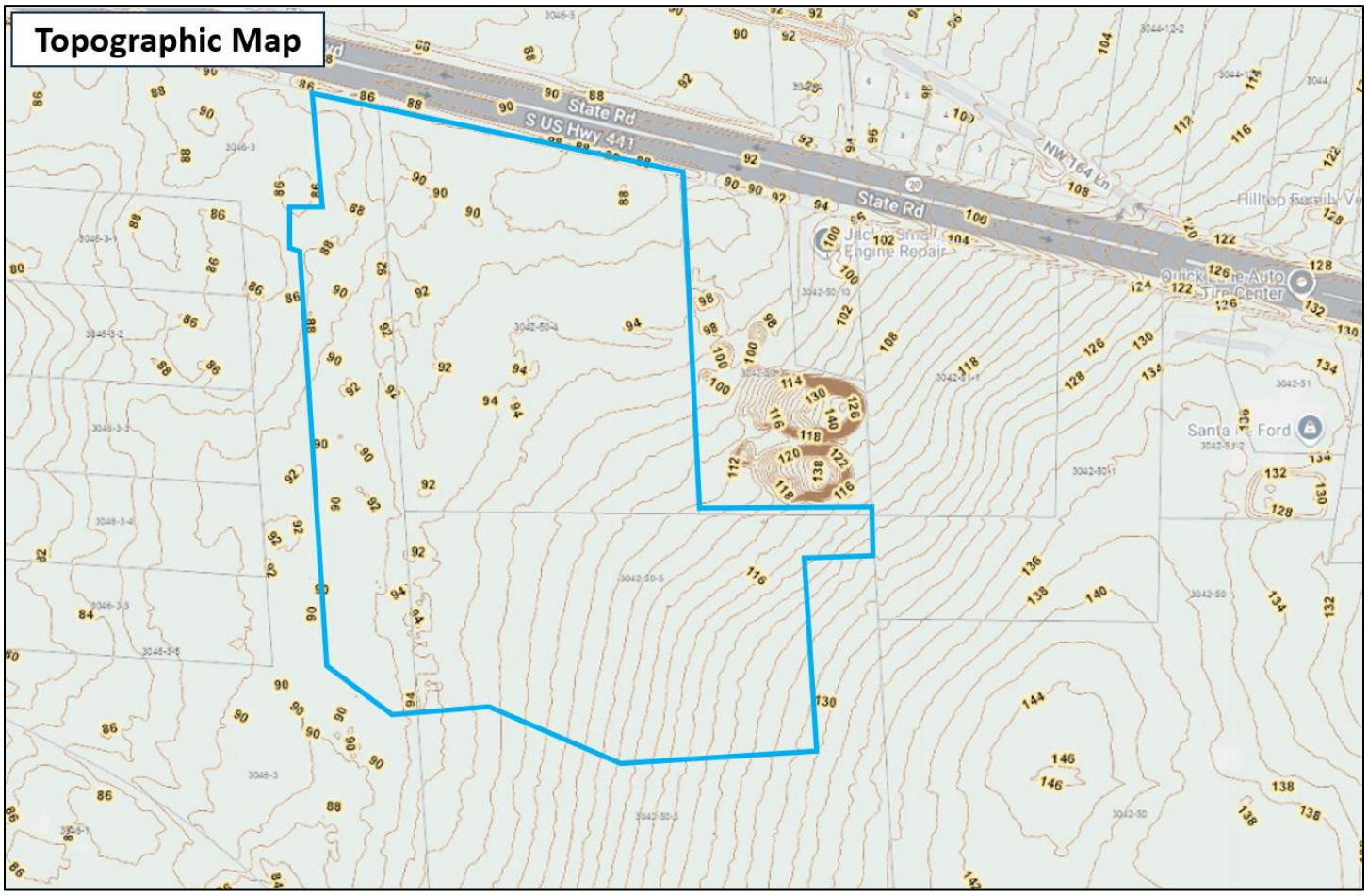
Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the site's topography. The site slopes from 126 feet in the eastern portion to approximately 90 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to the site's proposed urban development program.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



Needs Analysis

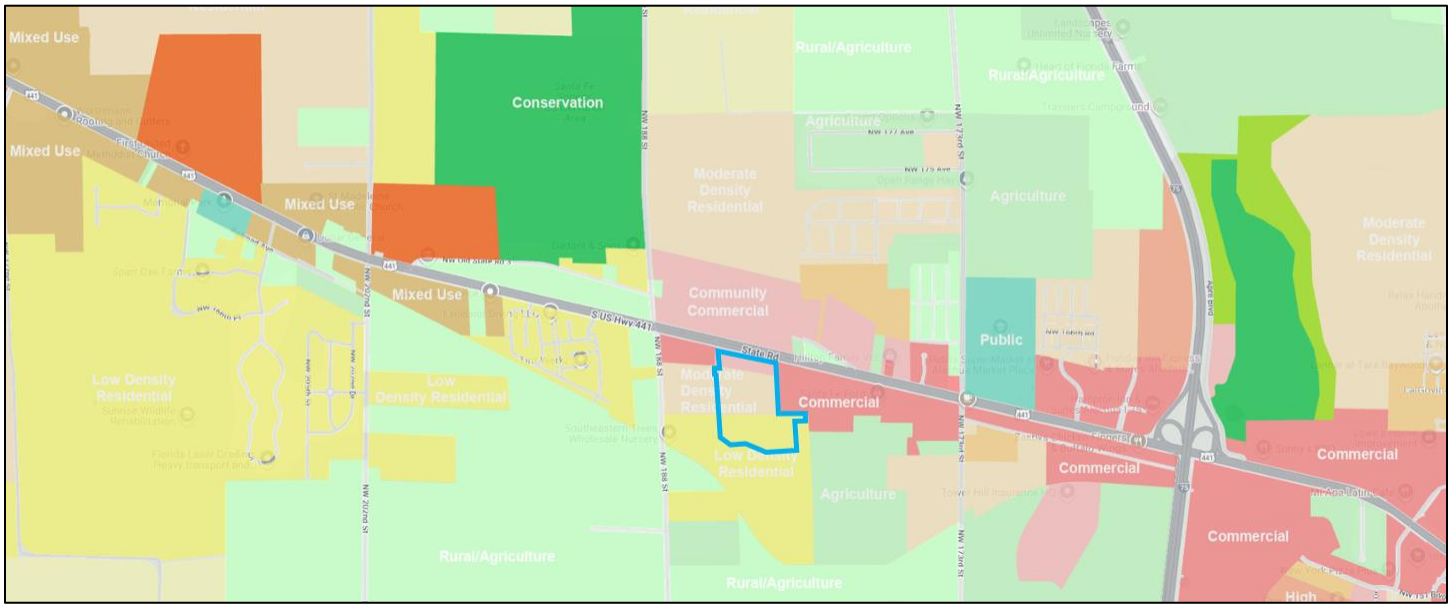
State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an urban area which includes existing nearby urban development in multiple directions with urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities,

electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation.



Existing vs. Proposed Designations

The application proposes to amend the future land use category from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The proposed land use changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in land use entitlements that would result in the proposed future land use map change:

Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR	152,460 SF
Moderate Density Residential	19.36	4 DUA	77 Units
Low Density Residential	20.32	1 DUA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Proposed FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial	30.11	0.17 FAR	222,970 SF
Community Commercial	10.20	0.17 FAR	75,533 SF
Moderate Density Residential	6.37	4 DUA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and developing a mix of uses upon this land will support the concept of urban development and City of Alachua growth strategies.

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type.

The land use change also provides approximately 40 acres of commercially viable land which according to Policy 1.3.a and 1.3.b of the City of Alachua Comprehensive Plan, is established to provide a wide range of goods and services to local consumers. While the commercial land use does permit multifamily residential development, the existing property value does not support residential development at the permitted density that would be marketable and financially feasible. Based on comparable land values to similar projects in the vicinity, the commercial land use area would need to provide a residential density far in excess of the permitted 15 DUA to match projected values of the commercial land use area. Such a density is not currently marketable in the vicinity.

Minimum Land Use Needs Analysis: The proposed map amendments will not result in a reduction in the minimum amount of lands (land uses) necessary to accommodate the projected population growth for the 10 year planning period, as summarized below:

- Population Projection for 10-year Planning Period (2025)*: +7,100 Persons
- Associated # of Residential Units Needed for +7,100 Population (2.65 / Unit*): 2,679 Units
- Amount of Vacant Land Currently Available in Moderate Density FLU designation*: 1,537 Acres
- Associated # of Units for Vacant Land in Moderate Density FLU designation (4 DUA): 6,148 Units
- Available Capacity to Serve 10-Year Planning Period: 3,469 Units
- Less Reduction Resulting from Proposed Map Amendment -72 Units
- Net Capacity to Serve Residential Demand in 10-Year Planning Period 3,397 Units

**Source: City of Alachua Data & Analysis (2020)*

Summary: Based on population projections and associated information provided in the City's Data & Analysis Report for the planning period (2035) there is more than adequate capacity within the currently adopted Future Land Use Map to accommodate the projected growth within just the Moderate Density Residential land use area. The minimal reduction of residential units proposed will not affect the City's ability to provide adequate land for residential growth. Moreover, the proposed project will provide residential housing within a mixed use development, consistent with the City's vision and goals for creating a resilient community.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site development scenarios. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon realistic maximum development scenarios, any new development allowed in the proposed land use categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDR's.
Development Scenario Impact: The net difference between the existing and proposed future land use designations is described below:

Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR	152,460 SF
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Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.
In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-72 Units x 250 GPD = -18,000 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD).* Net generation between residential and commercial changes is -3,395 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	813,000
Reserved Capacity	314,385
Site Demand	-3,396
Residual Capacity	**376,011**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -72 Units = -18,000 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-72 Units x 275 GPD = -19,800 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD.* Net generation between residential and commercial changes is -5,196 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,565,000
Reserved Capacity[2]	338,499
Site Demand	-5,196
Residual Capacity	**401,697**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): 146,043 x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -72 Units= -19,800 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (-72 units x 2.3 residents per unit x 0.73 tons/year per capita = -121 tons). Commercial uses generate approximately 635 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	-121 Tons
Solid Waste Impact – Commercial Land Uses[2]	320 Tons
Net Increase	199 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -121 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x 146,043 SF) x 365 days/year) / 2,000 = 320 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

RECREATION

The proposed amendment to the Future Land Use Map will result in a net reduction of permitted residential density of 72 units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	56.48
Reserved Capacity	11.64
Site Demand	-0.99
Available Recreation Acreage	**68.35**

1. *Source: City of Alachua Public Services Department, October 2025*

2. *Calculations for Proposed Project: -72 Units x 2.76 persons/household x 5 acres / 1,000 persons = -0.99 acres*

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use designations. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

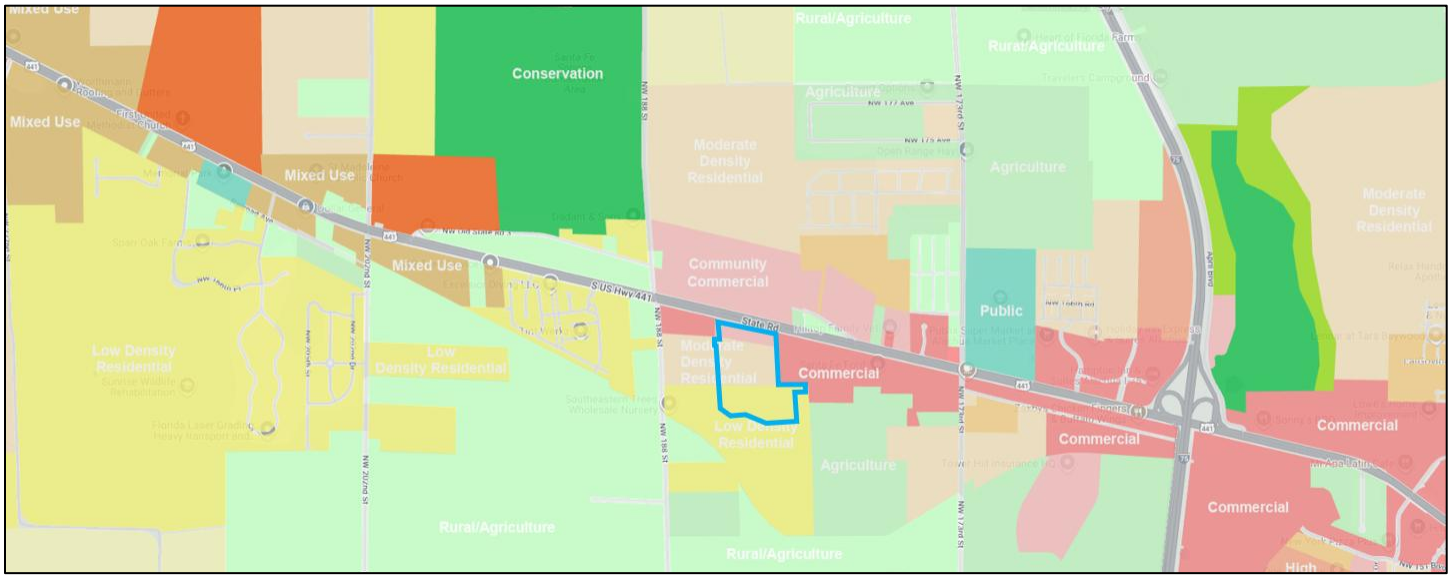
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441)

and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have urban designations.



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine that the plan amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed land use map amendment to the commercial and residential map designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability. Sidewalks, trails, and bicycle facilities will encourage non-motorized travel within the mixed-use community. In addition, convenient access will prove a live, work, play environment where individuals will be able to enjoy daily activities, walk to work, and enjoy the site's amenities without the need to drive to multiple other locations.

(IV) Promotes conservation of water and energy.

Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy. Creation of the mixed-use community also reduces Vehicle Miles Traveled (VMT) which promotes energy conservation of both fossil fuels and electric power.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The proposed map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the commercial, community commercial, and residential map designations provides an additional mix of residential non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment creates a mix of commercial, community commercial, and residential land use designations in an area of the City of Alachua suited for development due to it geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer.

According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected , thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the site's land use change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric, telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be

provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future. This may involve connection to *future public facilities and services*.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested Future Land Use Map amendment creates a clear separation between rural and urban uses to the south and southwest of the site.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change seeks and attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide interconnectivity within the site and to the context area to the extent practicable.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

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 Commercial future land use designation is established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below:

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.*

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*

7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

Consistency: As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.

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 mitigated 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 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.*

Consistency: The proposed land use map amendment is consistent with this Policy. A transitional land use gradient has been introduced between residential areas and the

Commercial land use area. The proposed map change will not create a strip pattern of development as the property is currently abutted by portions of both the east and west sides and will create a concentrated commercial node that does not create a sprawl-like pattern.

The introduction of Community Commercial, as a banded area around the core commercial area provides a de-intensifying area where stormwater management facilities and transitional landscape buffering will occur. The proposed land use map provides compatibility between the proposed Commercial future land use area and the adjacent residential areas by placing a lower intensity Community Commercial land use designation as a step-down development approach.

In addition, the overall property is proposed to be developed under one mixed use master plan, which will provide integrated traffic circulation, appropriate setbacks and buffers to provide further compatibility between uses. The site's master plan also includes extensive pedestrian/bicycle facilities to promote non-motorized means of travel throughout the mixed use community.

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

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

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.**

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

Consistency: **As stated in the 'Environmental / Suitability Analysis' section of the report, the subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development. The proposed future land use categories provide for future use of the land that is consistent and appropriate with the site characteristics identified above.**

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

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

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

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.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

Conservation & Open Space Element:

The proposed future land use map amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **There are no specific development proposals associated with this future land use amendment application, therefore there are no air quality assessments. Any future development proposal associated with the site will meet the City's air quality standards.**

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

Consistency: **As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.**

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: There are no known or identified geological resources on the property.

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

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Schools Element

Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

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.

Consistency: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a. The Moderate Density Residential future land use category allows for a

variety of housing types, including single family detached dwelling units, accessory dwelling units; duplexes and quadplexes and townhomes.

Recreation Element

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

Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed future land use map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

had valid authorization to possess marijuana at the time.

According to the report, Wheler then moved from the front of the patrol vehicle back toward his car, got inside and started it, placing his hand on the gear shifter as if preparing to leave. A second officer ordered him to return to the patrol vehicle, but Wheeler allegedly ignored

SENTENCING:
Continued from page A1

Video shows suspect entering business, taking cash

lasted about two minutes, investigators said.

By the time the complaint was filed in April 2024, Webb had moved to New Smyrna Beach. She was arrested in St. Johns County about a week later and released on bail.

In March 2026, prosecutors formally charged Webb with burglary of an unoccupied structure while wearing a mask. A theft charge was not pursued.

A jury found Webb guilty April 1, 2026. Judge Robert Groeb sentenced her the same day to 10 years in state prison. Webb has filed an appeal.

# # #

email cwalker@alachuatoday.com

ADVERTISE IN ALACHUA COUNTY TODAY

A search of the vehicle yielded about 30 grams of marijuana in a bag in the back seat and a Glock 26 felony, possession of more than 20 grams of marijuana and resisting an officer without violence.

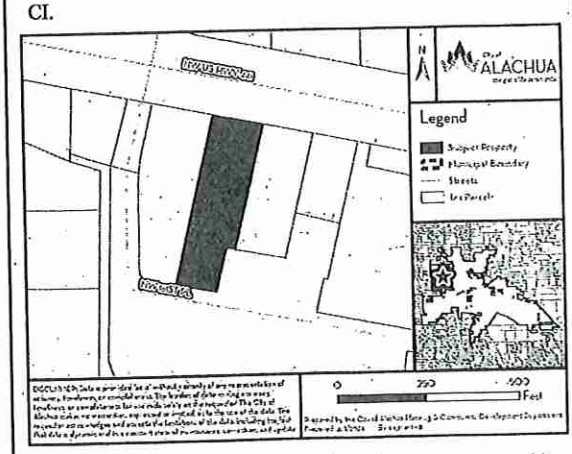
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0011 | Tidal Wave Auto Spa Site Plan

A request by Paulson Mitchell Wise, Inc. (Applicant/Agent) on behalf of Alachua 441/235 LLC (Property Owner) for a site plan proposing the construction of a ± 3,600 square foot carwash with associated site improvements on a ± 1.25-acre subject property, generally located on the southside of US Highway 441, between NW 173rd Street (CR 235A) and NW 174th Drive (Tax parcel 03044-003-000 (portion thereof); 03044-050-008 (portion thereof)). FLU: Commercial; Zoning: CI.



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 - April 09, 2026)

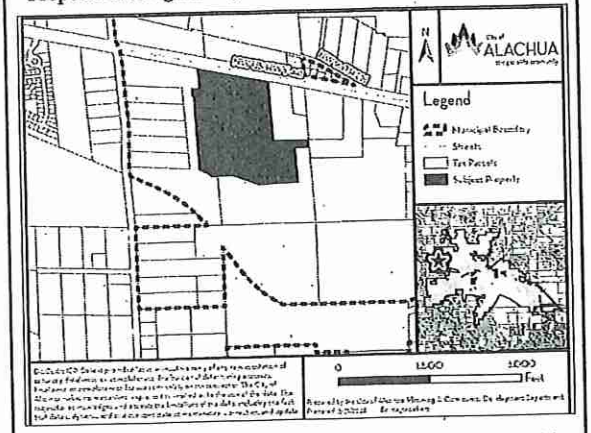
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSSC26-0002 | Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) to amend the City of Alachua Comprehensive Plan Future Land Use Map from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.68-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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(Published: Alachua County Today - April 09, 2026)

City of ALACHUA
the good life community

MAILED
APR 0 6 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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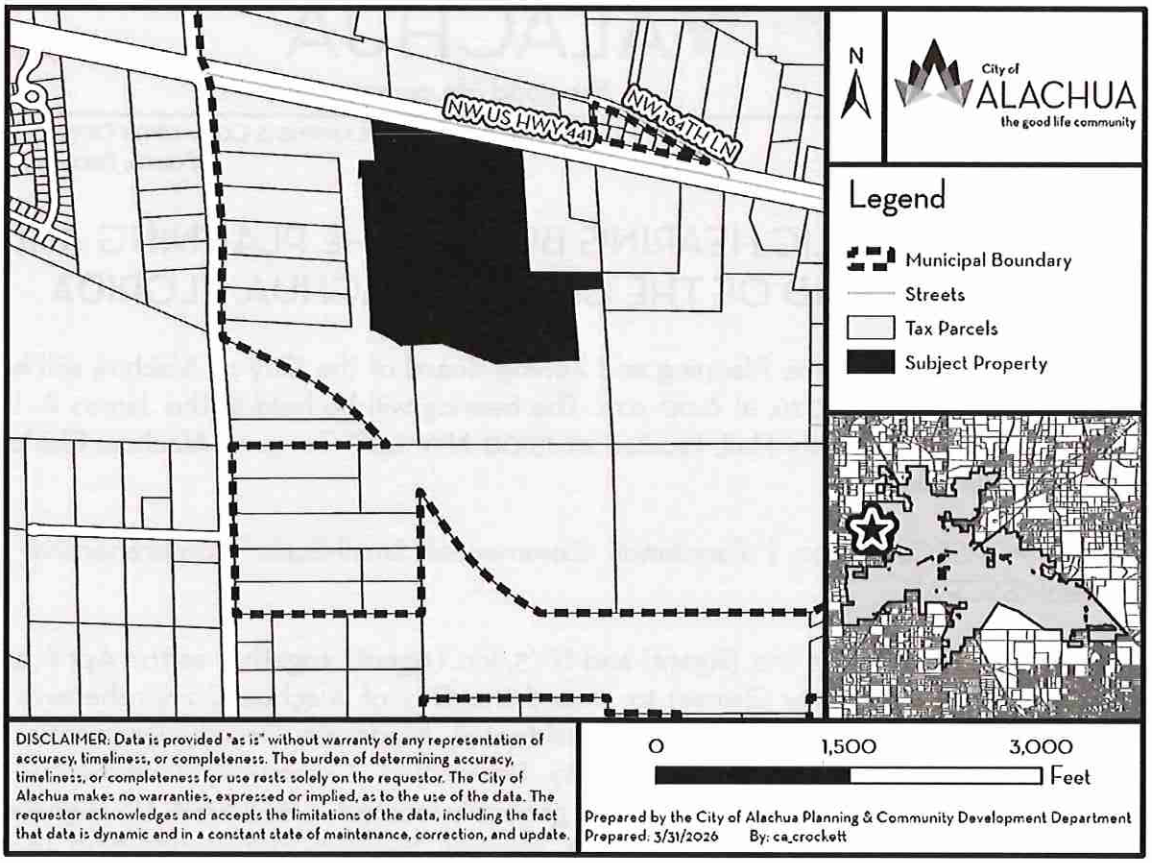
Application #: PSSC26-0002 | Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) to amend the City of Alachua Comprehensive Plan Future Land Use Map from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.68-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
APR 06 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

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03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
APR 06 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M &
CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

MAILED
APR 06 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Michele L. Lieberman
County Manager
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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 4/6/26 FOR THE Farmlands Commercial SSCPA
(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.

Erica Samples
(Signature)

Four
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PSSC26-0002

APPLICATION TYPE: SSCPA **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).

Posted Notice Location Map
PSSC26-0002 | Farmlands Commercial

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 regular 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 62.5 125 250 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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: Formlands Commercial
APPLICATION NO.: PSSC26-0002
APPLICATION TYPE: SSCPA
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from low density residential, moderate density residential, and Community Commercial to moderate density residential, Community Commercial, and
DATE OF PUBLIC HEARING(S): April 21, 2026 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
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Formlands Commercial
APPLICATION NO.: PR26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development Commercial (PD-comm)
DATE OF PUBLIC HEARING(S): April 21, 2026 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


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Formlands Commercial APPLICATION NO.: PSSC26-0002
APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from low density residential, moderate density residential, and community commercial to moderate density residential, community commercial and commercial
DATE OF PUBLIC HEARING(S): April 21, 2026 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

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSCA26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from low density residential, moderate density residential, and Community Commercial to moderate density residential, Community Commercial and Commercial

DATE OF PUBLIC HEARING(S): April 21, 2026 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

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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: DSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from low density residential, moderate density residential, and Community Commercial to moderate density residential and Commercial

DATE OF PUBLIC HEARING(S): April 21, 2026 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

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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development Commercial (PD-comm)

DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. STAFF REPORT AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DURING NORMAL BUSINESS HOURS. IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT 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

Board Agenda **Item**

MEETING DATE: April 21, 2026

SUBJECT: PR26-0002 | Farmlands Commercial Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC 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, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC 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 request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the

Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

The proposed PD Master Plan is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Draft PD Ordinance & Agreement
2. Application Materials
3. PD Master Plan
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PR26-0001**

SUBJECT:	A request to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM).
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	AYLA LLC First Coast Road Rangers LLC Jack's Small Engine Repair LLC JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441
PARCEL ID NUMBER:	03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Community Commercial (CC); Commercial Intensive (CI); Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	± 182.00
PROJECT PLANNER:	Carson J. Crockett, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC 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, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC 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 request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

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Existing Zone Districts

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The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Table 1. Summary of Existing Zone Districts

Summary of Existing Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	CC	105 dwelling units (15 DUA*)
	CI	306 dwelling units (15 DUA)
	PD-R	275 dwelling units (3.61 DUA)
	TOTAL	686 dwelling units (± 3.76 DUA)
Max Floor Area:	CC	± 182,952 (0.60 FAR*)
	CI	± 534,481.2 (0.60 FAR*)
	PD-R	± 4,000 square feet (<0.01 FAR)
	TOTAL	± 721,433 square feet (0.09 FAR)
Typical Uses: (For a full and comprehensive list, refer to the Table 4.1-1, Table of Allowed Uses, of the City's LDRs)	CC	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Community services; ▪ Medical and dental clinic; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Offices; ▪ Retail sales and services; and, ▪ Hotel or motel.
	CI	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Health care facilities; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Industrial services; ▪ Offices; ▪ Retail sales and services; ▪ Sexually oriented business; ▪ Vehicles, sales and services; and, ▪ Hotel or motel.
	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the zone district categories; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

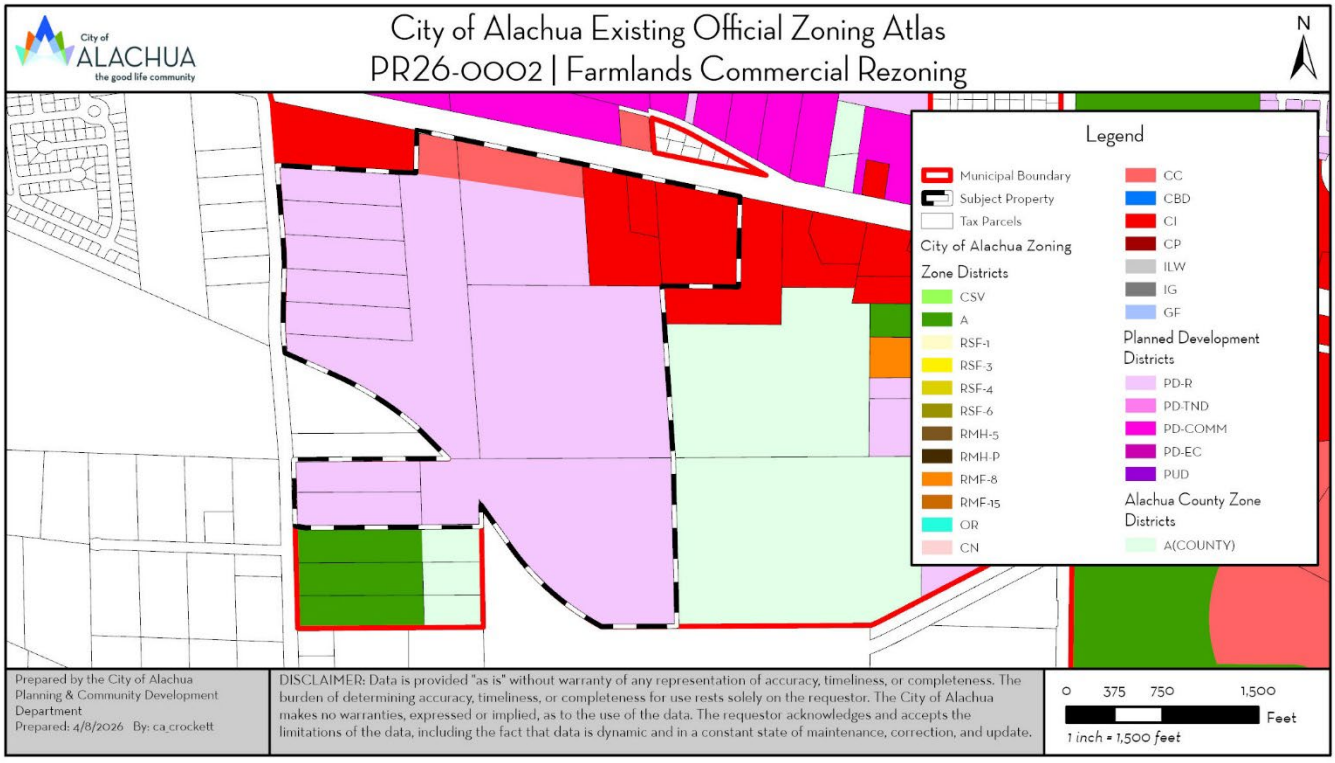

Figure 1. Existing Official Zoning Atlas with Subject Property

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

Table 2. Summary of Proposed Zone Districts

Summary of Proposed Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	PD-R	203 dwelling units (1.66 DUA)
	PD-COMM	N/A
	TOTAL	203 dwelling units (± 1.12 DUA)
Max Floor Area:	PD-R	± 4,000 square feet (<0.01 FAR)
	PD-COMM	± 450,000 (0.17 FAR)
	TOTAL	± 454,000 square feet (0.06 FAR)
Typical Uses: (For a full and comprehensive list, refer to the draft PD Ordinance in Exhibit "A")	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
	PD-COMM	▪ Community services; ▪ Child care center; ▪ Health care facilities; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Offices; ▪ Recreation/entertainment, indoor; ▪ Retail sales and services; ▪ Vehicles, sales and services; and, ▪ Visitor accommodations.
Net Increase/ Decrease	***- 483 dwelling units*** ***- 267,433 square feet non-residential floor area***	

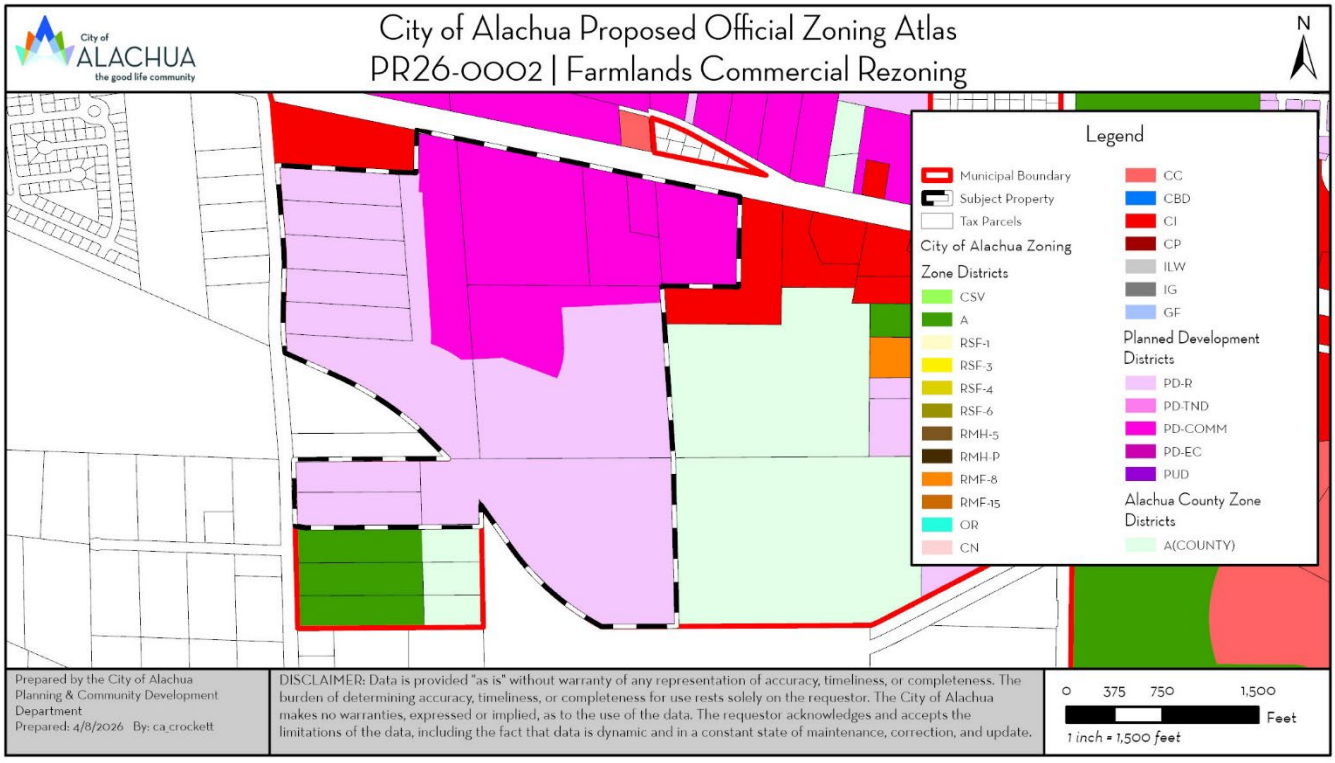

Figure 2. Proposed Official Zoning Atlas with Subject Property

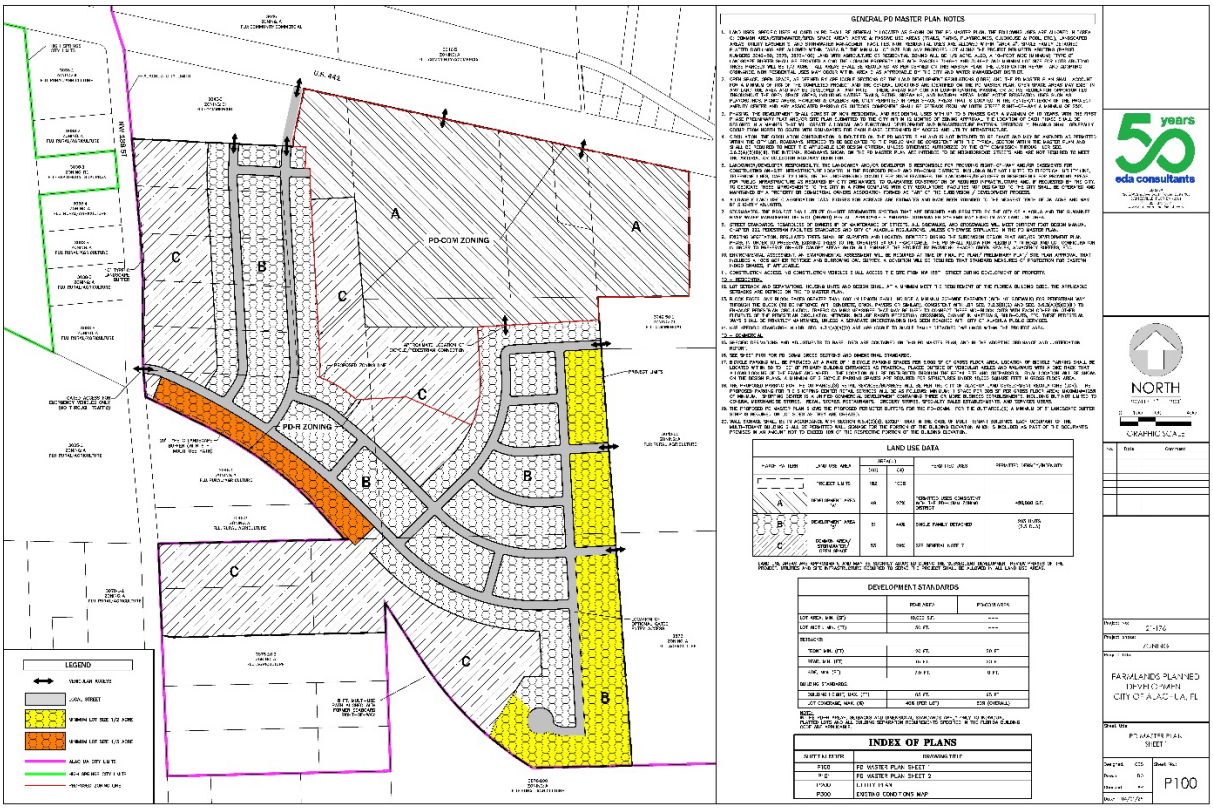

Figure 3. Proposed PD Master Plan

EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 4 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 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture, Vacant Commercial	Community Commercial	Planned Development – Commercial (PD-COMM)
South	Silviculture, Single-Family Residential	Agriculture, Rural/Agriculture (County)	Agricultural (A), Agricultural (A)(County)
East	Agriculture	Agriculture, Commercial	Agricultural (A), Commercial Intensive (CI)
West	Single-Family Residential	Rural/Agriculture (County), Low Density Residential (High Springs)	Agricultural (A)(County), Single-Family Residential (R-1)(High Springs)

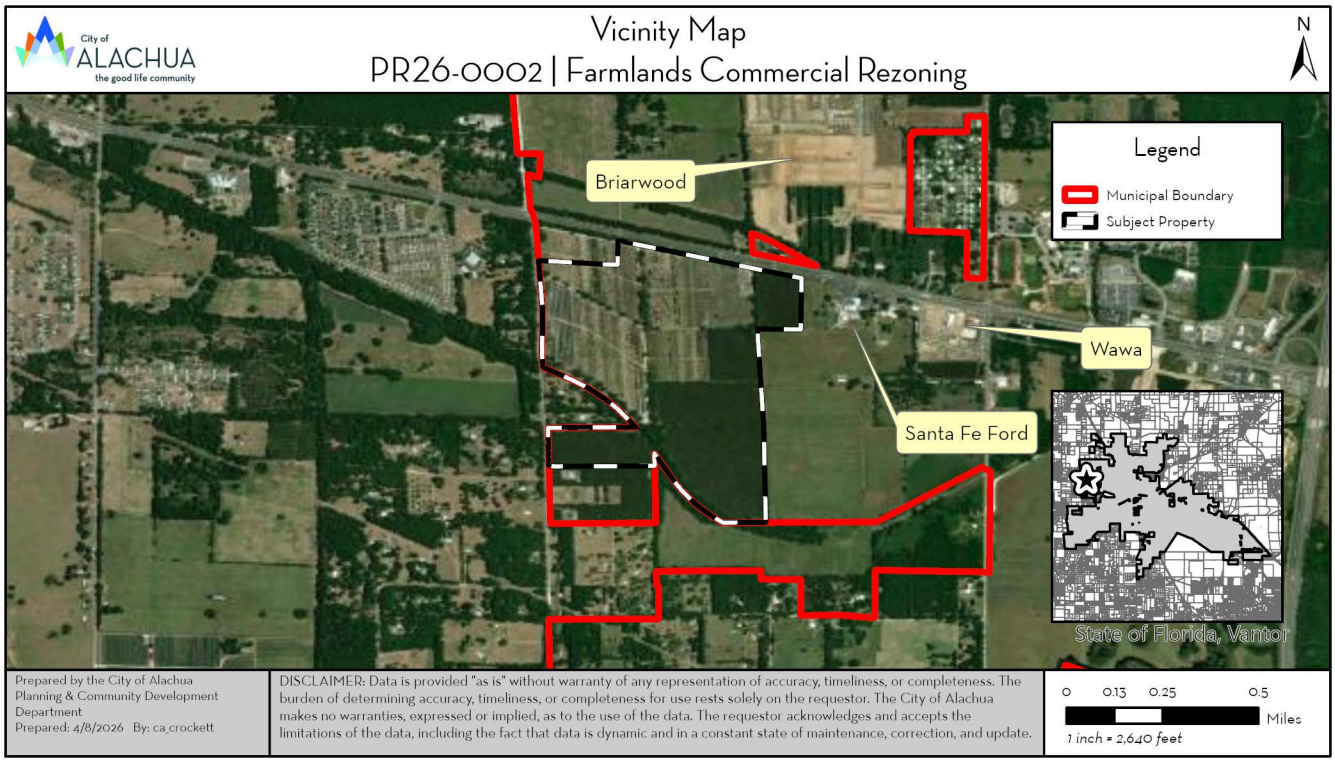

Figure 4. Vicinity Map

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 site-specific amendments to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 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 meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

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 1.2.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 of the City. The following uses are permitted 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: The land uses proposed to be located in the Low Density Residential land use category are consistent with the Low Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan is consistent with the intent of the Low Density Residential land use category by placing common areas, larger lots, and buffers along adjacent properties in the Agricultural (A) district, providing a transitionary area in the development between the rural residential/agricultural areas and the urban areas of the City. The proposed density in the Low Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 1 DUA in aggregate.

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.

Evaluation & Findings: The land uses proposed to be located in the Moderate Density Residential land use category are consistent with the Moderate Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan organizes the residential areas in such a way where density will be concentrated in the Moderate Density Residential land use category rather than the Low Density Residential land use category. This arrangement of residential density results in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441. The proposed density in the Moderate Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 4 DUA in aggregate.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;

13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use

Evaluation & Findings: The land uses proposed to be located in the Community Commercial land use category are consistent with the Community Commercial land use category, principally comprising of common area/stormwater/open space on the proposed PD Master Plan. A portion of the Community Commercial land use category is noted as Development Area "A" on the proposed PD Master Plan, which would permit commercial uses consistent with the Community Commercial land use category.

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 proposed PD Master Plan designates the Commercial land use category as Development Area "A", which would allow a wide array of regional and highway-oriented uses consistent with the Commercial land use category and Table 4.1-1 of the City's LDRs.

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 mitigated 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 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 proposed Development Area "A" on the PD Master Plan would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. The proposed PD Master Plan encompasses Development Area "A" by common area/stormwater/open space to ensure a logical transition between the commercial and residential use areas so that the Development Area "A" does not extend into the residential areas of the project. Additionally, the proposed PD Master Plan maintains pedestrian connectivity between the commercial and residential areas of the project to ensure that the uses are compatibly mixed.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design and are noted as such on the proposed PD Master Plan. Setbacks and buffers between residential and non-residential use areas will be required at time of final design and are noted as such on the proposed PD Master Plan.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern. The proposed land uses are arranged in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441.

Objective 2.1: *Planned Development (PD) Standards*

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

Evaluation & Findings: The application has been reviewed for compliance, and has been found to comply, with the City's standards for PDs. Further, the application is consistent with the general purposes of the PD zone districts in Section 3.6.1(A) of the LDRs.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site; however, Development Area "A" is primarily not located in this area of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. The circulation pattern of streets shown on the proposed PD Master Plan generally follows the natural slope of the property, limiting the amount of change to the natural topography that will be required for construction.

All policies and regulations regarding the protection of natural topography will continue to be enforced at time of development review. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the nine soil types present on the subject property, which are primarily well or moderately well drained soils. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided at time of final design. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

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.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

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: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. The proposed PD Master Plan does include a sheet depicting utility connections as the development will be required to connect to City facilities.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application and a public facilities impact analysis has been included in this report. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed PD would result in an increase to trip generation, the rezoning of the subject property would actually result in a net reduction in potential trip generation compared to the current potential trip generation for the subject property. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Evaluation & Findings: Both the phase 1 traffic impact analysis and proposed PD Master Plan demonstrate that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will only be permitted at the locations shown on the proposed PD Master Plan, subject to review by the Florida Department of Transportation (FDOT).

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 not present 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: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development. Further, both the residential and commercial portions of the project will be required to provide connections to the adjacent sidewalk system as required by the City's LDRs.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

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 residential use areas include a variety of lot sizes that will result in a range of single-family detached dwelling sizes and values.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling

Community Facilities Element

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

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to sanitary sewer facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: An analysis of the expected impacts to solid waste facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Objective 3.5: *Stormwater System Design in High Aquifer Recharge Areas*

The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map. As such, a development parameter has been added to the proposed PD Ordinance to ensure consistency with the above objective. Stormwater systems will be reviewed at time of final design to ensure consistency with the City's standards for stormwater system design in high aquifer recharge areas.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to potable water facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any final PD plan will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

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.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.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: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to geologic features

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 conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

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 known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation 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: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

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 nine soil types found within the subject property, shown in Table 4.

Table 4. 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 Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	40.41%
Fort Meade Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	26.09%
Millhopper Sand; 0-5% Slope	A	Moderately-Well Drained	Slight	Slight	13.72%
Arredondo Fine Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	5.15%
Gainesville Loamy Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	4.51%
Norfolk Loamy Fine Sand; 2-5% Slope	B	Well Drained	Slight	Slight	4.29%
Kendrick Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	2.99%

Table 4. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick Sand; 2-5% Slope	A	Well Drained	Slight	Slight	2.57%
Placid Sand; 0-2% Slope	D	Very Poorly Drained	Unrated	Unrated	0.28%

Evaluation & Findings: The nine soils present on the subject property are primarily well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation 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: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

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: There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth L. Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." The full letter is available for review in Exhibit "C" of this report. Any development application for the subject property will require additional geotechnical screening and evaluation as

recommended by Hill in their review of the preliminary geotechnical analysis. At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

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. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation 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 located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to historic structures or features.

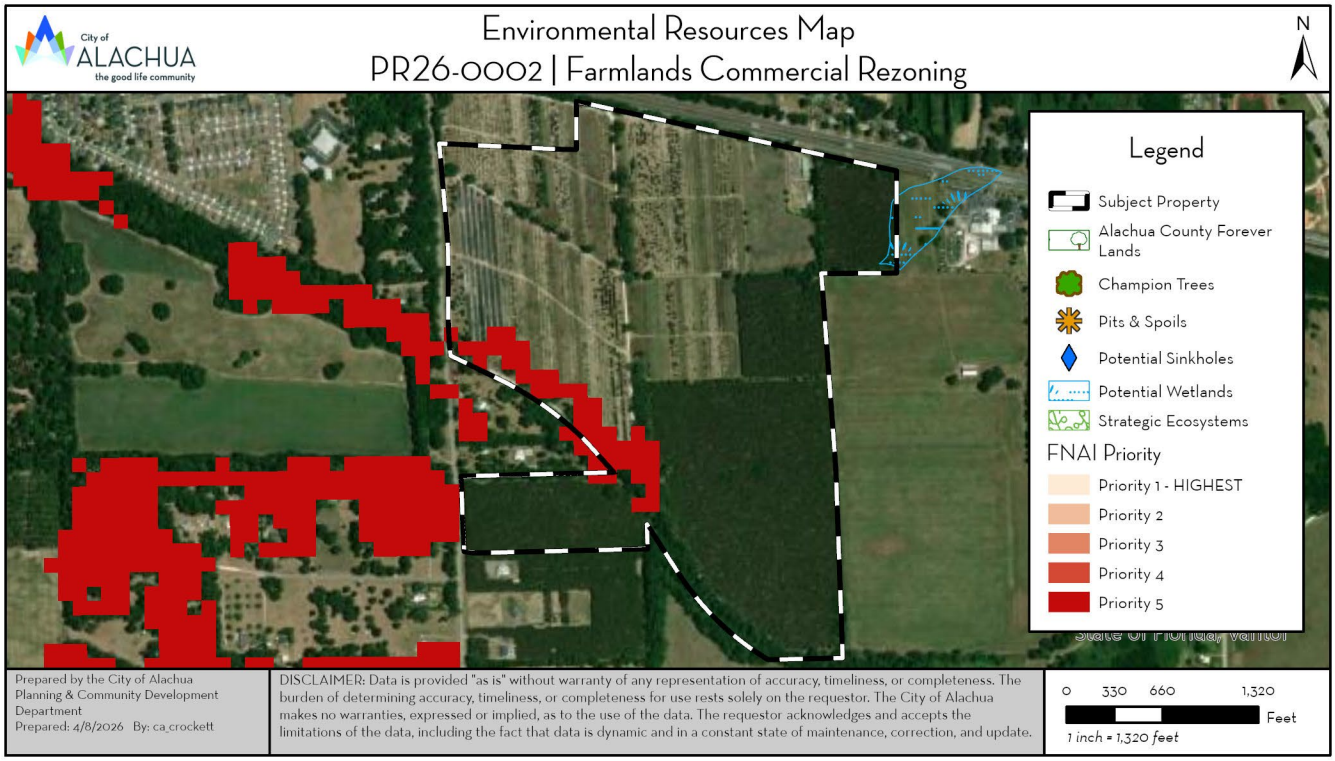

Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Planned Development Standards

Section 2.4.3(2) of the City's Land Development Regulations (LDRs) requires that PDs comply the standards for site-specific amendments to the Official Zoning Atlas establishes in Section 2.4.2(E)(1) and the standards for PD districts in Section 3.6. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1) and Section 3.6. An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) and Section 3.6 is provided below.

SITE-SPEICIFC AMENDMENT TO THE OFFICIAL ZONING ATLAS

2.4.2(E)(1) ***Competent substantial evidence provided.*** The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan.*** The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. Staff has found the application to be consistent with the City's Comprehensive Plan.

(b) ***Consistent with ordinances.*** The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation & Findings: An analysis of the application's compliance with the LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

(c) ***Logical development pattern.*** The proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(d) *Premature development*. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation & Findings: The subject property is already designated with urban future land use categories and urban zone districts. The subject property is also adjacent to existing urban land uses and zone districts. The proposed amendment would not create premature development in undeveloped or rural areas.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of the adjacent lands.

Evaluation & Findings: Table 3 of this report identifies the land uses and zone districts of adjacent lands. The proposed PD Master Plan locates commercial uses adjacent to other commercially zoned properties to the north, east, and west. The residential uses proposed by the PD Master Plan are located adjacent to existing single-family residential development or agricultural development, and a mixture of buffers and increased lot sizes are proposed to ensure compatibility.

(f) *Adverse effect on local character*. The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation & Findings: The proposed PD would limit the density and intensity of the land more than the current zoning of the property, resulting in 483 less dwelling units permitted and 267,433 less square feet of non-residential floor area permitted. As such, the proposed amendment reduces the potential for excessive traffic, density and/or intensities of use, building height and bulk, noise, lights and other physical effects and nuisances. Building height and lighting restrictions would remain consistent with the existing zone districts and City's LDRs.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

The proposed PD Master Plan reduces the potential for a ribbon commercial pattern, ensuring that the residential and commercial portions of the subject property are more integrated than the existing zoning districts may permit.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation & Findings: The proposed PD Master Plan locates land use areas near related and adjacent surrounding zone districts. Development Area "A" is adjacent to CI zoning to the north, east, and west, permitting similar and related uses to the CI zone district. Development Area "B" is adjacent to existing single-family residential uses to the west and south. The two development areas are arranged in an interrelated and compatible manner, resulting in a logical arrangement of related uses. The proposed amendment does not constitute spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation & Findings: The Applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property. Utility extension provisions are assured through development parameters in the proposed PD Ordinance in Exhibit "A".

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. No significant environmental features are present on the subject property. A listed species assessment and additional geotechnical evaluation will be required at time of final PD plan. The circulation and land uses shown in the proposed PD Master Plan are generally suitable for the subject property. No significantly adverse effect on the environment is anticipated.

3.6.2(A) ***Development parameters***. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) ***Master Plan***. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

(c) Identifies the general location of open space;

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

(f) Identifies on-site potable water and wastewater facilities; and

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. ± 53-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands included as part of the PD. The general circulation pattern of local streets, ingress/egress points, and pedestrian connectivity have been identified. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

(2) ***Consistency with the Comprehensive Plan***. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with surrounding residential areas*. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: Single-family residential uses exist to the south of the subject property, and agricultural uses exist to the east of a portion of the subject property. The proposed residential lots along the eastern boundary of the subject property have a minimum lot size of 1/2-acre to act as a compatible transition between the more rural area to the east of the subject property and the residential use area of the PD. The proposed residential lots along the southern boundary of the subject property have a minimum lot size of 1/3-acre with a minimum 20-foot buffer, and in some areas, acres of common area and open space to act as a compatible transition between the mire rural area to the south and the residential use area of the PD. The proposed PD Master Plan provides adequate buffering and lot arrangement to ensure compatibility.

(4) *Development phasing plan*. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed PD consists of residential and non-residential components that, together, would consist of up to five phases. Phased construction will generally occur from the north of the subject property along US Highway 441, to the south of the subject property.

(5) *Conversion schedule*. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation & Findings: No conversion schedule is proposed; therefore, this standard is not applicable.

(6) *Public facilities*.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

(7) *Planned development agreement*. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: A draft PD agreement has been included in Exhibit "B" of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application be approved.

ADDITIONAL STANDARDS FOR PD DISTRICTS

3.6.3(A) *PD-R, Planned Development-Residential District*.

(1) *Minimum area*. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-R district is ± 122.03-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The only uses proposed to be permitted are dwelling, single-family detached; community center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 1.66 dwelling units an acre for a total of 203 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a FAR of <0.01 for a total of 4,000 square feet and is reserved for use by the community center only, which is considered a supporting community service as an allowed use by the Low Density Residential and Moderate Density Residential future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation & Findings: The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

A typical roadway section to be applied throughout the PD-R portion of the subject property has been included on the proposed PD Master Plan and is consistent with the City's roadway design criteria in Section 7.3.1 of the City's LDRs. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

3.6.3(D) *PD-COMM, Planned Development-Commercial District*.

(1) *Minimum area*. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-COMM district is ± 60.76-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation & Findings: The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation & Findings: The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial and Community Commercial future land use categories. The maximum non-residential intensity is a FAR of 0.17 for a total of 450,000 square feet, which is within the 0.5 floor area ratio provided by the Commercial and Community Commercial future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks from adjacent residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation & Findings: The proposed PD-COMM has requested two deviations from the standards of Section 6.1, one deviation from the standards of Section 6.2, and one deviation from the standards of Section 6.5. The proposed deviations are shown below in Table 5. The Applicant has included the proposed modifications on the PD Master Plan, acting as the Master Parking Plan, Alternative Landscaping Plan, and Master Sign Plan. Staff has found the proposed deviations to be consistent with the general intent and purpose of the PD-COMM district. Justification is provided by the Applicant in their application materials. All remaining standards of the City's LDRs will remain in full force and effect.

Table 5. Proposed PD-COMM Deviations

LDR Section	Existing Standard	Proposed Deviation
Table 6.1-1 *Minimum Off-Street Parking Standards*	Sales Establishment: Up to 300,000 sq. ft.: 1 space per 305 sq. ft. floor area; 300,001 to 600,000 sq. ft.; 1 space per 285 sq. ft. floor area; Over 600,000 sq. ft.: 1 space per 265 sq. ft. floor area	The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.
Section 6.1.4(D)(1) *Bicycle Parking*	(1) *Required improvements.* All development with off-street surface parking lots with 50 or more parking spaces shall provide bicycle parking facilities in accordance with the following standards: (a) *Rate of provision*. Bicycle parking shall be provided at a rate of one space for every ten required parking spaces; (b) *Located within 50 feet of building's front façade.* Bicycle parking facilities shall be located within 50 linear feet of the building's front façade, and located near the building's main entrance where feasible, and outside of vehicular use areas and pedestrian travel ways; and (c) *Securing device*. Bicycle parking areas shall be equipped with a rack or other device to enabled bicycles to be secured.	Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

Table 5. Proposed PD-COMM Deviations (Continued)

LDR Section	Existing Standard	Proposed Deviation
Section 6.2.2(D)(3) *Perimeter Buffers*	Refer to Table 6.2-2, Buffer Class Application	The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.
Section 6.5.4(C)(3)(c) *Multi-Tenant Wall Signs*	In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).	Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

Typical roadway and drive-aisle sections to be applied throughout the PD-COMM portion of the subject property have been included on the proposed PD Master Plan and are consistent with the City's parking design and maintenance standards in Section 6.1.7 and the City's roadway design criteria in Section 7.3.1 of the City's LDRs. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a certificate of level of service standard which applies to all preliminary 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 identify any of the application's potential impacts to the level of service (LOS) for those public facilities.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 6-1.

Table 6-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	COMM	D
6	U.S. Hwy 441 from I-75 to CR 235A	4/D	Principle Arterial	Urban Trans	D
7	U.S. Hwy 441 from CR 235A to NW 188th Street	4/D	Principle Arterial	Urban Trans	D
16	CR 235A from U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A from U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating more than 1,000 trips (AADT), 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 AND affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2)(b)of the LDRs].

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 US 441		Segment 6 US 441		Segment 7 US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870
Existing Traffic[2]	23,500	2,079	32,500	2,782	24,000	2,093
Reserved Trips[3]	1,744	156	2,138	207	1,658	150
Available Capacity[3]	13,756	1,275	4,362	521	17,342	1,627
Increase/Decrease in Trips Generated by Development[4]	6,096	499	8,568	701	16,476	1,348
Residual Capacity	7,660	776	(4,206)	(180)	866	279
Residual Percentage of Permitted Design Capacity Utilized	80.36%	77.89%	110.78%	105.13%	97.99%	92.79%

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. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment (Continued)

Traffic System Category	Segment 16 CR 235A		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]	2,524	227	7,200	647
Reserved Trips[3]	1,174	117	4,772	448
Available Capacity[3]	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	989	81	1,318	108
Residual Capacity	10,433	934	1,830	156
Residual Percentage of Permitted Design Capacity Utilized	31.00%	31.27%	87.90%	88.52%

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). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 5, 7, 16, and 17. The analysis does show that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	101,225
Residual Capacity	1,101,342
Residual Percentage of Permitted Design Capacity Utilized	63.29%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 275 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 101,225 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	96,150
Residual Capacity	322,004
Residual Percentage of Permitted Design Capacity Utilized	78.53%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 250 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 250 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 96,150 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	7,599.78	1,386.96
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.65 persons / unit
Per Cincero & Cincero. (1996). *Environmental Engineering: A Design Approach.*: ((12 lbs / 1,000 SF / day) * 365 days / year) / 2,000 lbs (0.73 tons / year * (203 units * 2.65 persons / unit)) + ((((12 lbs / 1,000 SF / day) * 454,000 SF) * 365 days / year) / 2,000 lbs) = 1,386.96 tons / year
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

Table 10-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.77
Reserved Capacity[1]	13.49
Available Capacity	65.23
Increase/Decrease in Recreation Acreage Demand by Development[3]	2.69
Residual Capacity	62.54
Residual Percentage of Recreation Acreage Capacity Utilized	53.84%

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,353 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) = 2.69-acres

Table 10-2. 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]	11.35
Reserved Capacity[1, 2]	2.70
Available Improved Passive Park Space	20.77
Increase/Decrease in Improved Passive Park Space Demand by Development[3]	0.54
Residual Capacity	20.23
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.90%

1 City of Alachua April 13, 2026, Development Monitoring Report
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: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) * 0.20

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of recreation facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not 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. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 13, 2026, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

EXHIBIT "A"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD ORDINANCE 26-XX

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

WHEREAS, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

WHEREAS, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

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Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.17 FAR	All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center;	0 dwelling units 450,000 square feet non-residential	± 48	± 27%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	• School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 0 square feet non-residential	± 81	± 44%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD

Development Area 'C'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		4,000 square feet
			± 10.4	± 10%

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front[3]	Side[4]	Rear	
PD-R [1]							
Yellow (Minimum Lot Size ½ Acre)	21,780	85	40%	20	7.5	15	65
Orange (Minimum Lot Size 1/3 Acre)	14,520	70	40%	20	7.5	15	65
All Other Uses [2]	10,000	50	40%	20	7.5	15	65
PD-COMM							
All Other Uses [2]	0	0	80% (aggregate total in PD-COMM)	20	0	20	65

1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable.
2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.

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4. A final PD plan shall consist of a site plan or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

        vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

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1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

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3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

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ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

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

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

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In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

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vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 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 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. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

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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 _____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

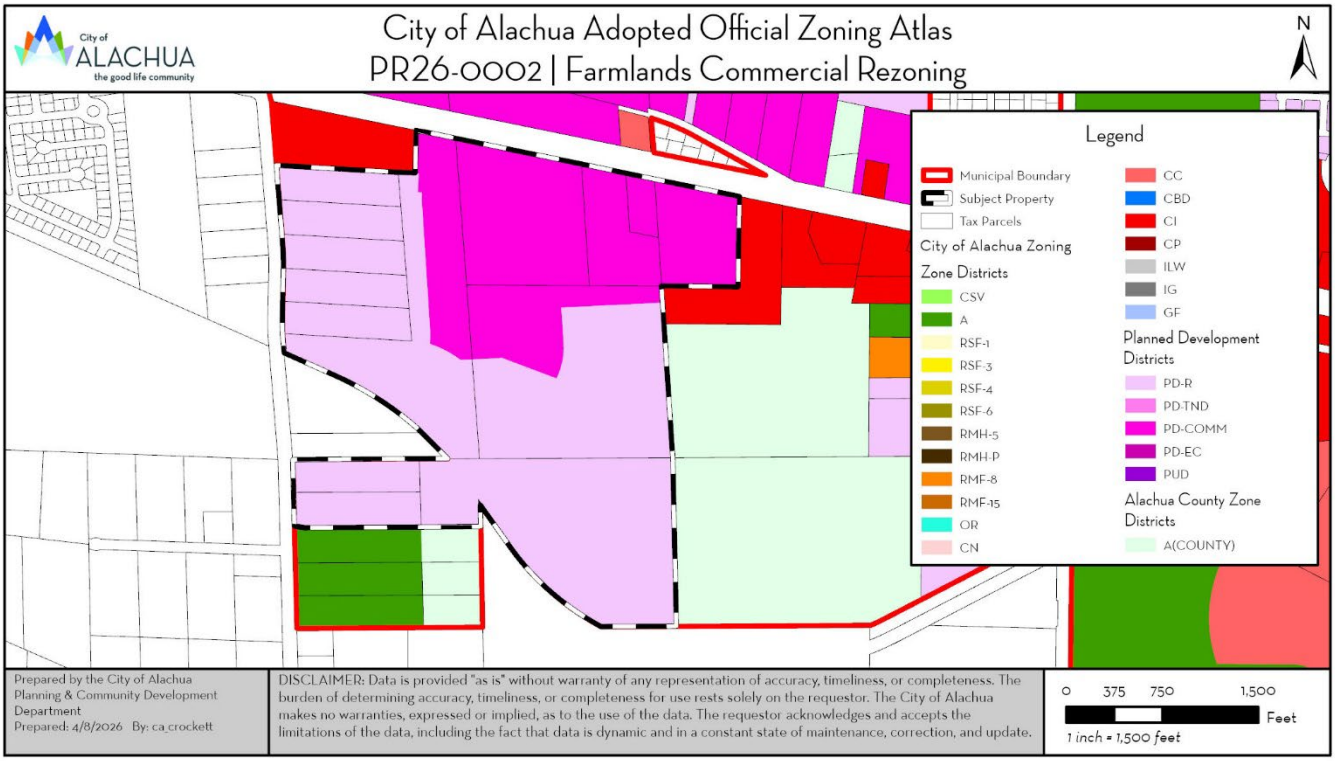
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS

OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

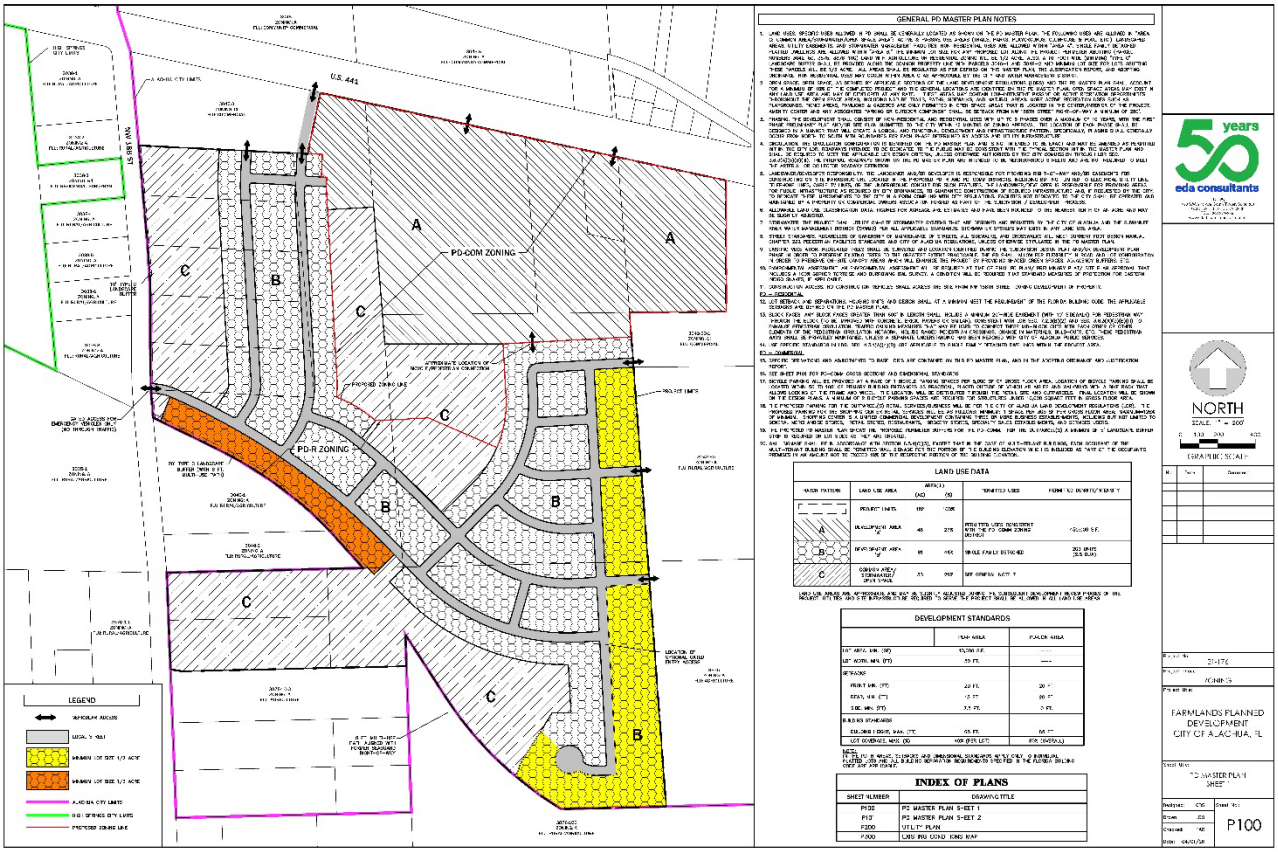
DRAFT

EXHIBIT "B"

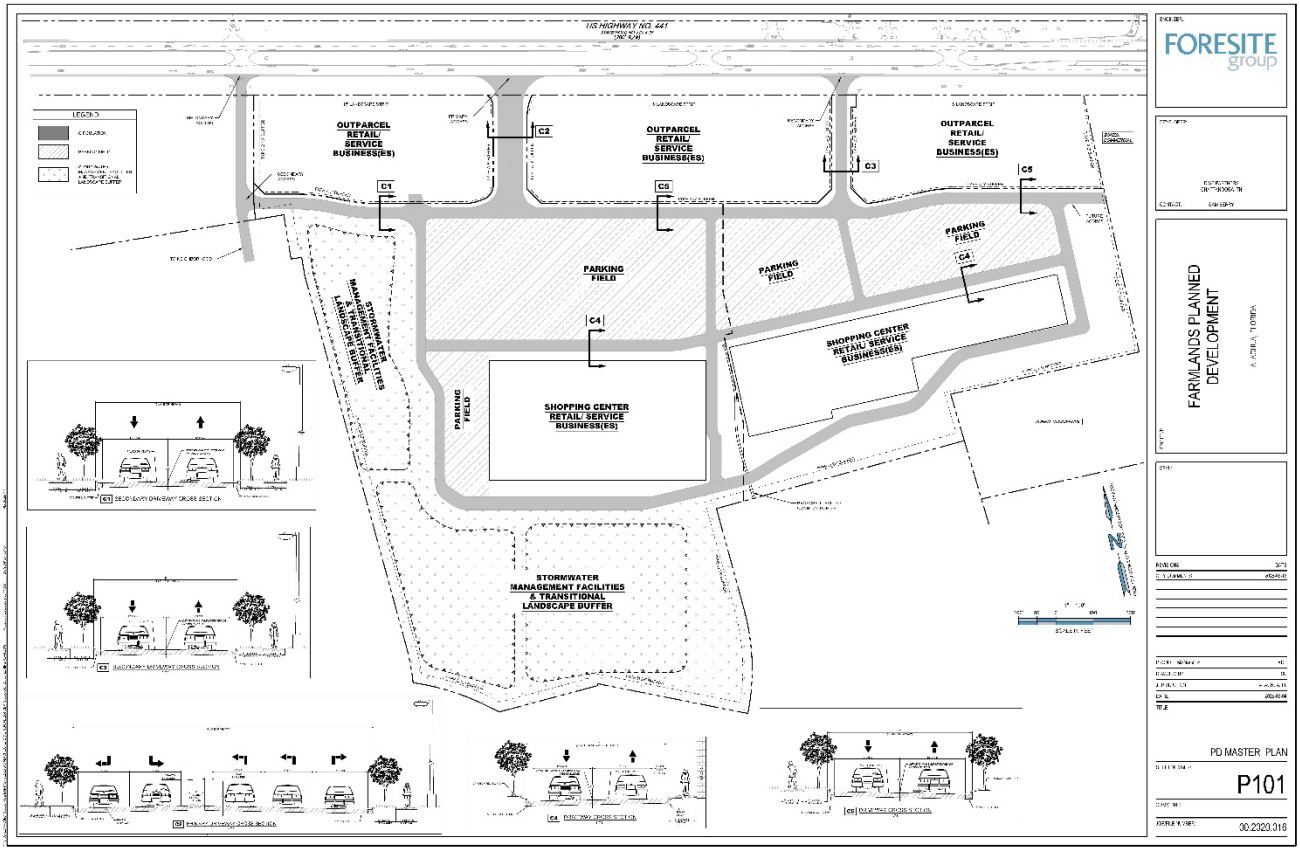


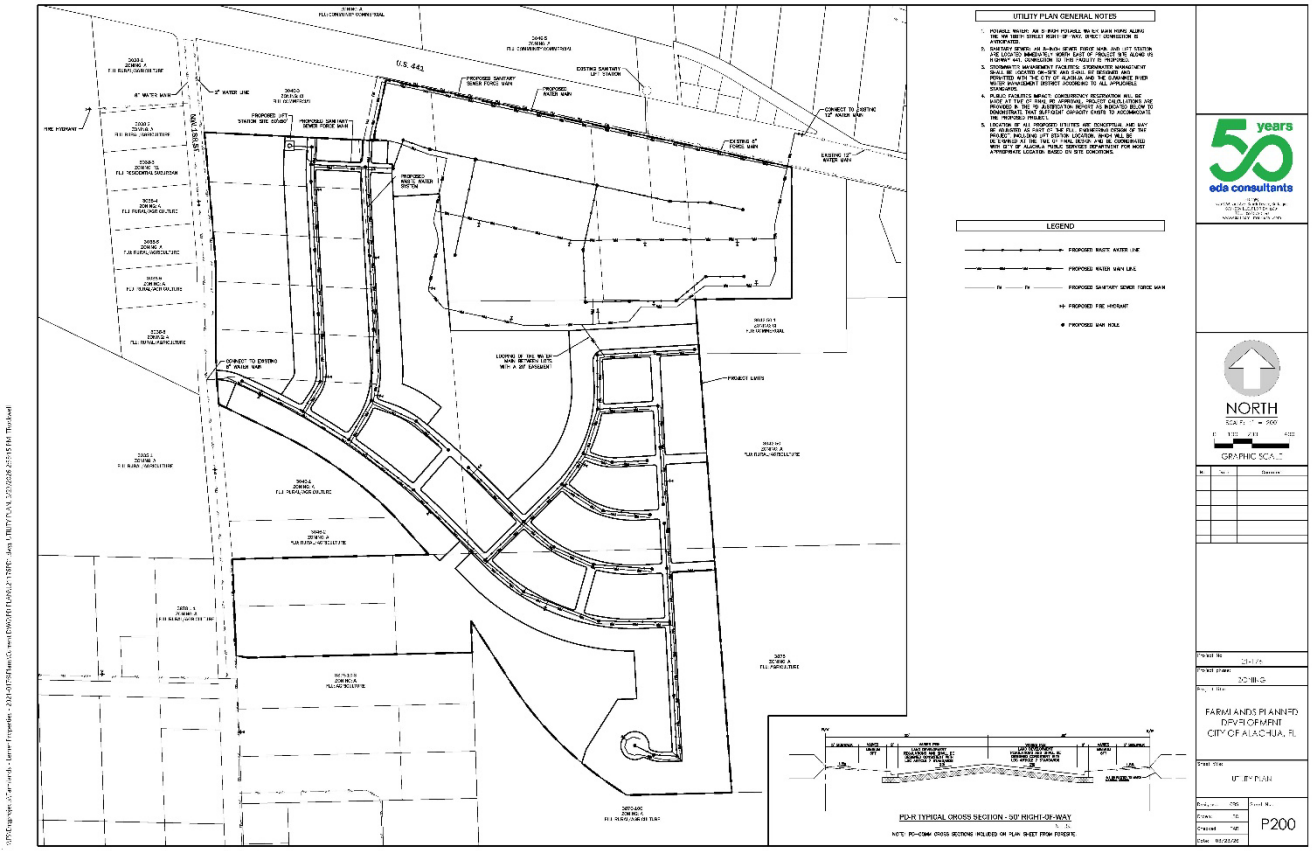
DRAFT

EXHIBIT "C"



City of Alachua
Page 16
Page 2709 of 3050


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101



City of Alachua
Page 18
Page 2711 of 3050

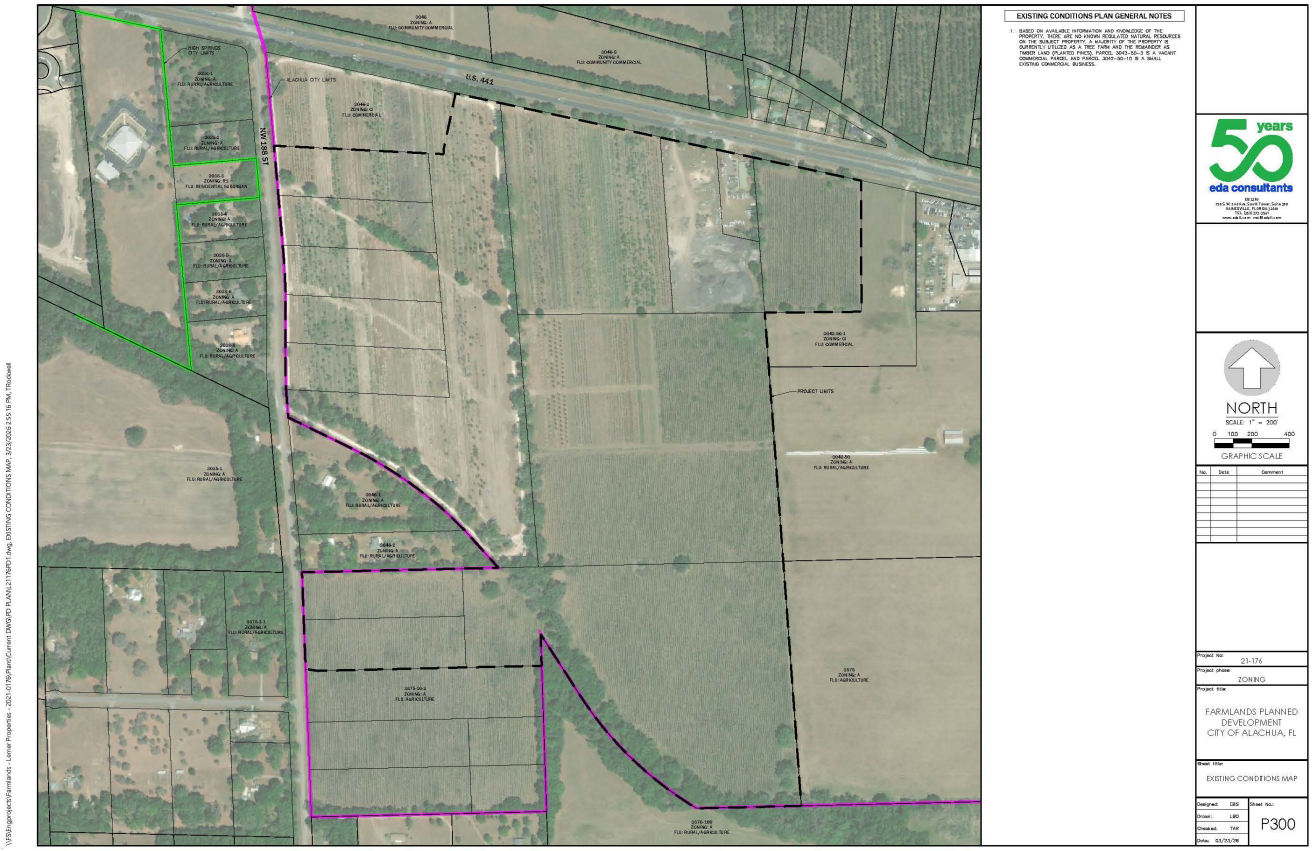

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3040-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBO
Checked: TAK
Date: 03/23/26
Sheet No.: P300

EXHIBIT "D"

EXECUTED PD AGREEMENT
INCOPROATED BY REFERENCE

DRAFT

EXHIBIT "B"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD AGREEMENT

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (together as the "Property Owners" or "Developer"). The City and the Property Owners may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended _____ of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Developer shall plan and construct, at the Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance 26-XX, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-XX and this PD Agreement. If a **final PD plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. The Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-XX and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve the Developer, or their successors, assigns, or anyone acting on the Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-XX.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

DRAFT

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

DRAFT

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

AYLA, LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

FIRST COAST ROAD RANGERS, LLC

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JACK'S SMALL ENGINER REPAIR LLC

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JTFA LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID

SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

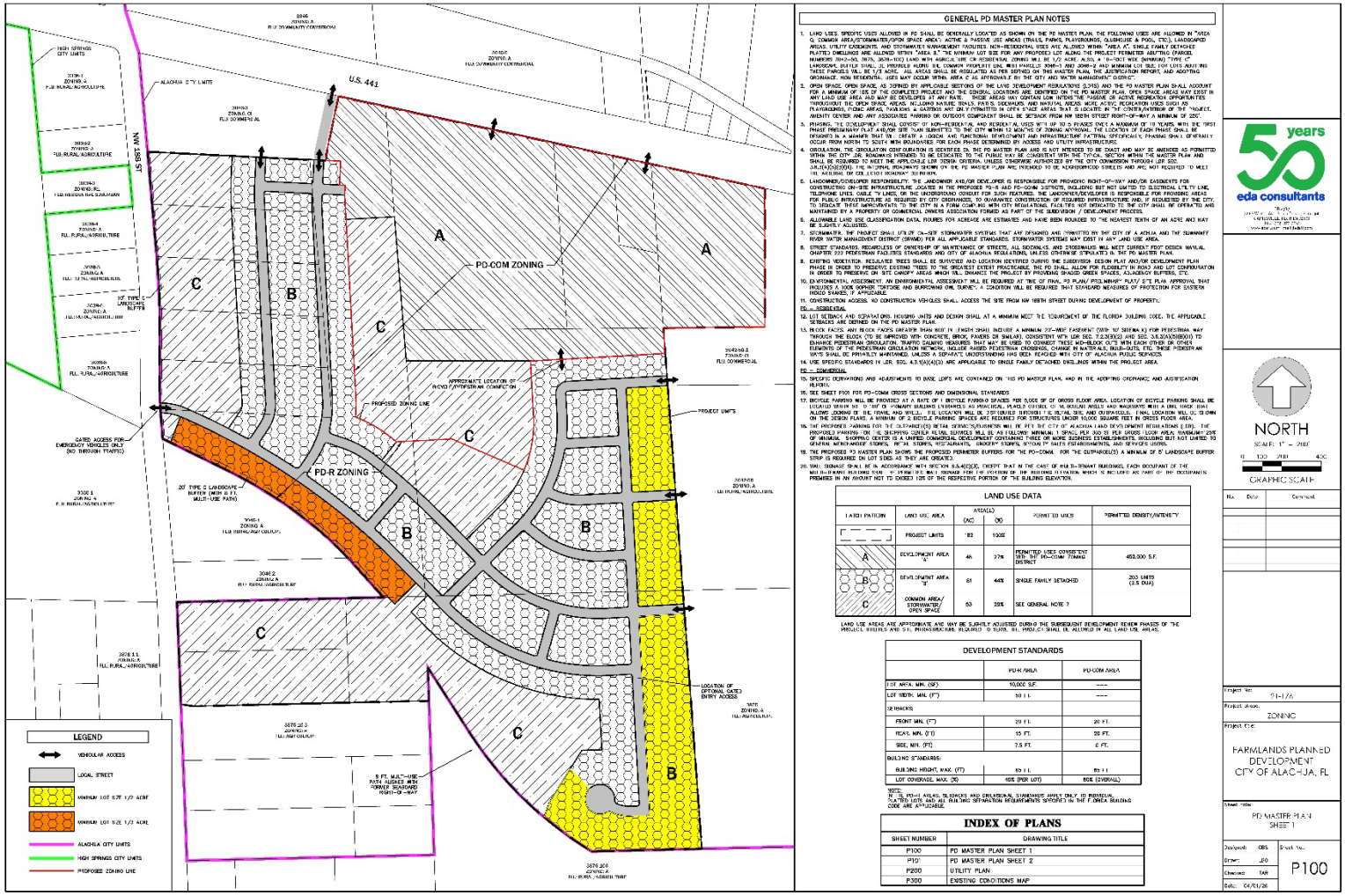
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A

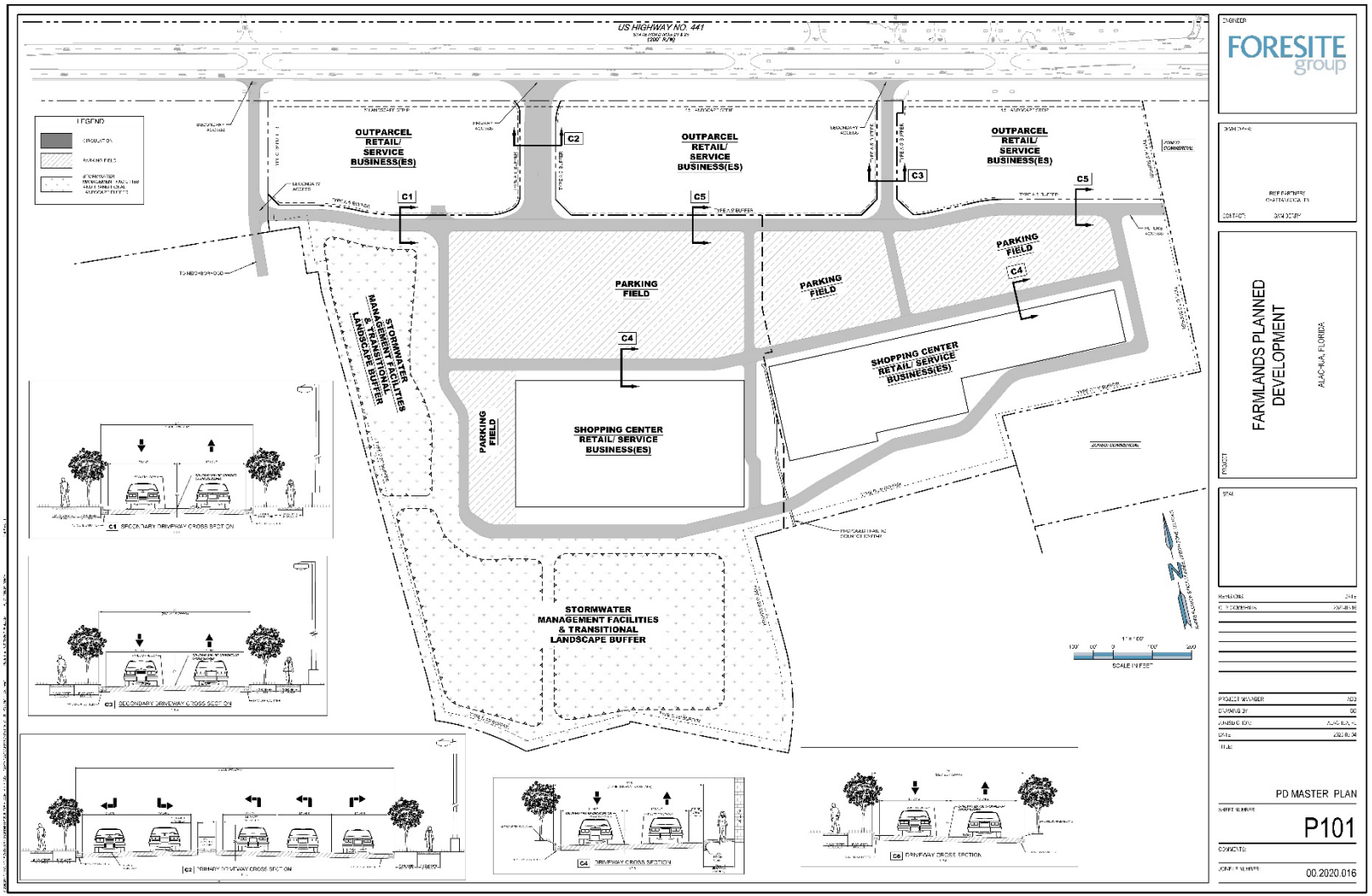
DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

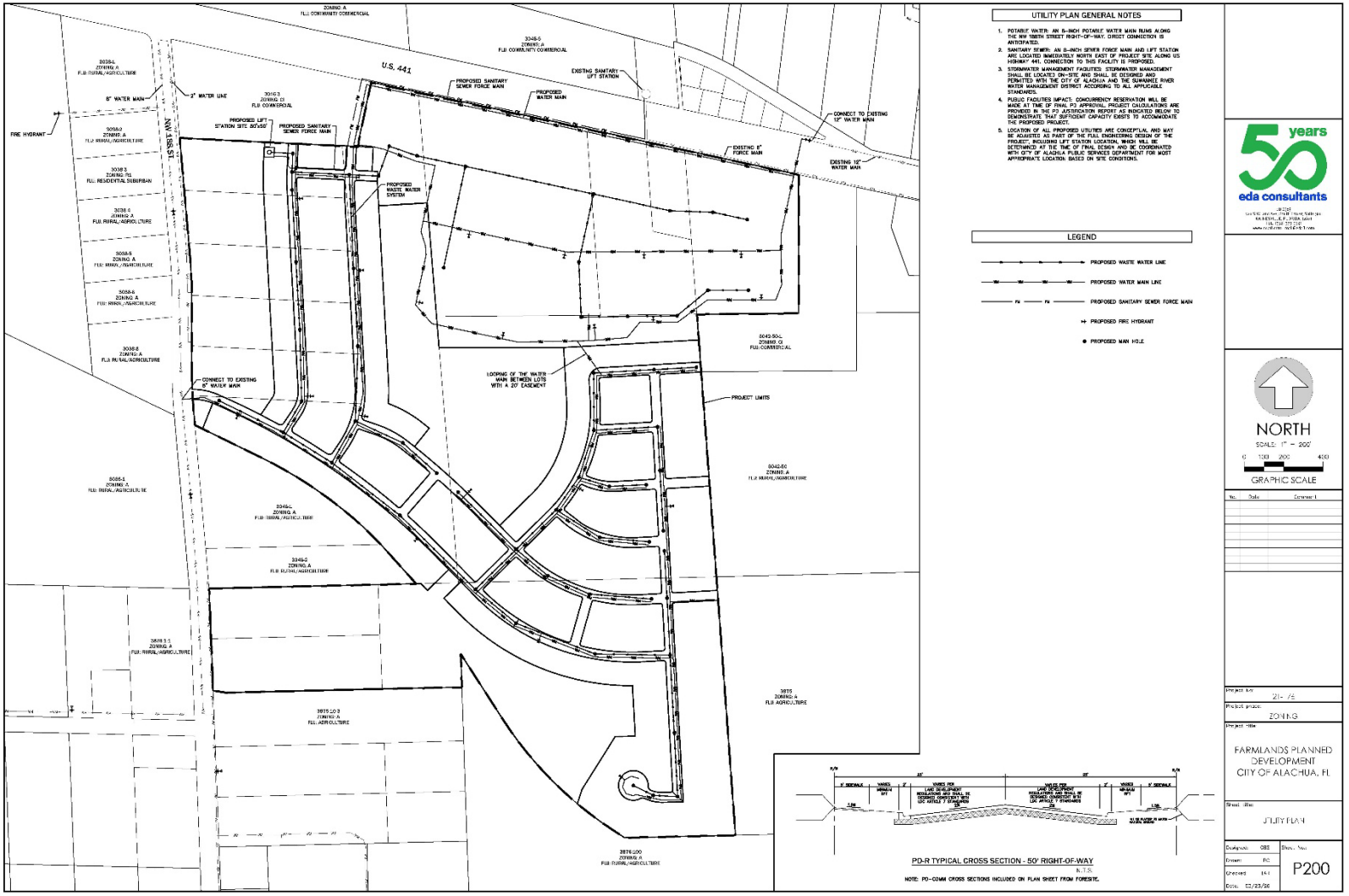
CONTAINING 60.76 ACRES, MORE OR LESS.

EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 26-XX
TO BE ADDED ONCE RECORDED

EXHIBIT "C"
PD MASTER PLAN




US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C2 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C6 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED LIFT STATION SITE 30'x50'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WASTE WATER SYSTEM
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
CONNECT TO EXISTING 8" WATER MAIN
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
PROJECT LIMITS
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
ZONING
P200

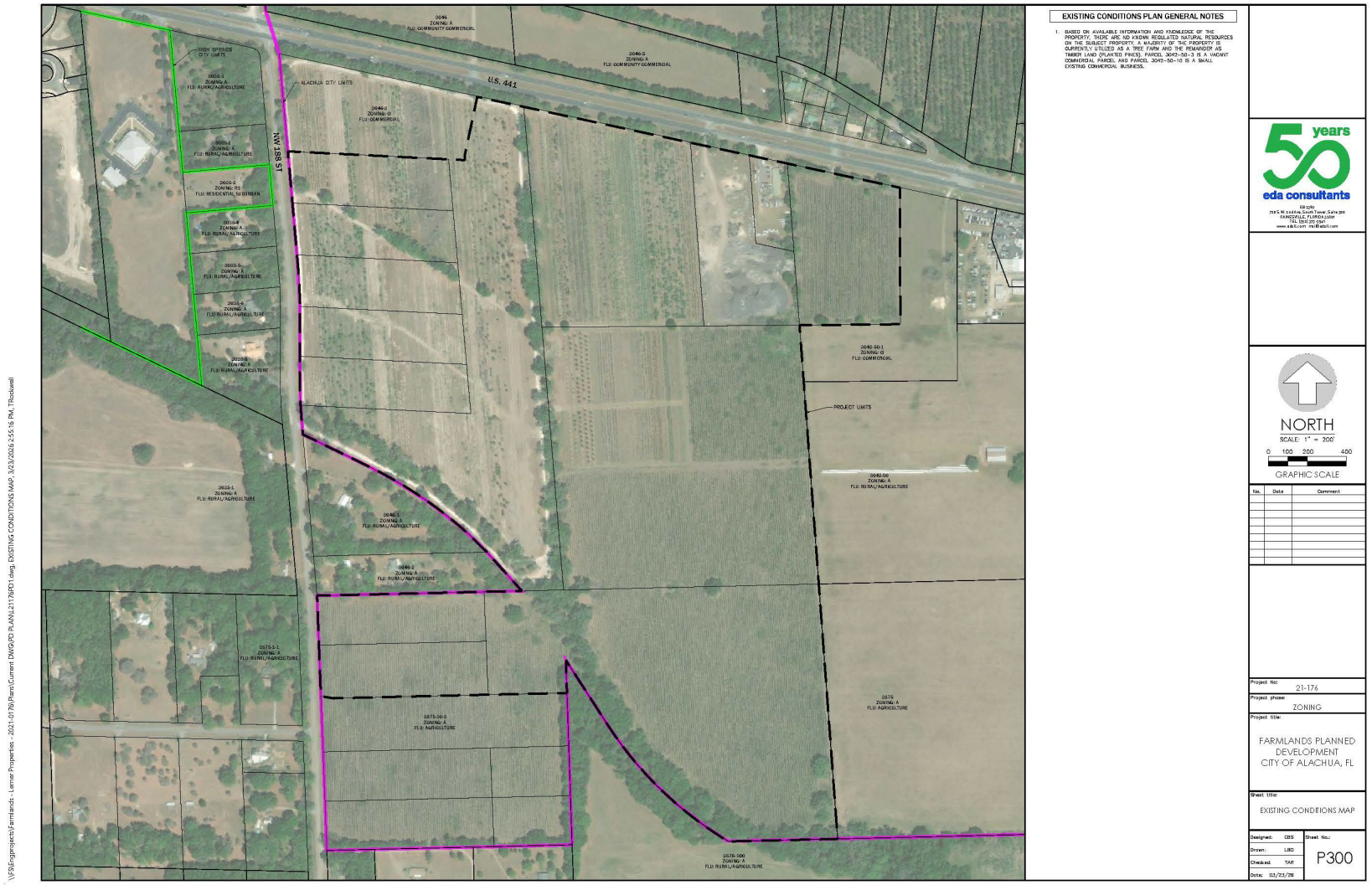

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3043-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
eda consultants
50 years
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBD
Checked: TAR
Date: 03/23/26
Sheet No.: P300

EXHIBIT "C"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

LETTER FROM KENNETH L. HILL, P.E.
GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

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

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

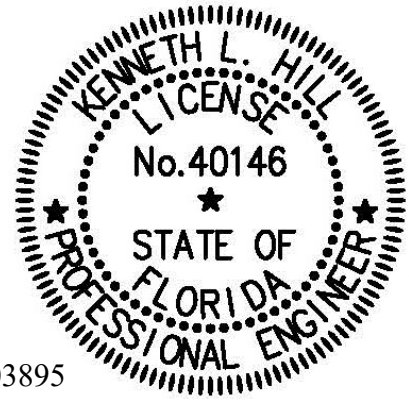
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)

EXHIBIT "D"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
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

April 1, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. 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 **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD 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, April 6, 2026***. 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, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. 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, April 20, 2026***. 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, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, 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

March 26, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 24, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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, March 31, 2026**. A total of three 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 **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) 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 application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** 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.

Notice, the Applicant has an outstanding fee of $3,125.00 that must be paid upon resubmittal, or review will not continue, per Resolution 24-05.

Address the following insufficiencies:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

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

1. **Parking Master Plan**
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   Response: The application has been revised to a rate of 1 bicycle parking space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet. Based on the business use types, bicycle access to/from the site will be adequately accommodated with parking placed conveniently near business entries and/or between tenants to promote clear access, parking, and visibility to the non-motorized means of travel.
   Remaining Deficiency: Add the following language to the end of General Note 17 on sheet P100: "A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area."
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
      Response: The note has been revise to reflect the impervious surface area ratio.
      Remaining Deficiency: Staff notes that a 17% impervious surface area ratio (ISR) seems constrained. Please confirm that this 17% ISR figure is correct.

3. **Miscellaneous**
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   Response: Acknowledged.
   Remaining Deficiency: The Applicant removed all previously proposed code alterations, but included a new one related to Section 6.5. As previously stated, if the deviation is not noted on the PD Master Plan, it will not be incorporated into the PD.

   Regarding the justification provided, the justification addresses what the deviation will accomplish, but not why it's necessary. Revise justification.

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

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, 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

March 16, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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 Wednesday, March 24, 2026**. 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 **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) 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 site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** 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:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

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

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.

      Remaining Deficiency: Provide justification.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.

      Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      Response: None provided.

      Remaining Deficiency: Respond.

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.

Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.

5. **PD Master Plan**

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.

Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

7. **Miscellaneous**

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.

Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.

Additional Deficiencies to be Addressed

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

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

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

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

TO: **Carson J. Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart** LD
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

NO.	COMMENTS
1	**Comment on January 2026 Submittal** **Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **Approved as noted.**

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **February 24, 2026**

TO: **Carson Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart**
Public Services Project Manager
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (Jan 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	Sheet P200- Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. City suggests meeting with staff prior to resubmittal. **Revise and Resubmit**
	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

February 17, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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 **1:30 PM on February 17, 2026** 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 Wednesday, March 18, 2026**. 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 **April, 2026, 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 **

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

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

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct. 30, 2025

NAME & DESCRIPTION OF PROJECT Farmlands PD UPDATED REZ(246-72=174 SF Units)

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16600-18800 block of US Hwy 441

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 174
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	174	**units X 0.12 Elementary School Multiplier**	21	**Student Stations**
MIDDLE	174	**units X 0.06 Middle School Multiplier**	11	**Student Stations**
HIGH	174	**units X 0.09 High School Multiplier**	16	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

Page 2

CERTIFICATION

PROJECT NAME : Farmlands PD **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 21

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

Middle SCSA Mebane — Capacity Required 11

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

High SCSA Santa Fe — 16

- ☑ 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: 02/13/2026

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)

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City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be sent 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)*
Parker Stevens, 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

February 2, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, 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 applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*, 2025*).

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 applications.

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.

PSSC26-0002 - Farmlands SSCPA

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

PR26-0002 - Farmlands Rezoning

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: Current property owners and Rise Development.
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. *Adverse Effect on Local Character*
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. *Not Deviate from Pattern of Development*
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. *Encourage Sprawl*
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. *Spot Zoning*
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. *Public Facilities*
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. *No Adverse Effect on the Environment*
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of 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).

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 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.

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

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Clay Sweger

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

as identification.

NOTARY SEAL

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida
   Company (if applicable): 11801 Research Circle
   Mailing address: 11801 Research Circle
   City: Alachua State: FL ZIP: 32615
   Telephone: ( ) 352-518-5120 FAX: ( ) N/A e-mail: gerry.dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: Current property owners and Rise Development.
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. *Adverse Effect on Local Character*
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. *Not Deviate from Pattern of Development*
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. *Encourage Sprawl*
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. *Spot Zoning*
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

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   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

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   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
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   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.

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All 12 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.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Gerry Dedenbach
Signature of Co-applicant

Typed or printed name and title of applicant

Gerry Dedenbach
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
Comm.: HH 586733
Expires: Oct. 19, 2028
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct. 30, 2025

NAME & DESCRIPTION OF PROJECT Farmlands Planned Development - Rezoning

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16600-18800 block of US Hwy 441

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: -72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	-72	**units X 0.12 Elementary School Multiplier**	-9	**Student Stations**
MIDDLE	-72	**units X 0.06 Middle School Multiplier**	-5	**Student Stations**
HIGH	-72	**units X 0.09 High School Multiplier**	-7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

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

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

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

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

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER.

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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

Keith E Lemer

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 6TH day of OCTOBER, 2025, by KEITH LEMER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #HH 191546 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

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Land Use & Zoning Map Change Applications

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Signature of Applicant

Keith E Lerner

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 6TH day of OCTOBER, 2025 by KEITH LERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III
MY COMMISSION EXPIRES
OCTOBER 27, 2025
#HH 191546
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00

This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

4620
6.-

THIS QUIT-CLAIM DEED,
executed this 8th day of June 2022, by

KEVIN L. CARTER and SHIMA CARTER, husband and wife,

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

JTFA, LLC, a Florida limited liability company,

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

See Exhibit A attached hereto.

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2022 and all subsequent years;
Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005

Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____(Seal)
Witness **Kevin L. Carter**
Printed Name: GRISELDA GUTIERREZ

_____(Seal)
Witness **Shima Carter**
Printed Name: SHEKHAR VARANASI

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ RB California
COUNTY OF ~~HILLSBOROUGH~~ RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

Signature Ritu (Seal)

Exhibit A

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

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGIIT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

18.50
3018.40

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3296959 2 PG(S)
November 13, 2020 11:54:27 AM
Book 4831 Page 971
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $3,018.40

#431,145.00

Prepared by and return to:
~~Carl~~ L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: 20-179
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **4th** day of **November, 2020** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **AYLA, LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:
Commencing at the Southeast corner of said Section 8 and thence run S 87° 26' 55" W, along the South line of said section, a distance of 1332.40 feet; thence N 1° 54' 18" W, a distance of 1190.19 feet; thence S 88° 18' 49" W, a distance of 122.29 feet to an iron pin; thence N 7° 06' 04" E, a distance of 122.68 feet to an iron pin; thence S 88° 18' 49" W, a distance of 496.85 feet to an iron pin; thence N 1° 19' 51" W, a distance of 636.63 feet to iron pin on the South right-of-way line of US Highway No. 441; thence N 79° 04' 33" W, along said right-of-way line, a distance of 300.00 feet to Point of Beginning; thence continue N 79° 04' 33" W, along said right-of-way line, a distance of 590.53 feet to a concrete monument on the West line of old George Smyder lands; thence S 5° 28' 46" E, along said West line, a distance of 832.86 feet; thence N 88° 18' 49" E, a distance of 516.83 feet; thence N 1° 19' 51" W, a distance of 702.12 feet to the South right-of-way line of US Highway No. 441 and the Point of Beginning.

Parcel Identification Number: 03042-051-001

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, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M Gee

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 4th day of November, 2020 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3288406 4 PG(S)
10/7/2020 2:12 PM
BOOK 4819 PAGE 1614
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 973353
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,962.80
Intang. Tax: $0.00

PREPARED BY AND
RECORD AND RETURN TO:

Sidney S. Simmons, II, Esq.
562 Park Street, Suite 300
Jacksonville, Florida 32204

Consideration: $280,368.30
Tax Folio Number: 03042-050-003

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 28th day of September, 2020, by and between **SOUTHERN WRECKER & RECOVERY, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 6831 West Beaver Street, Jacksonville, Florida 32254 and **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company (the "Grantee"), whose address is 11461 Boote Blvd., Jacksonville, Florida 32218.

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Alachua, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, tenements, hereditaments, appurtenances, and fixtures now or hereafter a part of the Land (collectively with the Land, being the "Property"), subject only to the matters set forth on Exhibit B attached (the "Permitted Exceptions"), but the reference herein shall not serve to reimpose the same.

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property and that Grantor has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Without warranty or representation, Grantor also conveys to Grantee any interest it may have in the following: (i) the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Property to the center line thereof, (ii) any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Property or any portion thereof and used in conjunction therewith, (iii) any development rights appurtenant to the Property or any portion thereof, and (iv) any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Property.

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

Signed, sealed and delivered
in the presence of:

Print Name: KEN TAYLOR

Print Name: Kyle Smith

"GRANTOR"

SOUTHERN WRECKER & RECOVERY, L.L.C., a Florida limited liability company

By: _____
Name: _____
Its: Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 25th day of September, 2020, by Greg Gaylord, the member of Southern Wrecker & Recovery, L.LC., a Florida limited liability company, on behalf of the company. He/she *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

SHEENA GARDNER
MY COMMISSION EXPIRES
APRIL 6, 2024
#GG 976496
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Sheena Gardner
Notary Public, State of Florida
Name: Sheena Gardner
My Commission Expires: April 6, 2024
My Commission Number is: GG 976496

EXHIBIT A

Chicago Title Insurance Company

Order No.: 8791930

EXHIBIT "A"

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence North 87 deg. 26 min. 55 sec. East, along the South line of said Section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence North 05 deg. 57 min. 06 sec. West, along said West line, 2491.84 feet to a concrete monument (PSL 509) on the Southerly right-of-way line of U.S. Highway 441 (200' R/W) (aka State Road 25), thence South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 875.32 feet to rebar and cap (PLS 1824) and the Point of Beginning; thence continue South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 310.97 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 454.09 feet to a rebar and cap (PLS 1824), thence South 79 deg. 04 min. 33 sec. East, 200.00 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 378.77 feet to a rebar and cap (PLS 2047), thence South 88 deg. 18 min. 49 sec. West, 491.25 feet to a rebar and cap (PLS 1824), thence North 05 deg. 28 min. 46 sec. West, 944.66 feet to the Point of Beginning.

EXHIBIT B

1. Taxes and assessments for the year 2020.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. Any right, title or interest in those certain oil, gas, and mineral interests referenced in that certain Deed, recorded in Miscellaneous Book 33, Page 106 and Official Records Book 2609, page 412.

Sale Price: 400,000.00
Recording: 27.00
Doc. Stamp: 2800.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3327380 3 PG(S)
March 31, 2021 04:36:16 PM
Book 4874 Page 2234
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,800.00

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #20-283

Tax Parcel #: 03042-050-010

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March, 2021, between **Gregory S. Gerard**, whose post office address is 440 Jeff Clements Road, Marion, KY 42064, grantor, and **Jack's Small Engine Repair LLC, a Florida limited liability company**, whose post office address is 16530 N. W. US Highway 441, Alachua, FL 32615, 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:

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence N.87°26'55"E., along the south boundary of said section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence N.05°57'06"W., along said West line, 2491.84 feet to a concrete monument (PLS 509) on the Southerly right-of-way line of U. S. Highway 441 (200' R/W) (aka State Road 25), thence S.79°04'33"E.,along said right-of-way line, 1186.29 feet to rebar and cap (PLS 1824) and the POINT OF BEGINNING; thence continue S.79°04'33"E. along said right-of-way line, 200.00 feet to a concrete monument (PLS 509), thence S.05°28'46"E. 454.09 feet to a rebar and cap (PLS 1824), thence N.79°04'33" W., 200.00 feet to a rebar and cap (PLS 1824), thence N.05°28'46"W., 454.09 feet to the P.O.B.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year **2021** and all subsequent years.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, OR HIS SPOUSE, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.

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, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Stacy Crawford-Hughes

Gregory S. Gerard

Witness Name: Scott Belt

State of Kentucky
County of Crittenden

The foregoing instrument was acknowledged before me by physical presence this 25 day of March, 2021, by **Gregory S. Gerard**, who [_] is personally known or [X] has produced a Kentucky driver's license as identification.

[Notary Seal]

Lisa Crider
Notary Public

Printed Name: LISA Crider

My Commission Expires: 10-1-24

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	03042-050-003
Prop ID	12469
Location Address	16554 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E TO THE W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W LINE US-441 S 79 DEG E 875.32 FT POB S 79 DEG E 510.97 FT S 5 DEG E 832.86 FT W 491.25 FT N 5 DEG W 944.66 FT POB AKA PARCEL ERIC 441-D (LESS THE N 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	7.92
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$396,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$396,000**
Assessed Value	$396,000
Exempt Value	$0
Taxable Value	$396,000
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
Just Market Value	$396,000	$396,000
Land Value	$396,000	$396,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$0	$0
Non School Assessed Value	$396,000	$396,000
School Assessed Value	$396,000	$396,000
Exempt Value	$0	$0
Non School Taxable Value	$396,000	$396,000

Certified Year	2024	2023
School Taxable Value	$396,000	$396,000
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$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	Zoning
1000	VACANT COMMERCIAL	7.92	344995.2	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
9/28/2020	$280,400	SD	4819	1614	Link (Clerk)
10/7/2019	$450,000	SD	4723	1102	Link (Clerk)
6/5/2001	$200,000	WD	2363	1983	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Link (Clerk)

Skip to main content

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
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map



Photos



Print Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

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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	03042-050-004
Prop ID	12470
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	19.93
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$25,909
Agricultural (Market) Value	$99,650
Just (Market) Value	**$99,650**
Assessed Value	$25,909
Exempt Value	$0
Taxable Value	$25,909
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	$99,650	$99,650	$199,300	$199,300	$199,300
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$99,650	$99,650	$199,300	$199,300	$199,300
Agricultural Classified Value	$25,909	$25,909	$25,900	$25,900	$25,900
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
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
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
1/18/2013	$100	SD	4175	1935	Unqualified (U)	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	Unqualified (U)	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

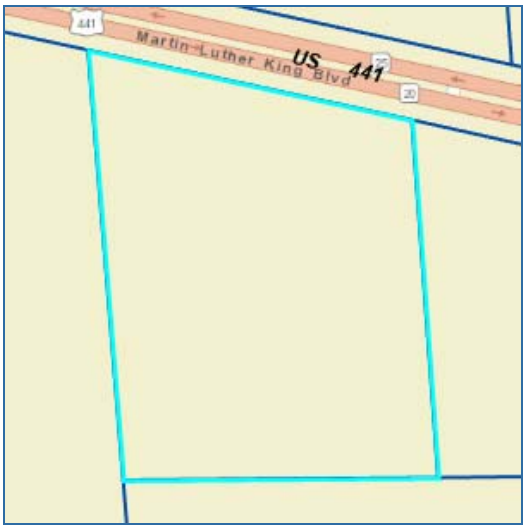
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map



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

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

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	03042-050-005
Prop ID	12471
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	40
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SE 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$14,600
Agricultural (Market) Value	$116,000
Just (Market) Value	**$116,000**
Assessed Value	$14,600
Exempt Value	$0
Taxable Value	$14,600
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	$116,000	$116,000	$116,000	$116,000	$116,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Agricultural Classified Value	$14,600	$14,600	$14,600	$14,600	$14,600
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
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
5500	TIMBER 2	40.00	1742400	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

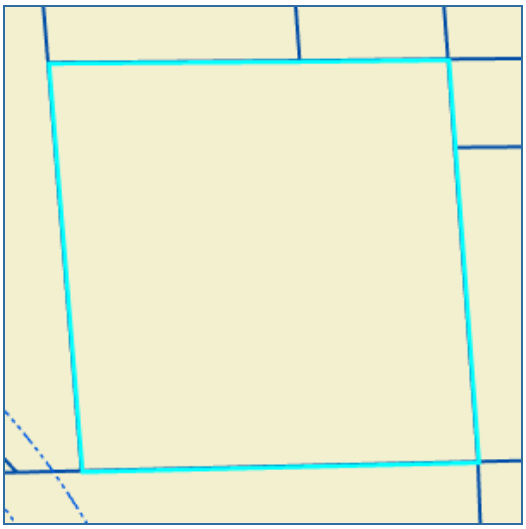
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map



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

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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	03042-050-010
Prop ID	12476
Location Address	16530 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.50
Subdivision	
Legal Description	COM SW COR SEC N 87 DEG 26 MIN 55 SEC E 1316.02 FT N 05 DEG 57 MIN 06 SEC W 2491.84 FT S 79 DEG 04 MIN 33 SEC E 1186.29 FT POB S 79 DEG 04 MIN 33 SEC E 200 FT S 05 DEG 28 MIN 46 SEC E 454.09 FT N 79 DEG 04 MIN 33 SEC W 200 FT N 05 DEG 28 MIN 46 SEC W 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SERVICE SHOPS (02500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	2.08
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Working Valuation

	2025 Working Values
Improvement Value	$95,555
Land Value	$104,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$199,555**
Assessed Value	$199,555
Exempt Value	$0
Taxable Value	$199,555
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
Just Market Value	$202,015	$204,474
Land Value	$104,000	$104,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$98,015	$100,474
Non School Assessed Value	$202,015	$204,474
School Assessed Value	$202,015	$204,474
Exempt Value	$0	$0

Certified Year	2024	2023
Non School Taxable Value	$202,015	$204,474
School Taxable Value	$202,015	$204,474
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$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	Zoning
2500	SERVICE SHOP	2.08	90604.8	CI

Building Information

Type	SERVICE SHOP	**Heat**	NONE
Total Area	5,400	**HC&V**	NONE
Heated Area	3,000	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2002
Floor Cover	FIN CONCRETE	**Effective Year Built**	2002

Type	SOH MISC	**Heat**	
Total Area	17,576	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	1-Rooms
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2002

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	1,754	2002	2002	3	6700
BAS	BASE AREA	1,246	2002	2002	3	6700
CAN	CANOPY (NO SIDES)	400	2002	2002	3	6700
FCP	FINISHED CARPORT	2,000	2002	2002	3	6700

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
3800	DRIVE/WALK	1,750	2002	2002		C1
3883	FENCE CL	2,310	2002	2002		C1
4240	GUTTER	220	2002	2002		C1
4682	PAVING 2	13,176	2002	2002		C1
5221	STG 1	120	2015	2015		C1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
3/25/2021	$400,000	WD	4874	2234	Link (Clerk)
6/5/2001	$50,000	WD	2363	1949	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.

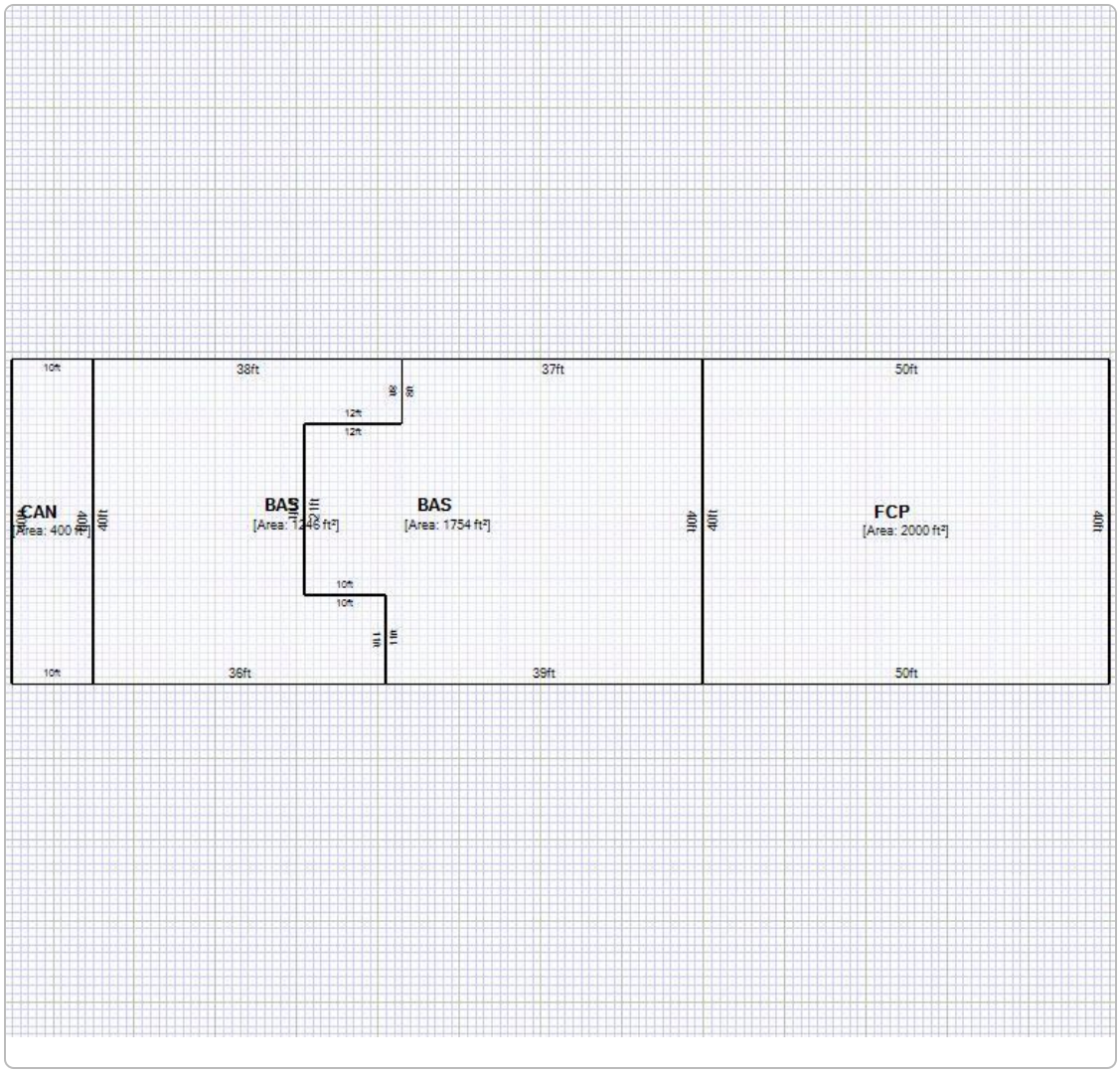
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
8530	ADDITION COMMERCIAL	Yes	No	1/8/2003	$5,000
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
8059	FOUNDATION ONLY	Yes	No	12/14/2001	$2,500
8004	COMMERCIAL BUILDING	Yes	No	10/10/2001	$128,000
8004	COMM BUILDING PERMIT	Yes	No	10/10/2001	$128,000

Skip to main content

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

Sketches



Print Sketches

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features.

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03042-051-001
Prop ID	12480
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM AT SE COR OF NE1/4 OF SW1/4 OF SEC POB N 3 DEG W 831.49 FT TO SLY R/W OF HWY 441 S 77 DEG E 1100 FT M/L S 8 DEG W 159.38 FT S 21 DEG E 263.42 N 88 DEG E 258.36 FT N 7 DEG E 329.55 FT TO S R/W HWY 441 S 79 DEG E ALG R/W 460 FT M/L S 420 FT M/L S 88 DEG (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	9.58
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$3,497
Agricultural (Market) Value	$383,200
Just (Market) Value	**$383,200**
Assessed Value	$3,497
Exempt Value	$0
Taxable Value	$3,497
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
Just Market Value	$383,200	$383,200
Land Value	$0	$0
Agricultural (Market) Value	$383,200	$383,200
Agricultural Classified Value	$3,497	$3,497
Improvement Value	$0	$0
Non School Assessed Value	$3,497	$3,497
School Assessed Value	$3,497	$3,497
Exempt Value	$0	$0
Non School Taxable Value	$3,497	$3,497
School Taxable Value	$3,497	$3,497
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$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	Zoning
5500	TIMBER 2	9.58	417304.8	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
11/4/2020	$431,200	WD	4831	0971	Link (Clerk)
12/21/2012	$100	MS	4160	1941	Link (Clerk)
8/28/2001	$189,300	WD	2387	980	Link (Clerk)
6/6/1994	$100	DD	1978	493	Link (Clerk)
9/18/1993	$100	DD	1929	1013	Link (Clerk)
7/2/1991	$100	DD	1818	1623	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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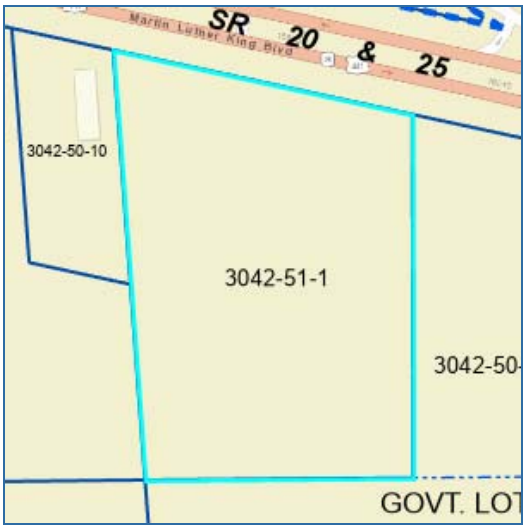
Map



Photos



Print Photos

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	38.49
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$3,868
Land Value	$0
Land Agricultural Value	$50,037
Agricultural (Market) Value	$192,450
Just (Market) Value	**$196,318**
Assessed Value	$53,240
Exempt Value	$0
Taxable Value	$53,240
Maximum Save Our Homes Portability	$665

"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	$196,594	$195,097	$338,069	$338,242	$338,416
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$192,450	$192,450	$335,248	$335,248	$335,248
Agricultural Classified Value	$50,037	$50,037	$50,100	$50,100	$50,100
Improvement Value	$4,144	$2,647	$2,821	$2,994	$3,168
Non School Assessed Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Assessed Value	$54,181	$52,684	$52,921	$53,094	$53,268
Exempt Value	$0	$0	$0	$0	$0

Certified Year	2024	2023	2022	2021	2020
Non School Taxable Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Taxable Value	$54,181	$52,684	$52,921	$53,094	$53,268
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$1,232	$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
6905	TREE FARM	38.49	1676624.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	132	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
2021	SHED 1	36	2013	2013		R2	RES
2221	STG 1	240	2013	2013		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Qualified (Q)	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	Unqualified (U)	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	No	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

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Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches.

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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
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	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
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
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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Map



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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	03046-003-002
Prop ID	12619
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
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	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
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
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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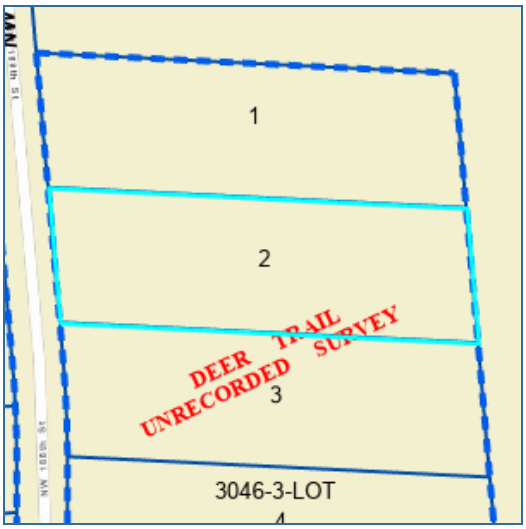
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
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	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
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
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
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	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
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
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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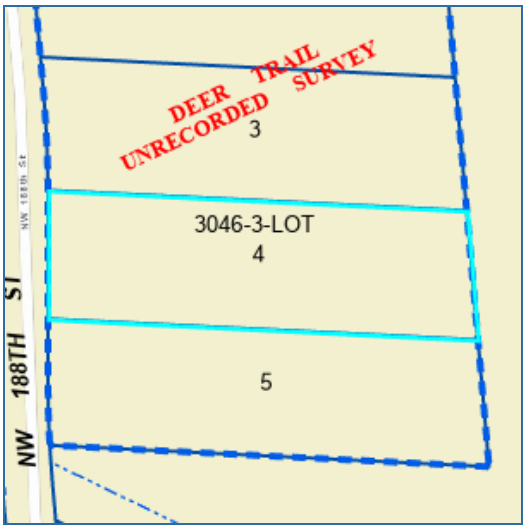
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$4,690
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$29,690**
Assessed Value	$11,190
Exempt Value	$0
Taxable Value	$11,190
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	$29,690	$29,690	$34,690	$34,690	$34,690
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$4,690	$4,690	$4,690	$4,690	$4,690
Non School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
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
6905	TREE FARM	5.00	217800	0	0	PD-R

Building Information

Type	SOH MISC	**Heat**	
Total Area	3	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2008

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1020	GATE EL OP	2	2008	2008		R7	RES
2402	WELL IRR	1	2008	2008		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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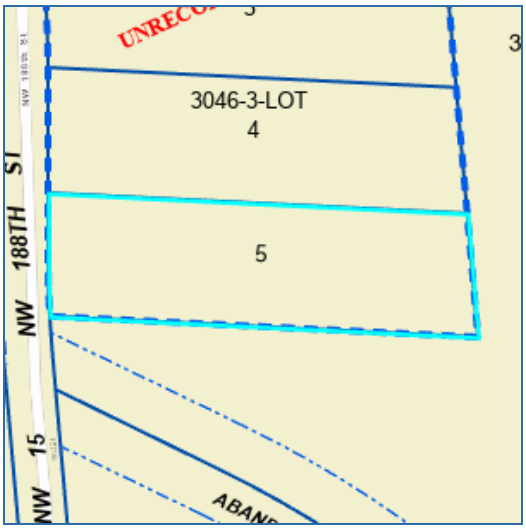
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	37.21
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$13,582
Agricultural (Market) Value	$130,235
Just (Market) Value	**$130,235**
Assessed Value	$13,582
Exempt Value	$0
Taxable Value	$13,582
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	$130,235	$130,235	$130,235	$130,235	$130,235
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$130,235	$130,235	$130,235	$130,235	$130,235
Agricultural Classified Value	$13,582	$13,582	$13,582	$13,582	$13,582
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
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
5500	TIMBER 2	37.21	1620867.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)

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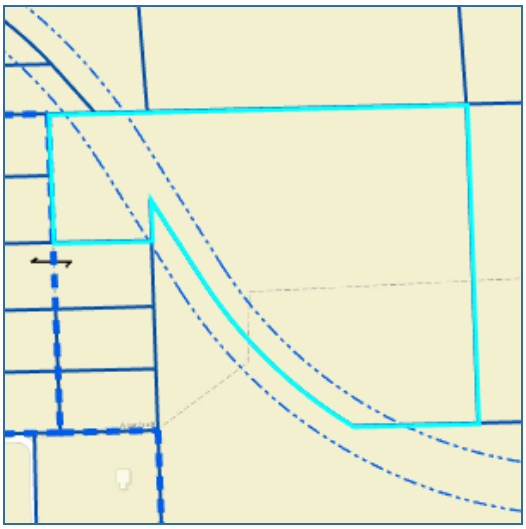
Map



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Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$1,825
Agricultural (Market) Value	$110,000
Just (Market) Value	**$110,000**
Assessed Value	$1,825
Exempt Value	$0
Taxable Value	$1,825
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	$110,000	$110,000	$100,000	$45,000	$35,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$110,000	$110,000	$100,000	$45,000	$35,000
Agricultural Classified Value	$1,825	$1,825	$1,825	$1,825	$1,825
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
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

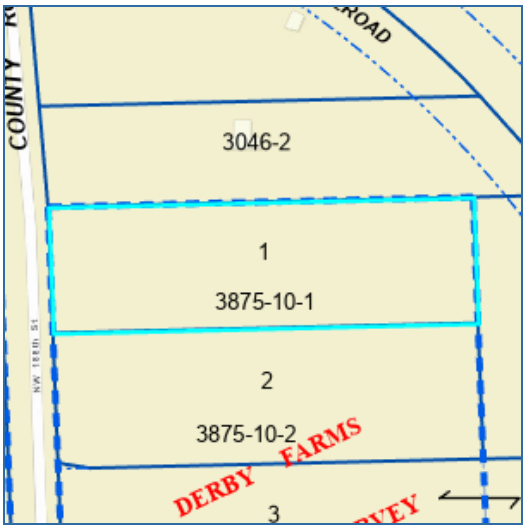
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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

Map



Photos



Print Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

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	03875-010-002
Prop ID	15098
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5.39
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$1,884
Land Value	$0
Land Agricultural Value	$1,967
Agricultural (Market) Value	$118,580
Just (Market) Value	**$120,464**
Assessed Value	$3,851
Exempt Value	$0
Taxable Value	$3,851
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	$120,464	$120,464	$109,684	$50,394	$39,614
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$118,580	$118,580	$107,800	$48,510	$37,730
Agricultural Classified Value	$1,967	$1,967	$1,967	$1,967	$1,967
Improvement Value	$1,884	$1,884	$1,884	$1,884	$1,884
Non School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
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
5500	TIMBER 2	5.39	234788.4	0	0	PD-R

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

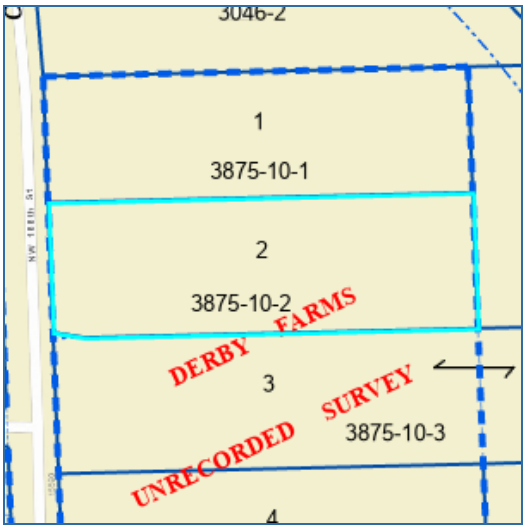
Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
2420	WELL/SEPT	1	1999	1999		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Permits, Sketches.

Detail by Entity Name

Florida Limited Liability Company
AYLA, LLC

Filing Information

Document Number	L20000332217
FEI/EIN Number	85-3689629
Date Filed	10/20/2020
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
02/09/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
FIRST COAST ROAD RANGERS, LLC

Filing Information

Document Number	L07000015548
FEI/EIN Number	20-8012526
Date Filed	02/09/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/11/2011

Principal Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Mailing Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Registered Agent Name & Address

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Name Changed: 08/04/2020

Address Changed: 08/31/2020

Authorized Person(s) Detail

Name & Address

Title Manager

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Title CFO

MIECKOWSKI, CHRISTIAN
11461 BOOTE BLVD
Jacksonville, FL 32218

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	01/31/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
07/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2023 -- ANNUAL REPORT	View image in PDF format
09/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/22/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
08/31/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
08/04/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
02/06/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- REINSTATEMENT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
JACK'S SMALL ENGINE REPAIR LLC

Filing Information

Document Number	L08000037369
FEI/EIN Number	26-2774283
Date Filed	04/14/2008
Effective Date	04/11/2008
State	FL
Status	ACTIVE

Principal Address

16530 NW US 441
ALACHUA, FL 32615

Mailing Address

16530 NW US 441
ALACHUA, FL 32615

Registered Agent Name & Address

McDaniel, Maurice T
18581 High Springs Main Street
HIGH SPRING, FL 32643

Name Changed: 03/22/2021

Address Changed: 03/22/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

SINGLETON, MARK
16530 NW US 441
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2023	02/27/2023
2024	01/30/2024

2025 01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
02/27/2023 -- ANNUAL REPORT	View image in PDF format
01/30/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
05/14/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
05/18/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
09/10/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

Filing Information

Document Number	L19000180416
FEI/EIN Number	84-2523807
Date Filed	07/12/2019
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

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01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
07/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Search > Account Summary

Real Estate Account #03046 003 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$233.87**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 010

Owner:
JACK'S SMALL ENGINE REPAIR LLC

Situs:
16530 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/04/2026** for **$4,592.24**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024	
2024 Installment Bill #4	$0.00
	Print (PDF)
2024 Installment Bill #3	$0.00
	Print (PDF)
2024 Installment Bill #2	$0.
	Print (PDF)
2024 Installment Bill #1	$0.00

2024 Installment Bill #1	
	Print (PDF)
Certificate #587	
	Paid $4,681.70
2023	
2023 Installment Bill #4	$0.00
	Print (PDF)
2023 Installment Bill #3	$0.00
	Print (PDF)
2023 Installment Bill #2	$0.00
	Print (PDF)
2023 Installment Bill #1	$0.00
	Print (PDF)
	Paid $4,673.21
2022 Annual Bill	$0.00
	Print (PDF)
2021 Annual Bill	$0.00
	Print (PDF)
2020 Annual Bill	$0.00
	Print (PDF)
2019 Annual Bill	$0.00
	Print (PDF)
2018 Annual Bill	$0.00
	Print (PDF)
2017 Annual Bill	$0.00
	Print (PDF)
2016 Annual Bill	$0.00
	Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 003

Owner:
FIRST COAST ROAD RANGERS LLC

Situs:
16554 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/03/2026** for **$8,665.71**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024	
2024 Annual Bill	$0.00
	Print (PDF)
Certificate #586	
	Paid $9,984.8
2023	
2023 Annual Bill	$0.00
	Print (PDF)

Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 051 001

Owner:
AYLA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$73.09**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03046 003 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill		Print (PDF)
2019 Annual Bill	$0.00	Print (PDF)
2018 Annual Bill	$0.00	Print (PDF)
2017 Annual Bill	$0.00	Print (PDF)
2016 Annual Bill	$0.00	Print (PDF)
2015 Annual Bill	$0.00	Print (PDF)
2014 Annual Bill	$0.00	Print (PDF)
2013 Annual Bill	$0.00	Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 003

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03046 003 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03875 001 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$283.84**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024 Annual Bill	$0.00
	Print (PDF)
2023 Annual Bill	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 010 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$38.15**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 010 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$80.48**.

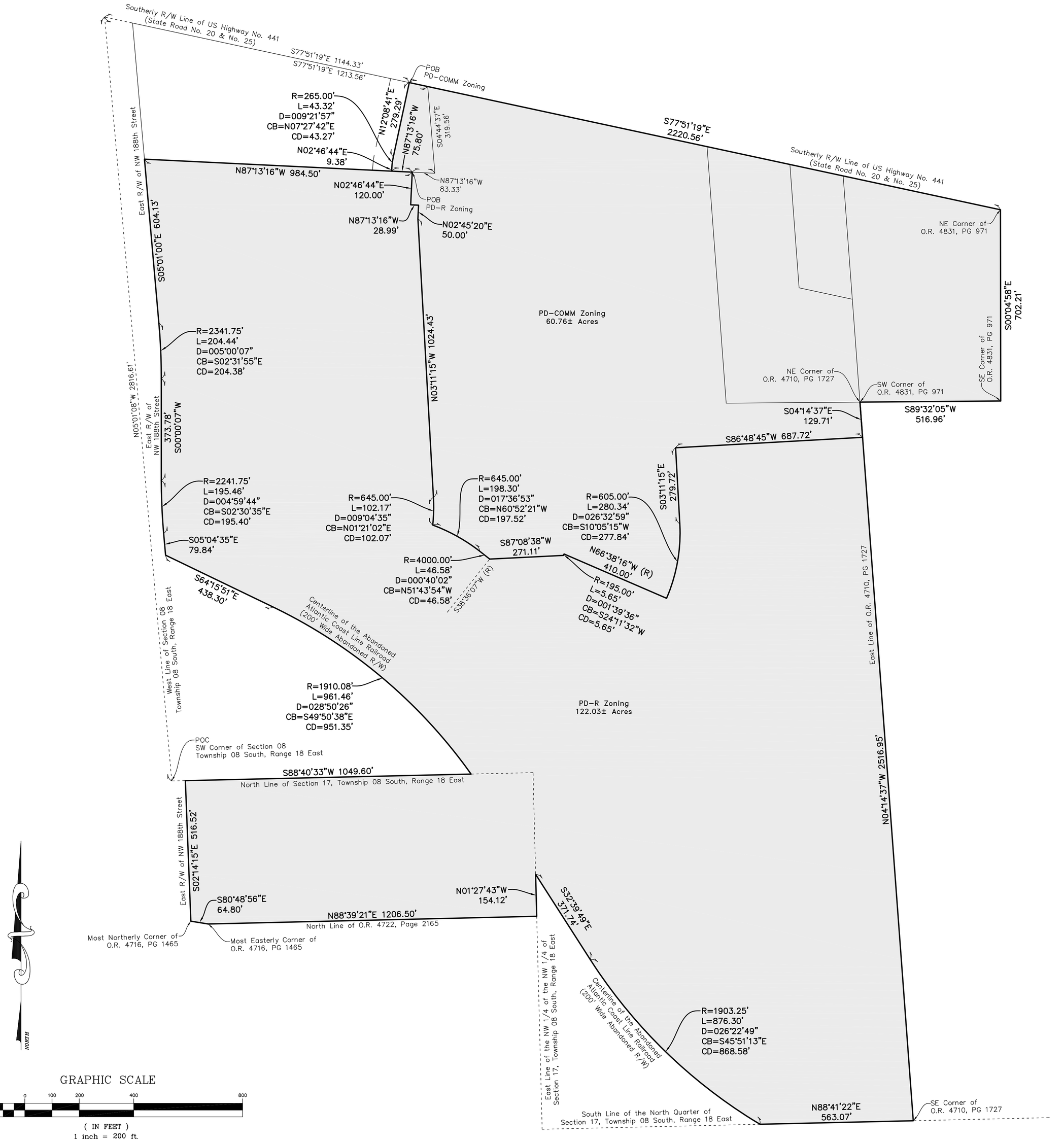
Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
2012 Annual Bill ⓘ	$0.00 Print (PDF)
2011 Annual Bill ⓘ	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.



Legal Description

PD–COMM ZONING

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD–R ZONING

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT–OF–WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J–17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
ORB	Official Records Book
Pg(s)	Page or Pages
R/W	Right–of–Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

Project:	2025–0060.P01
Date:	10/15/2025
Sheet:	1 of 1
Scale:	1"=200'

PD-COMM ZONING
eda PROJECT No. 2025-0060.P01
OCTOBER 15, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE

NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD-R ZONING
eda PROJECT No. 2025-0060.P01
SEPTEMBER 18, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49"

EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22’49”, A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, September 24, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

PUBLIC NOTICE

Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd. Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DAVID SCHERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Ter	—	
Denise M Conrad	19111 NW 157th	521-386-5745	denise.1fg@gmail.com
Rodney Coillespie	19107 NW 151 Ave	352.318.0137	sandyacres82

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA Noyes	14520 NW 188th ST	727 599 5428	dana.noyes@icloud.com
STEVE LANG	16320 NW 188th ST	386 454 2127	SJLang@WindstreamNet
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 15th Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1913 Rd. 51.	Alachua 32615	
Bryan Thomas	6814 NW 37th Dr. 32653	3523166592	br-thomas@CityofAlachua.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: September 24, 2025 at 6:00 p.m.

Community Participants: 12 participants in total (2 did not sign in)

Project Representatives: Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

Meeting Minutes:

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size in certain labeled areas. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

NOTICE OF NEIGHBORHOOD WORKSHOP

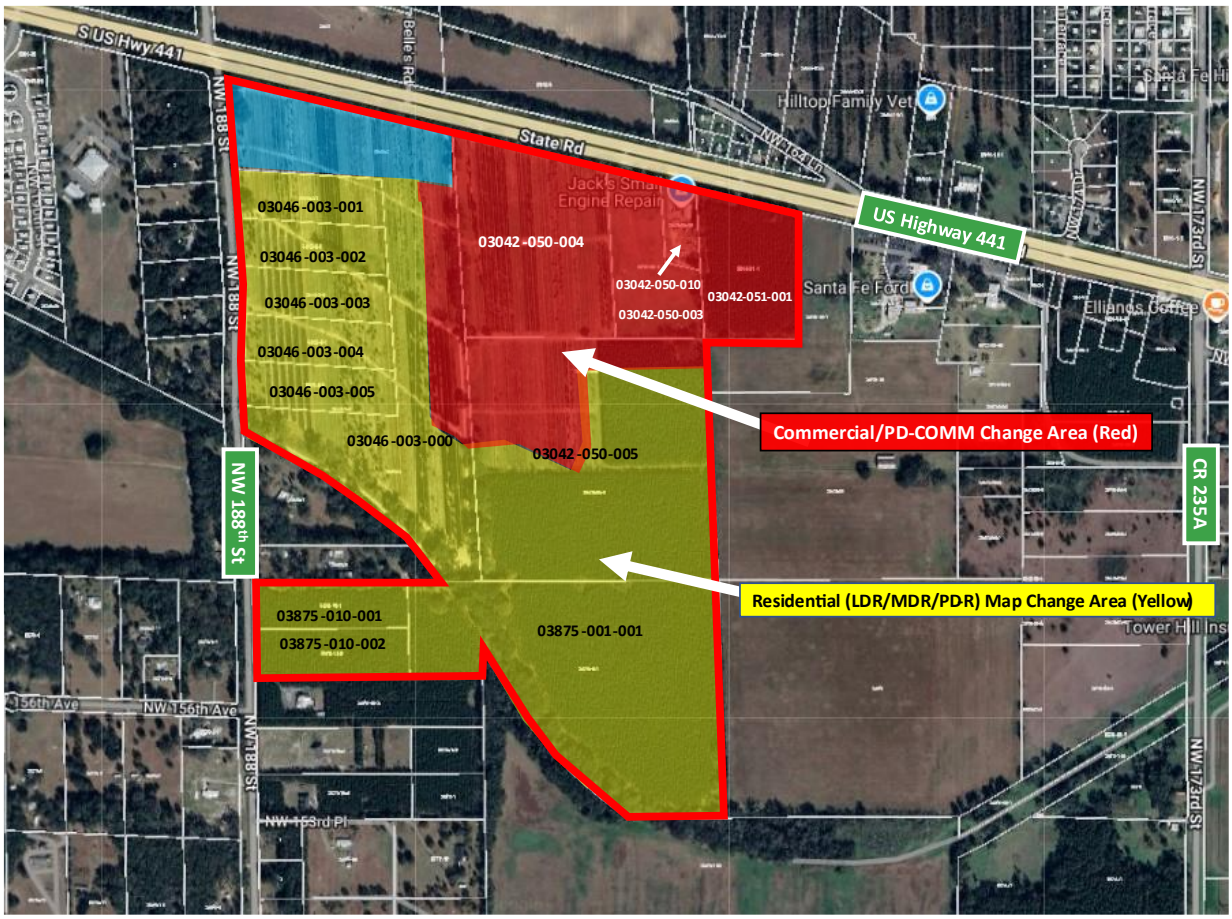
Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



FESTIVAL:
Continued from page A1

Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

NOTICE

QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON

OCTOBER 6, 2025

SEATS OPEN ARE

COUNCIL Seat I (1)– TWO YEAR TERM
COUNCIL Seat III (3) – TWO YEAR TERM
COUNCIL Seat IV (4) – TWO YEAR TERM

THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50

AND

THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.
YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.

City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S

QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

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Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants inc.
Ph: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980



GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.



GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!



GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

ALACHUA, FLORIDA The Good Life Community — City of ALACHUA

NOTICE OF BOARD VACANCY

Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

ALACHUA COUNTY TODAY

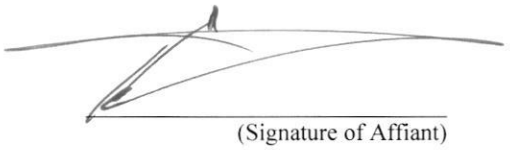
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

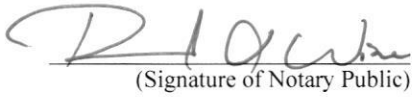
Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, October 22, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA NOYES	14520 NW 188th St Alachua	720 599 5428	dana.noyes@icloud.com
Robyn Smith	14962 NW 14th St Alachua		
Soorya Lindberg			soorya.lindberg@gmail.com
Gary Pappas	16104 NW 188th St	305 213 1121	gmpfish@outlook.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: October 22, 2025 at 6:00 p.m.

Community Participants: 4 participants in total

Project Representatives:
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

Meeting Minutes:
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

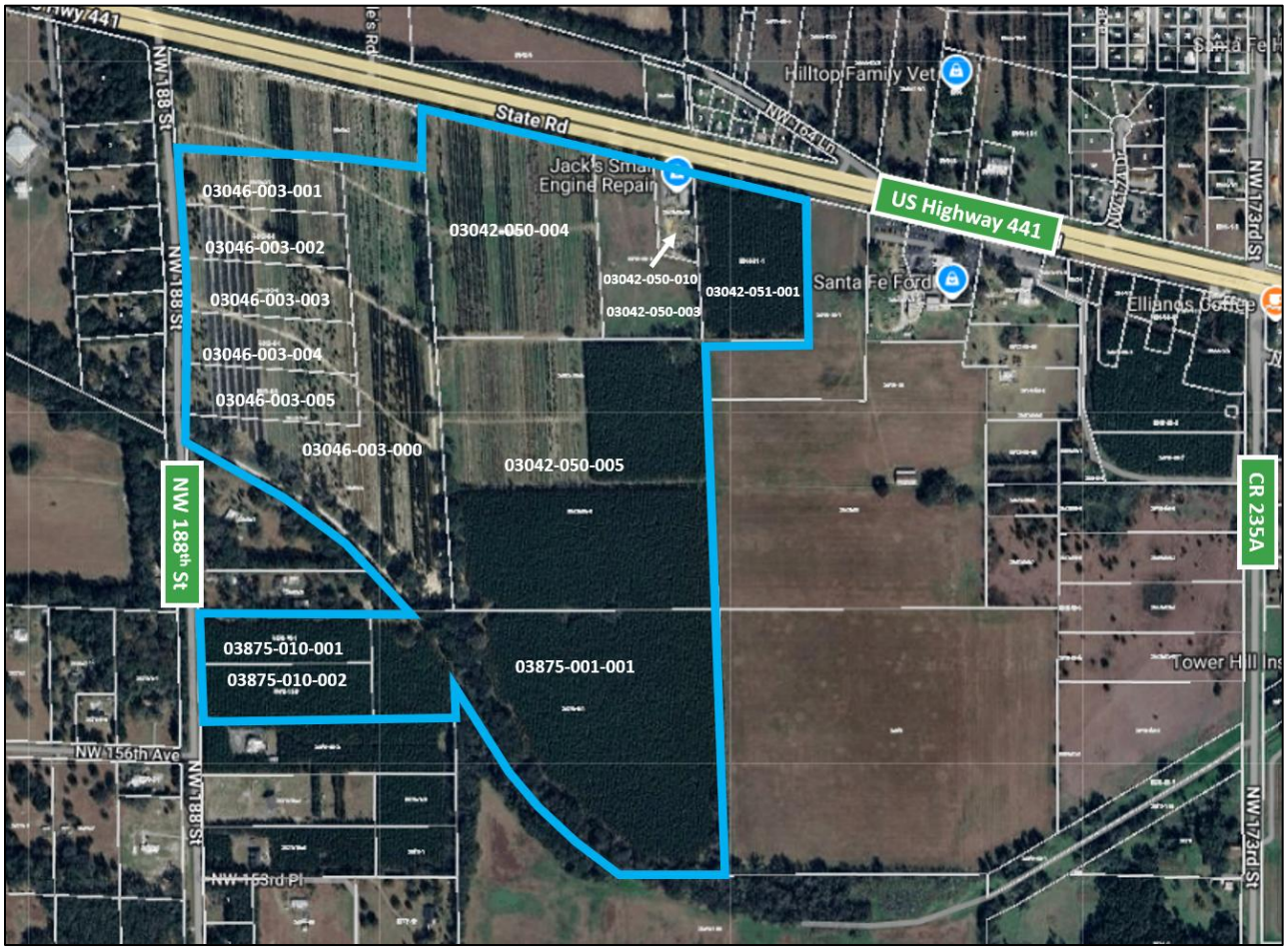
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

Rezoning Justification Report

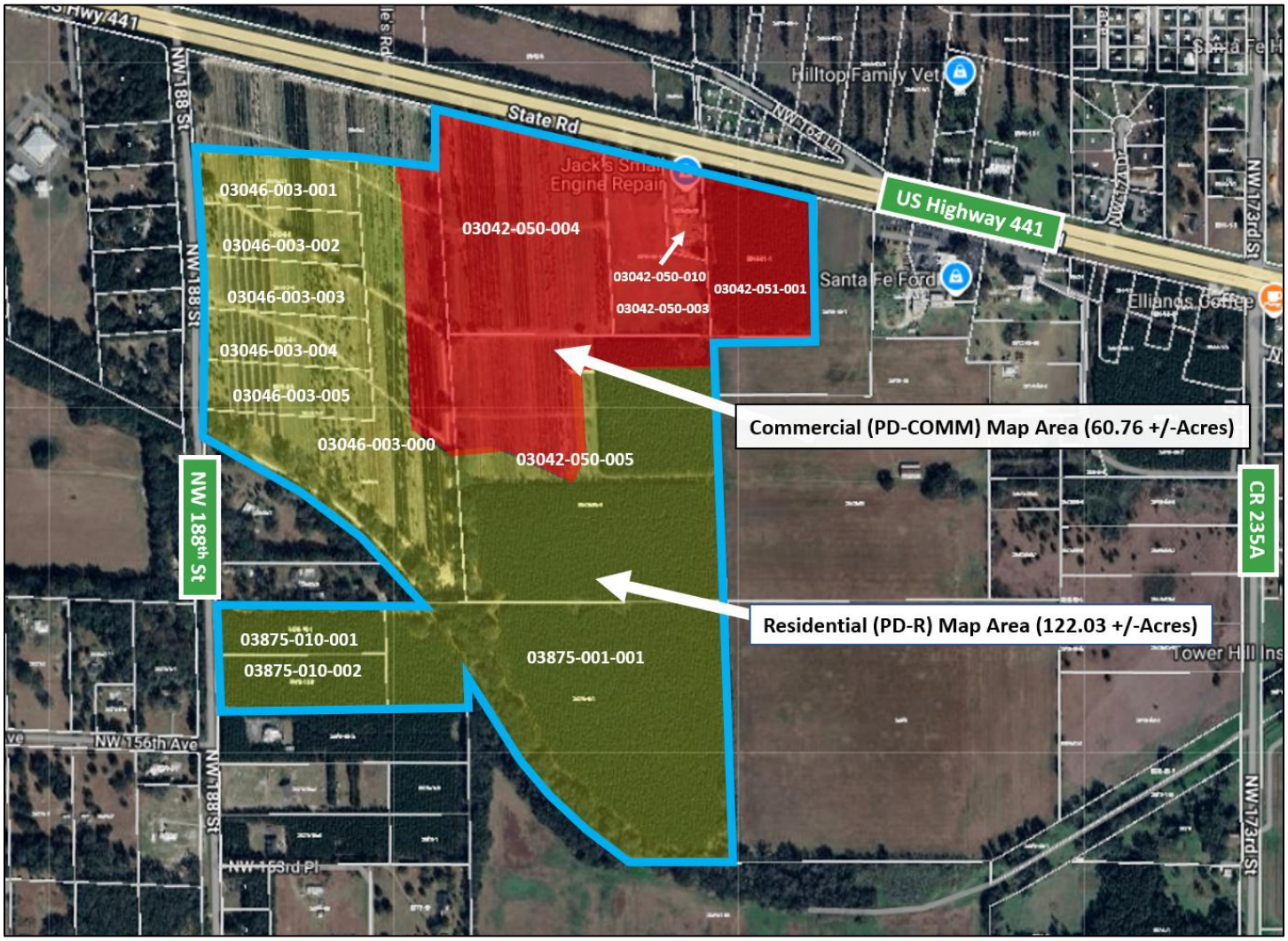


Request:	A proposed rezoning from Community Commercial and Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) and amendments to an existing Planned Development-Residential (PD-R) zoning district.
Location:	16400 to 18800 blocks of US Highway 441
Parcel Numbers:	03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002
Acreage:	±182 Acres
Prepared By:	Clay Sweger, AICP, LEED AP Gerry Dedenbach, AICP, LEED AP
Date:	January 26, 2026 Revised March 4, 2026, March 24, 2026

Background

The subject property is located in the 16400-18800 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 182-acre undeveloped property, that currently is utilized as a tree farm and contains timberland.

The tax parcel numbers are 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002. The subject property is located within Section 8 & 17, Township 8, Range 18. The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Alachua County Property Appraiser's records.



Statement of Proposed Change

The property owner requests to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres. The following tables summarize the proposed rezoning request and the associated net development scenario changes:

Summary of Proposed Change in Zoning Map

Zoning District	Area (+/-) Existing	Area (+/-) Proposed	Change (+/-)
Community Commercial (CC)	7.0 Ac.	0.0 Ac.	-7.0 Ac.
Commercial Intensive (CI)	20.45 Ac.	0.0 Ac.	-20.45 Ac.
Planned Development-Residential (PD-R)	155.34 Ac.	122.03 Ac.	-33.31 Ac.
Planned Development-Commercial (PD-COMM)	0.0 Ac.	60.76 Ac.	+60.76 Ac.

Summary of Proposed Rezoning (From / To)

Zoning Districts	Acreage (+/-)
Community Commercial to PD-COMM	7.0
Commercial Intensive to PD-COMM	20.45
PD-R to PD-COMM	33.31
PD-R Amendment	122.03
Total	**182.79**

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR[1] 15 DUA[2]	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[3]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

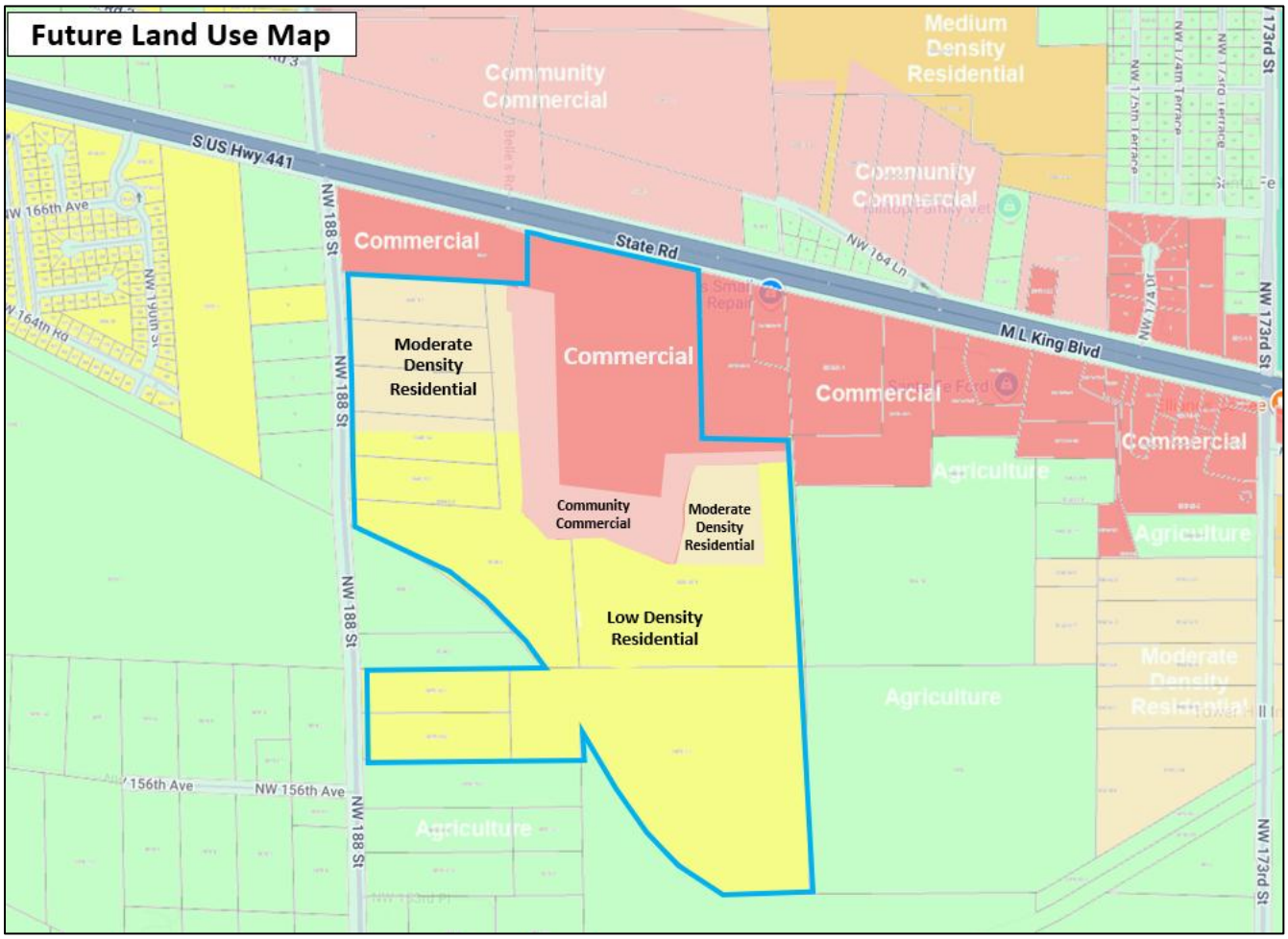
[1] *FAR per Comprehensive Plan*
[2] *DUA allowed per LDR Table 5.1-4*
[3] *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

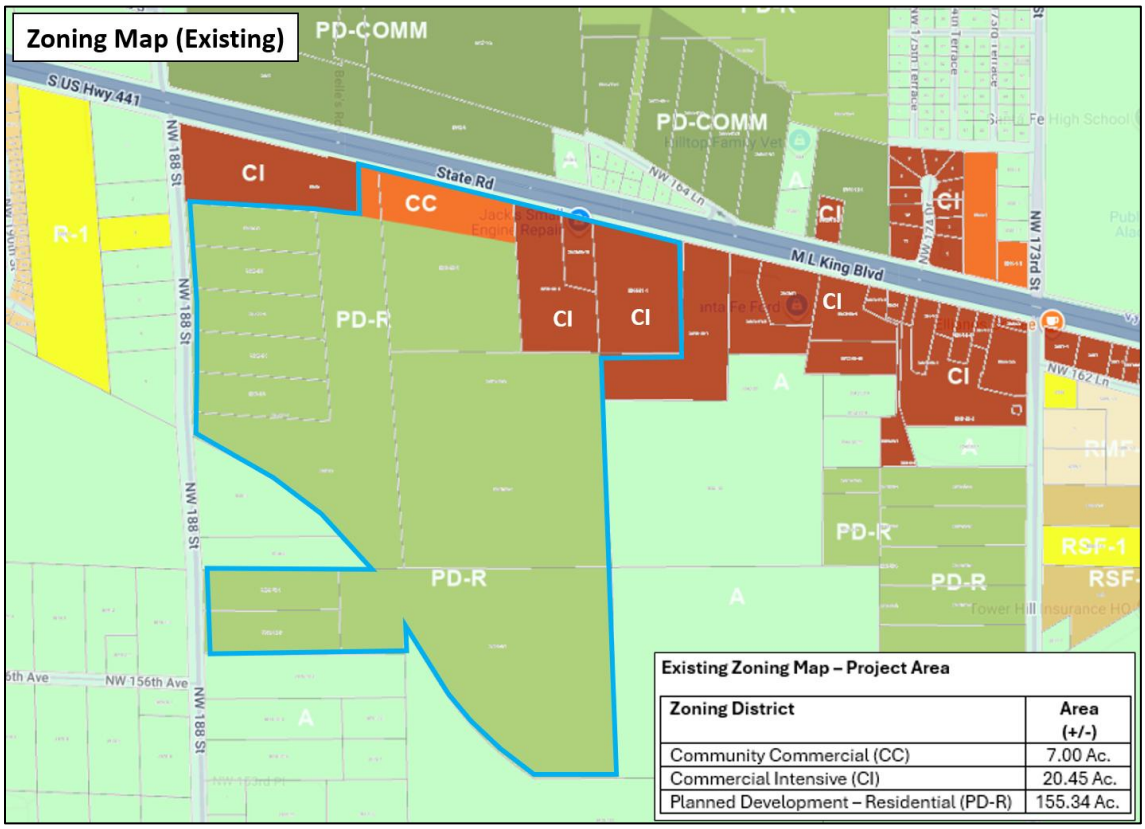
The proposed rezoning will result in zoning districts that are compatible with the underlying Future Land Use map designations of Commercial, Community Commercial, Medium Density Residential and Low Density Residential.

The Future Land Use Map (including proposed FLUM amendments) for the project site and surrounding area is illustrated below:



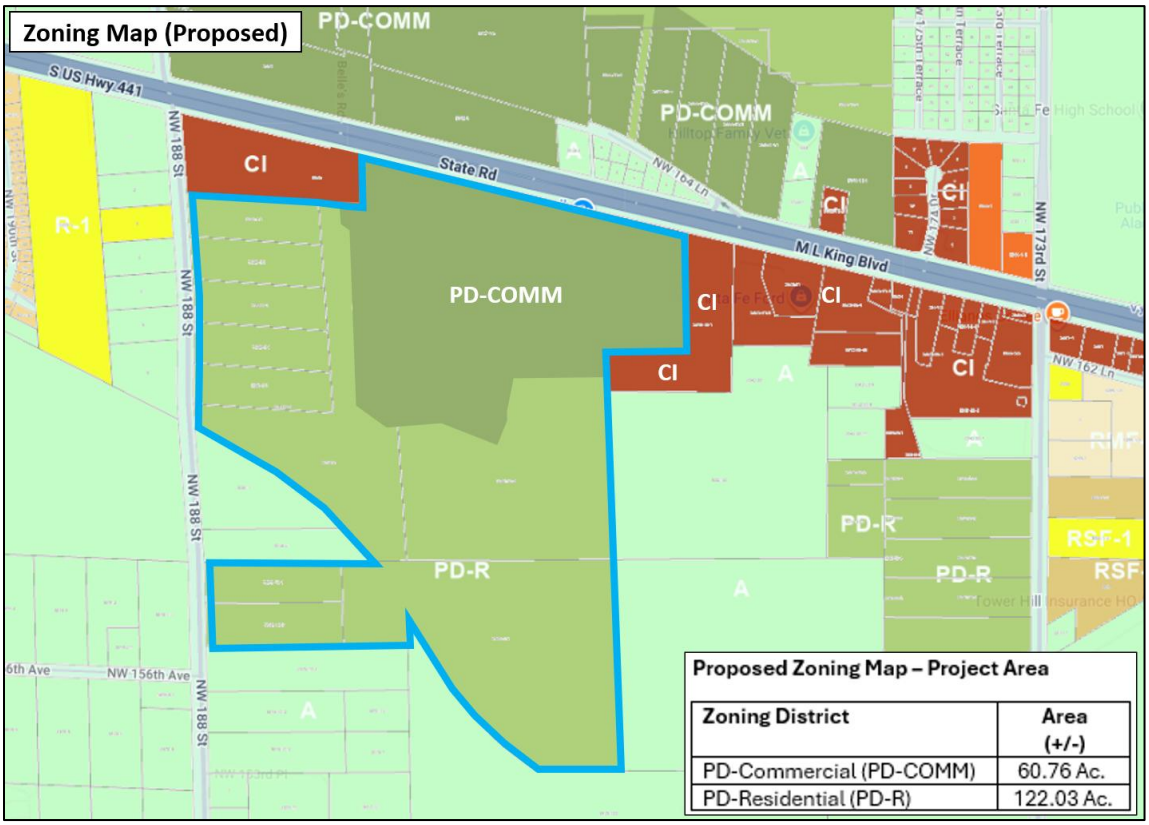
The subject parcel has Commercial, Community Commercial, Moderate and Low Density Residential future land use designations (with amendments proposed concurrently and consistent with the rezoning request) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following page:



Existing Zoning Map – Project Area

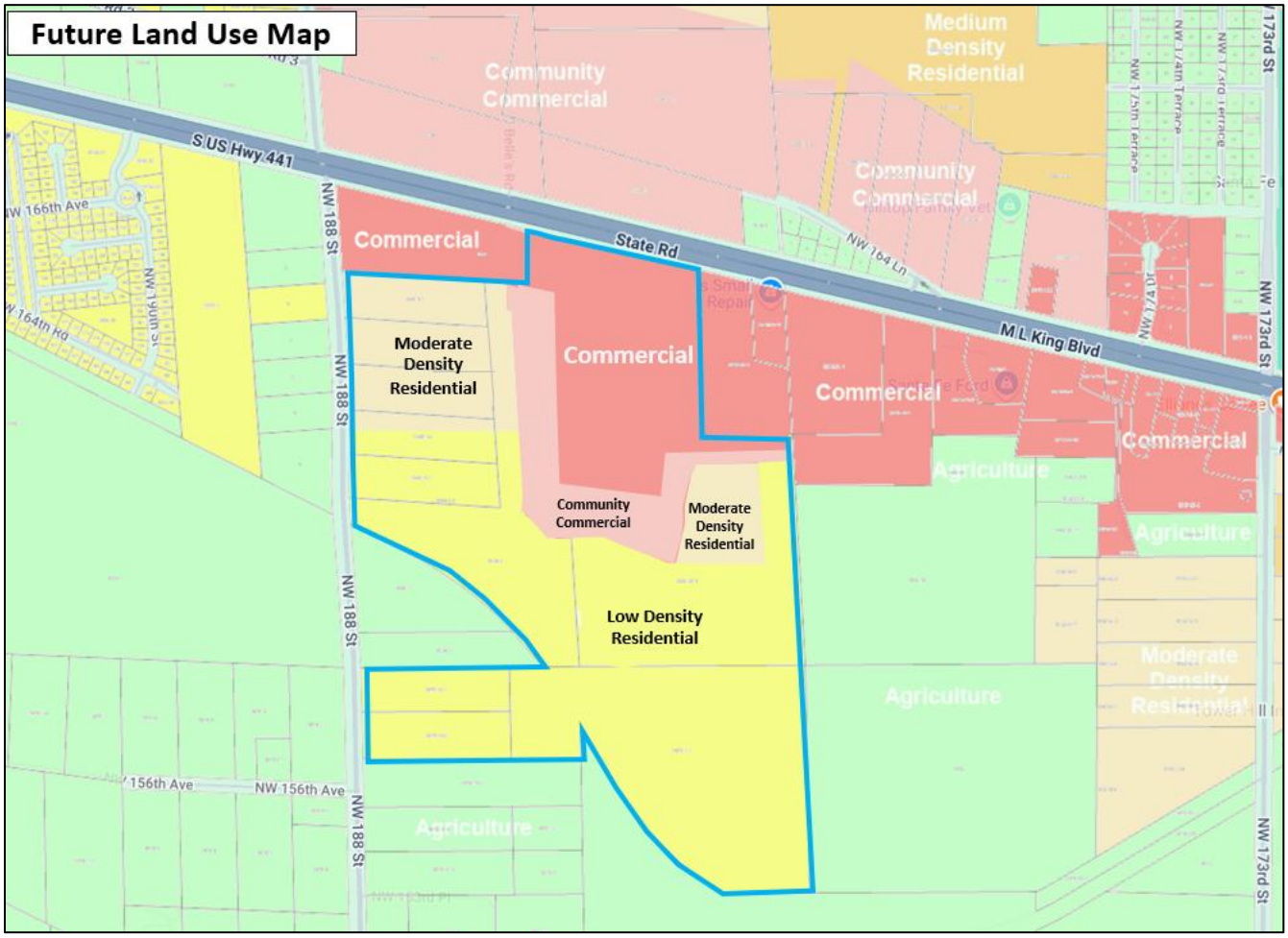
Zoning District	Area (+/-)
Community Commercial (CC)	7.00 Ac.
Commercial Intensive (CI)	20.45 Ac.
Planned Development – Residential (PD-R)	155.34 Ac.



Proposed Zoning Map – Project Area

Zoning District	Area (+/-)
PD-Commercial (PD-COMM)	60.76 Ac.
PD-Residential (PD-R)	122.03 Ac.

The proposed rezoning would amend the City of Alachua Zoning Map to place Planned Development zoning designations consistent with the requested future land use map designation of Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential on the property. The proposed Future Land Use Map amendment, is illustrated below:



The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below, with desired uses in bold:

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.

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

The permitted uses in the Commercial and Community Commercial future land use categories listed above are consistent with the permitted use identified in the Planned Development-Commercial (PD-COMM) zoning application for the subject property. More specifically, the PD-COMM zoning request includes a list of permitted uses that include some of the permitted uses identified above.

The proposed rezoning would also amend the property's existing Planned Development – Residential (PD-R) zoning to be consistent with the amended future land use map designation of Moderate and Low Density Residential. The Moderate and Low Density Residential future land use designation allow a variety of residential use types compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below, with desired uses in bold:

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.

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.

As described in the policies listed above, the Moderate and Low Density Residential future land use designations consider residential planned developments (PD-R's) as an allowable use and as such, are consistent with the underlying Moderate / Low Density Residential future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The

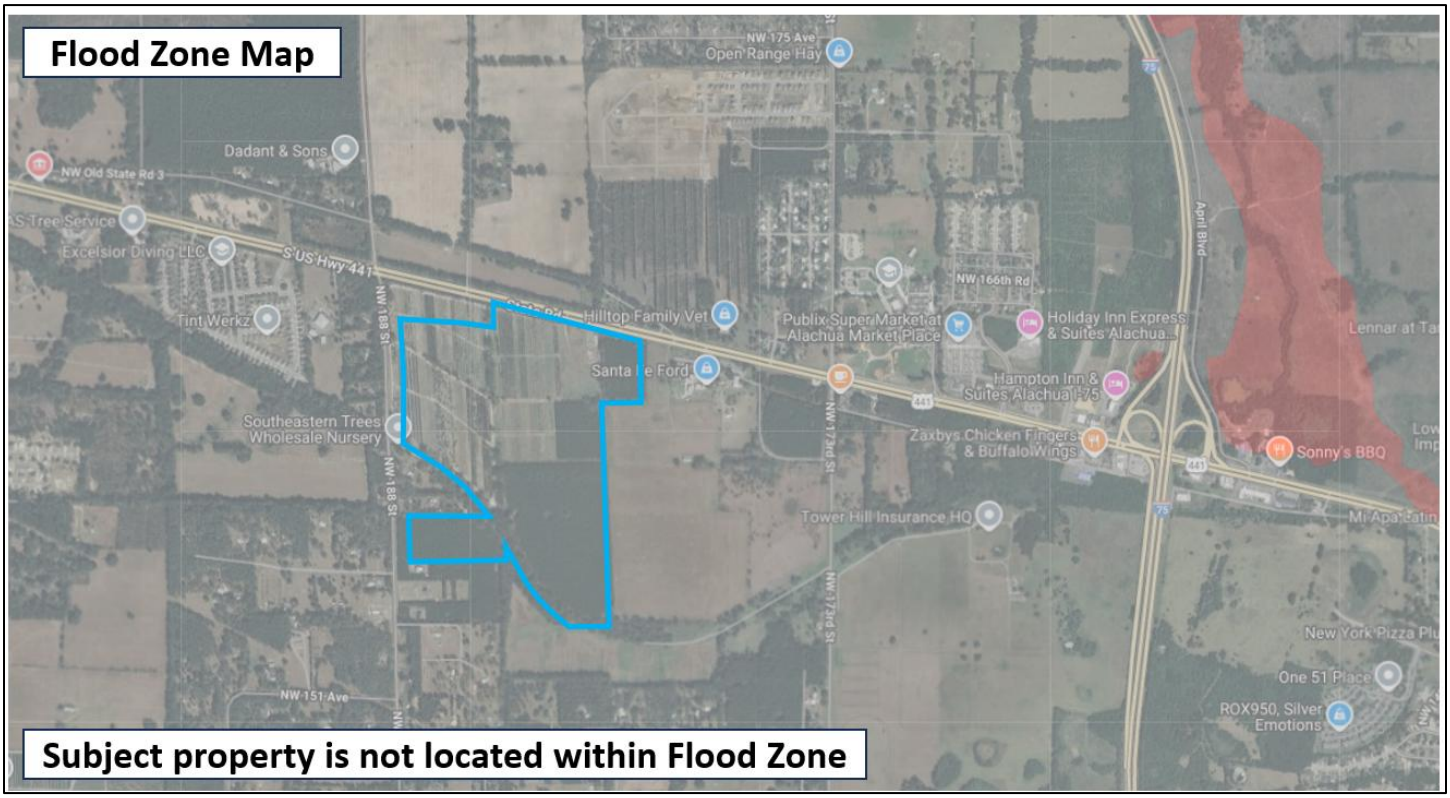
proposed zoning districts are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that are compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, is not an issue for future development. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, is not an issue for future development.



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is complies with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 and 5 to 8 percent slopes consist of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

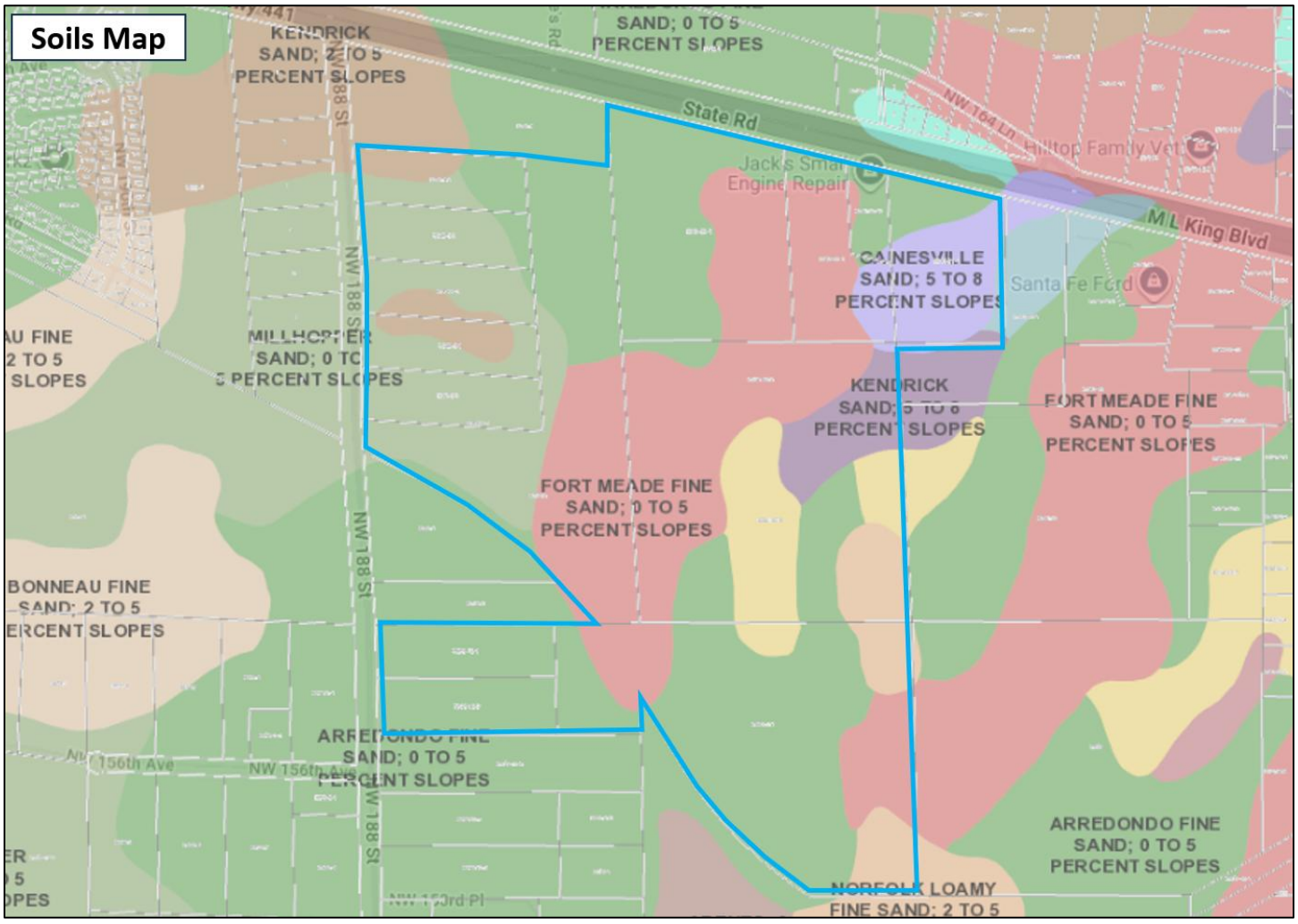
Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

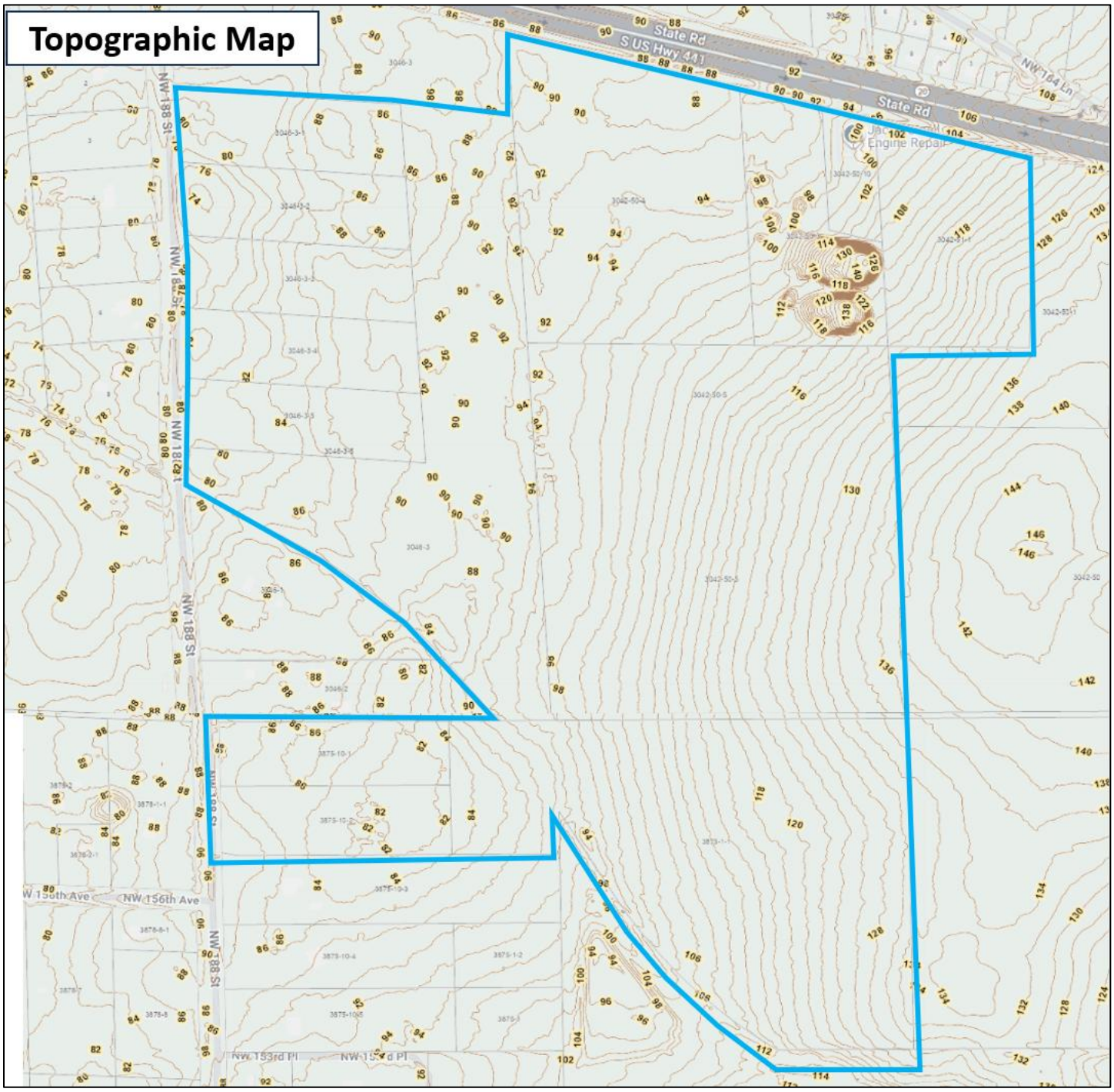
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

Gainesville sand, 5 to 8 percent slopes are gently sloping, fairly well drained soils. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.



Topography:

The following figure illustrates the site's topography. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to site's proposed urban mixed-use development program.

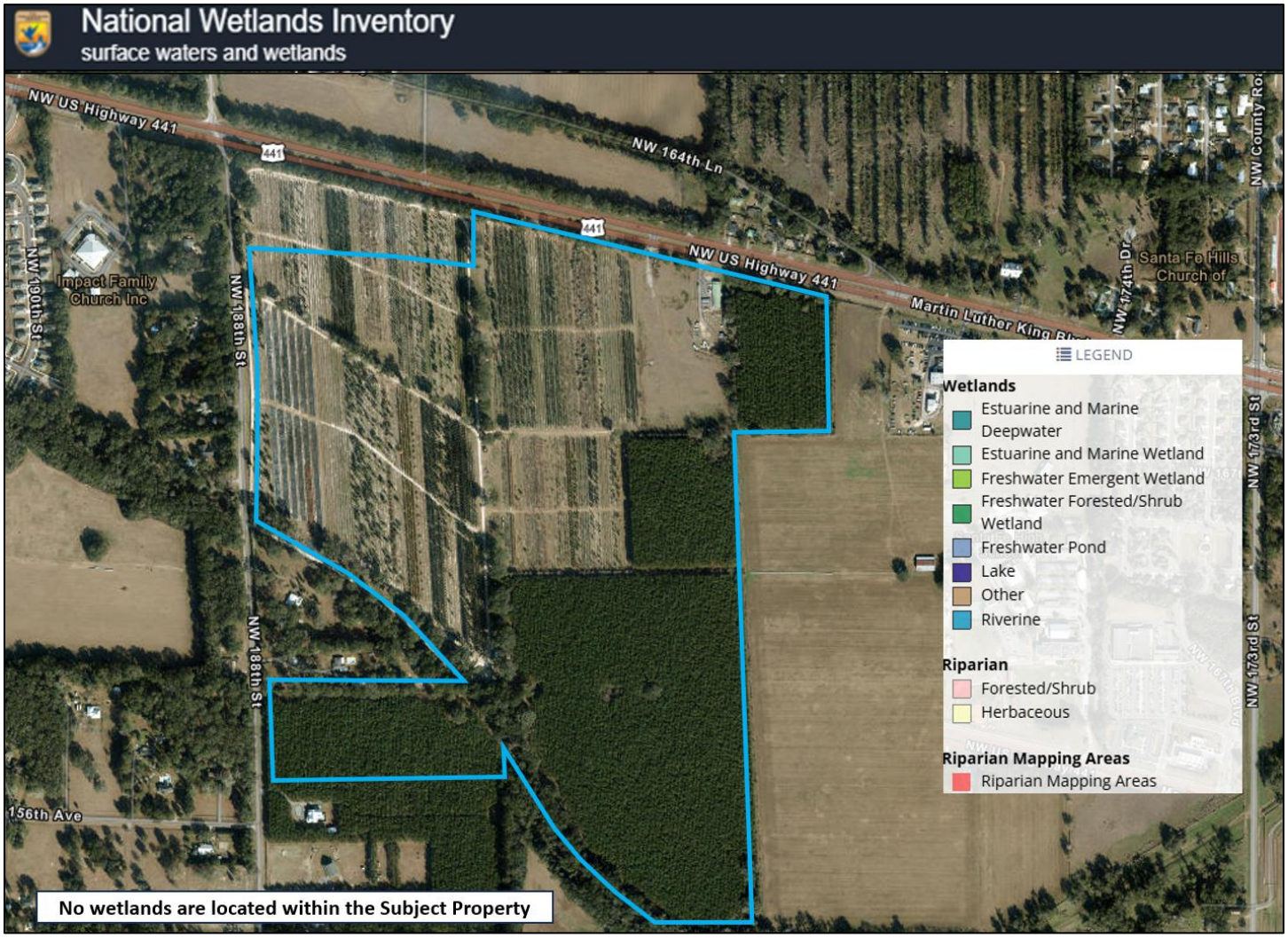


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

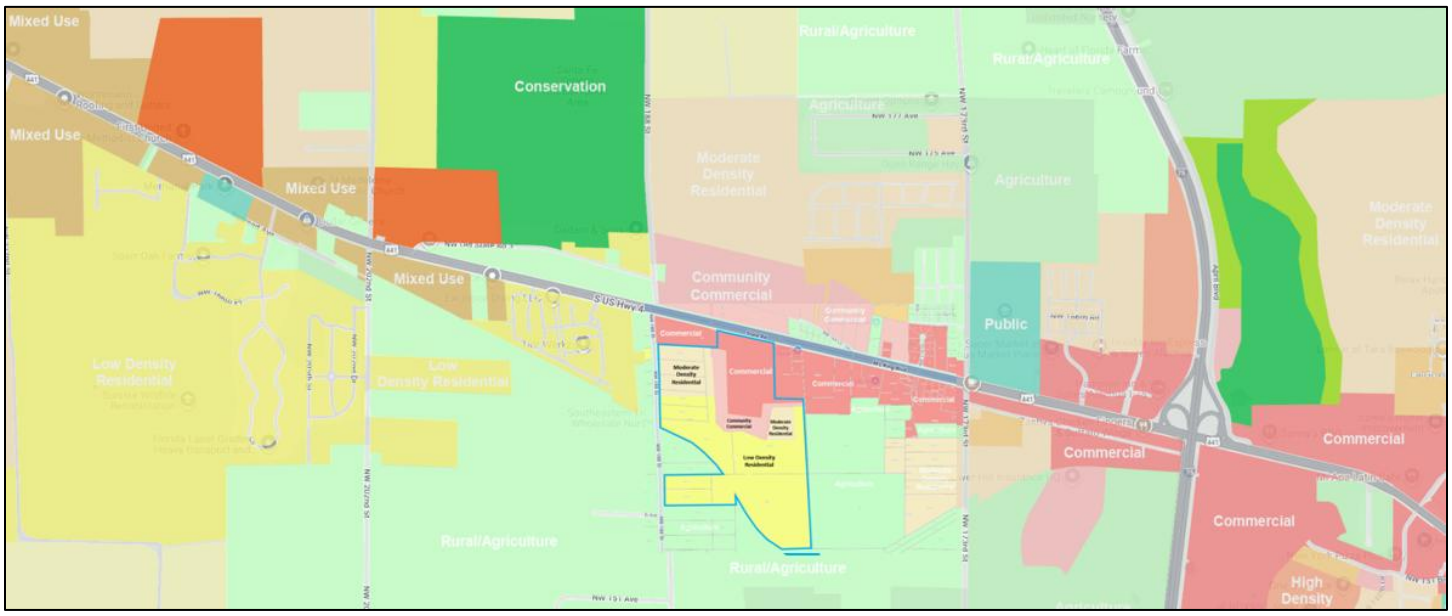
The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



Existing vs. Proposed Zoning Designations

This proposed zoning change is proposed in an area which includes existing nearby urban development in multiple directions with all urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation, which supports the development of these properties with a mix of residential and non-residential urbanized uses.



Existing vs. Proposed Designations

The application proposes to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing approved Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres.

The proposed zoning changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in zoning entitlements that would result in the proposed future land use map change:

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA(2)	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form area and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

The zoning change creates an approximately 182-acre master planned development consisting of an approximately 60.76 acre Planned Development-Commercial (PD-COMM) area along US 441 and an approximately 122.03 acre Planned Development-Residential (PD-R) area that is interconnected to the south and east of the PD-COMM area, creating an overall mixed-use community. The City of Alachua Comprehensive Plan supports this type of master-planned, mixed-use development and the Planned Development zoning mechanism allows for an enhanced final project design.

Public Facilities Analysis

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site mixed-use development scenario.

Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the realistic maximum development scenario, any new development allowed in the proposed zoning categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDRs.

Development Scenario Impact: The net difference between the existing and proposed zoning districts is described below:

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA(2)	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
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Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

Note that the proposed rezoning will result in a reduction of potential development maximum scenarios above that is already permitted on the adopted zoning map. The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.

In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities net impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-483 Units x 250 GPD = -120,750 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD).* Net generation (reduction) between residential and commercial changes is -135,536 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	813,000
Reserved Capacity	314,385
Site Demand	-135,536
Residual Capacity	**508,151**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 SF x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -483 Units = -120,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities net impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-483 Units x 275 GPD = -132,825 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD.* Net generation (reduction) between residential and commercial changes is -147,611 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,565,000
Reserved Capacity[2]	338,499
Site Demand	-147,611
Residual Capacity	**544,112**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -483 Units= -132,825 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Net Project Impact: Residential uses will generate a net reduction of 810 tons per year (based on calculation indicated in footnote #1 below. Commercial uses will generate a net reduction of 323 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected net solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Uses[1]	-810 Tons
Solid Waste Impact – Commercial Uses[2]	-323 Tons
Net Increase	-1,133 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -810 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x -147,861 SF) x 365 days/year) / 2,000 = -323 Tons/Year*
   **Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on public school facilities adopted LOS standard.

RECREATION

The proposed amendment to the Zoning Map will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on the City's recreation adopted LOS standard.

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	56.48
Reserved Capacity	11.64
Site Demand	-6.6
Available Recreation Acreage	**73.96**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Calculations for Proposed Project: -483 Units x 2.76 persons/household x 5 acres / 1,000 persons = -6.6 acres*

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed zoning change. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

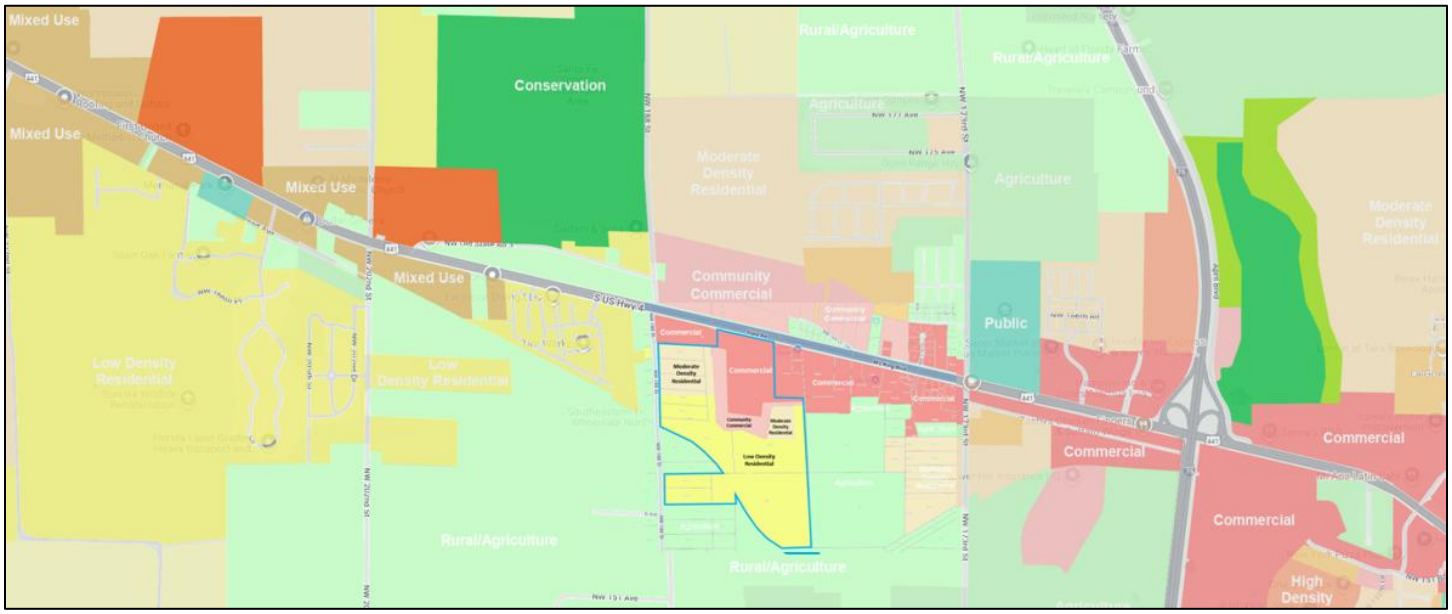
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have urban designations.



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

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.*

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.*

Consistency: The Moderate Density and Low Density Residential future land use designations promote use types that are compatible with the surrounding development pattern in the vicinity, including single-family detached units and single-family subdivisions.

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.

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;

11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

Consistency: As described in the policies listed above, the Commercial, Community Commercial, Moderate Density Residential and Low Density Residential future land use designations support the proposed PD-COMM and PD-R zoning districts, which will serve to implement the underlying Comprehensive Plan future land use designations, illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.

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;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

<u>Consistency</u>: The proposed mixed-use community includes the 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. Consistent with the site's adopted Zoning, the site retains all agreed upon buffering area from adjacent existing/potential uses. The site's integrated mixed-use design provides open space provisions, balancing the proportion between gross floor area and the site's overall size. Open space shall be accounted across the holistic site. The site also functions in accordance with the original approval in relation to adequacy of pervious surface area in terms of drainage requirements. Placement of signage will be conducive with the context area and provide not only visual branding but wayfinding within the site.

Site lighting and potential impacts of lighting upon the surrounding area are minimized by generous landscape buffers within and around the site. Lighting will 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 not intended;

Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict have been considered in the PD-Res and PD-Comm areas and will be finalized during Development Plan Approval, with appropriate traffic control and calming mechanisms.

Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations, will be addressed and finalized during Development Plan Approval.

No known unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design are not germane to this specific site due to its location and small scale.

Policy 1.3.e: Density and intensity standards.

2. *Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:*

    a. *Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.*
    b. *Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.*

<u>Consistency</u>: The proposed Floor Area Ratio (FAR) is 0.17, far below existing City of Alachua Land Development Regulations standards, based on the mixed-use design.

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 mitigated 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 between parcels, or installing shared use ingress and egress access driveways connections to roadways. City of Alachua Comprehensive Plan*
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.*

Consistency: No radial, strip, isolated, or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. The mixed-use development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua. In addition, the proposed Planned Development is designed to include a master plan that includes appropriate access management, interconnectivity, setbacks, buffers, and pedestrian facilities.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

2. *The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: Creation of a mixed-use development program, such as proposed in this application supports the City's establishment of Activity Centers, through the combined placement of commercial and business areas in a master planned community. Mixed-use development creates both short- and long-term benefits in transportation management and the creation of multi-modal opportunities within the community and City as a whole.

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

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the

underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD-COMM / PD-R Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

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.

Consistency: No non-residential activities are being proposed within the proposed PD-R zoning area. However, the overall project does include commercial uses in the proposed PD-COMM zoning area, which will provide access to goods and services to the future neighborhood residents, the City of Alachua, and community as a whole.

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

Consistency: The subject PD-COMM / PD-R zoning will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan, through holistic design across the entire site. Permitted onsite activities are indicated on the PD Master Plan documents.

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

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

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

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities, and other local services.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Consistency: The City has established the PD districts, which the applicant is seeking to utilize.

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

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

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **As illustrated in the proposed PD-R / PD-COMM Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum across the holistic site. Permitted uses in the open space area are identified on the PD Master Plan documents.**

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate 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.*

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.*

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive 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.

Consistency: There are no steep slopes onsite that will impede site development.

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

Consistency: There are currently six 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.

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.

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

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

Consistency: There are no wetland areas located on the project site.

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.

Consistency: No listed species are known onsite.

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

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.

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

Development Plan(s) proposed for the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

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.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **The proposed PD-R/PD-COMM zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality. Any future development proposal associated with the site will meet the City's air quality standards.**

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

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **The Environmental Analysis section of this report did not identify any geological resources on the property.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Schools Element

Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

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.

Consistency: This amendment would support additional housing within the PD by including a residential component, thereby furthering Policy 1.1.a.

Recreation Element

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

Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed zoning map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community PD-COMM and PD-R zoning are appropriate implementing districts for the underlying Commercial, Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations Ordinances and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and two (2) neighborhood meetings with the public. If the property is rezoned to PD-COMM and PD-R, on-site development will comply with applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the City of Alachua's Land Development Regulations or as proposed in accompanying documents

(c) Logical Development Pattern

Consistency: The rezoning request to PD-COMM will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west and north. The PD-R zoning also creates a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach and transitional density buffer from

development on the US 441 corridor and commercially zoned properties southward toward other residential uses, and further to the south where rural residential homes are located. In addition, larger lots are approved where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a State arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

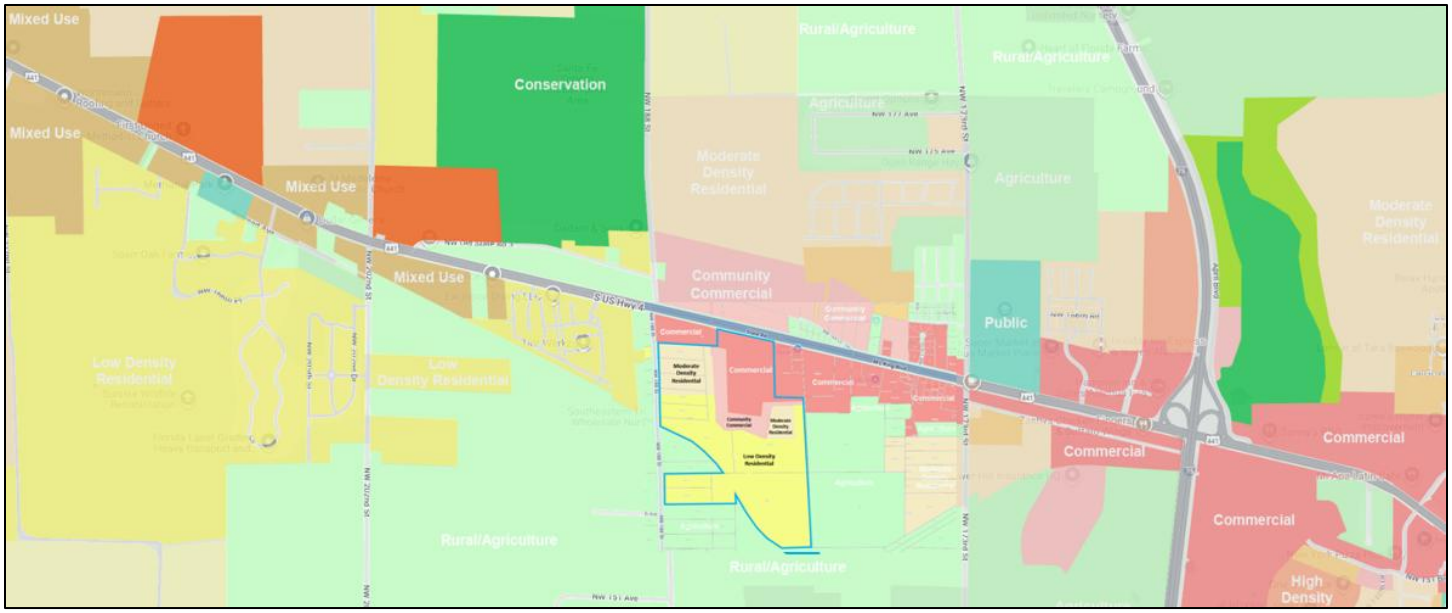
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation:



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of non-residential and residential development types that are part of an overall master planned project strategically located near US 441 and Interstate 75. The site's future development as a master planned PD promotes quality development and is consistent with established development pattern in the immediate area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning does not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed PD-COMM zoning area completes a portion of land along US 441 currently bounded by other commercial lands on the west, north, and east sides.

Specifically, regarding residential development in the PD-R area, the proposed maximum PD density maximum of approximately 1.66 units per acre is low for single family development, and provides a transitional density buffer between properties closer to the Interstate and lower density lands to the south and west. The site's development as a mixed-use community containing both PD-Res and PD-Comm promotes a logical urban development pattern with supportive nearby commercial components.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application does not encourage sprawl based on the following:

Urban Sprawl Indicators

This zoning map amendment has been analyzed to determine that the amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed rezoning to the commercial (PD-COMM) and residential map (PD-R) designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability.

(IV) Promotes conservation of water and energy.

Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to relocate and preserve (not eliminate) their

existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The proposed zoning map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed zoning map amendment for the commercial and residential map designations provides an additional mix of residential and non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed zoning map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed zoning map amendment creates a mix of commercial and residential land use designations in an area of the City of Alachua suited for development due to its geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this zoning map change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: Currently, there are agricultural or silviculture operations upon the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the site's zoning map change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric,

telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future proposed uses. This will involve connection to future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested zoning amendment creates a clear separation between rural and urban uses to the south and southwest of the site.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban land use and zoning designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed zoning change proposes an attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The proposed PD Master Plan documents includes provisions for interconnectivity between uses for vehicular, pedestrian, and bicycle modes.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

Consistency: The proposed PD-R zoning (amended) includes a maximum of 203 single family residential units, a net reduction of 72 dwelling units from existing zoning designation. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

(4) Planned Development-Commercial District (PD-COMM). The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Consistency: The intent of this rezoning application is to include PD-COMM and PD-R components to establish a mixed-use master plan, including design standards to ensure quality development, interconnectivity and flexibility in residential lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan documents complies with the following standards:

(1) Master Plan. The PD Master Plan documents:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Consistency: As shown on the PD-COMM / PD-R Master Plan, the mixed-use master planned subject property contains an interconnected mix of uses that will include development conditions to increase the quality of development. In addition, the PD-R includes single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces across the holistic site.

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan documents;*

Consistency: The PD-COMM area includes a specific list of permitted uses, intensities, and overall development configuration. PD-R Master Plan illustrates that up to 203 dwelling units are being requested for the project at a maximum density of approximately 1.66 DUA, which is consistent with the site's underlying Moderate and Low Density Residential FLU.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD-COMM/PD-R Zoning Master Plan across the holistic site.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD-COMM / PD-R Master Plan shows proposed main internal roadways and a typical residential street cross-section. The residential site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD-COMM / PD-R Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan documents is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-COMM and PD-R district is compatible with the site's existing Commercial, Community Commercial, Moderate and Low Density Residential FLU designations.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan documents shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan documents proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan documents that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan documents. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan documents may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan documents. These conversions may occur within development areas and between development areas, as long as they occur

within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is not proposed as part of this submittal.

(6) Public facilities.

(a) The PD Master Plan documents shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan documents.

Consistency: As indicated in this report, adequate capacity exists for the intended development along the applicable roadway segments.

(b) The PD Master Plan documents shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan documents.

Consistency: As shown on the PD-COMM / PD-R Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan documents shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD-R Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan documents shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan documents shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As identified on the PD Master Plan documents and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan documents, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan documents, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan documents.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan documents and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approximately 122.03 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-R district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This rezoning application requests to reduce the overall size of the PD-R zoning area from 155.3 to 122.03 (+/-) acres and reduce the permitted density maximum from 275 units to 203, which is consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD-R Master Plan submitted with this report, the proposed development will include a maximum of 203 single-family residential units. The proposed PD-R zoning and PD-Comm are necessary to allow for more flexibility in residential lot sizes and types and site design beyond what's allowed in traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

Consistency: Unless otherwise noted on the PD Master Plan documents, in this Justification Report, or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in City of Alachua LDRs.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Consistency: The PD-R Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan documents, and supplemental development design sheets, that are consistent with or aligned with LDR standards.

The PD Master Plan documents is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers, or similar hard surface) with the intent to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages), and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Consistency: As identified on the PD-R Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations, and permitting with the City and Water Management District.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit

for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

(D) PD-COMM, Planned Development-Commercial District.

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-COMM zoning area is approximately 60.76 +/- acres in size.

(2) Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Consistency: The PD-COMM district will include retail sales and services, personal services, financial institutions, commercial shopping centers, auto-oriented uses, and eating establishments.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-COMM district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Consistency: The PD-COMM zoning area will have a 0.17 floor area ratio (FAR) as determined across the site's entirety.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) Setbacks from adjoining residential uses. Minimum setbacks from adjacent residential development or zone districts.

<u>Consistency</u>: The PD-COMM areas shall function and be regulated utilizing the base Commercial Intensive (CI) requirements, excepting as noted on the PD Masterplan and supplemental development design sheets. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

(a) General development standards. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District

Development Standard	*Procedure for Modification [1]*
Off-street parking and loading (Section 6.1)	*Inclusion in a master parking plan*
Landscape/tree protection (Section 6.2)	*Inclusion in an alternative landscaping plan*
Exterior lighting (Section 6.4)	*Inclusion in a master lighting plan*
Signage (Section 6.5)	*Inclusion in a master sign plan*
Open space (Section 6.7)	*Modifications prohibited*
Environmental protection (Section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

<u>Consistency</u>: All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal potable water, provided by the City.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal wastewater, provided by the City.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Consistency: Items (iii and iv) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: Item (v) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

Below, please find design specific performance standards proposed in the PD-Comm District.

PD COMM specific performance standards.

Sec. 6.5. Signage.

6.5.1 *Findings and Purpose.*

(A) *Findings.* As a basis for updating and readopting other parts of this sign ordinance in 2017, the City Commission finds that:

(2) For all businesses, and for small businesses especially, signs provide an important tool for attracting customers;

(3) Signs are essential way-finding tools that help drivers and pedestrians find the businesses, houses of worship, residences or other locations that they may be seeking; as way-finding tools, signs limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers;

(4) In business districts, signs often contribute to the ambience, adding color and night-lighting to areas;

(6) Signs of excessive size or in excessive numbers can create clutter and detract from the character of any area of the city, including business districts;

(9) Signs in excessive numbers and of excessive sizes can contribute to reductions or stagnation in property values, particularly in or near residential areas;

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (A) Findings, Subsections (2), (3), (4), (6), and (9) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the requested modification will promote signs that:

- *are an important tool for attracting customers;*
- *are essential way-finding tools that help drivers and pedestrians find businesses and limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers; and*
- *contribute to the ambience, adding color and night-lighting to areas;*
- *are not of an excessive size or excessive numbers creating clutter and detracting from the character of any area of the city, including business districts; and*
- *are modestly sized, relative to the building facades and internal to the shopping center so as to not contribute to reductions or stagnation in property values, particularly in or near residential areas*

(B) *Purpose.* This section establishes standards for the area, location, and character of signs that are permitted as principal or accessory uses. No signs shall be permitted in any location except in conformity with this section and these LDRs. The purpose of this section is to achieve a balance among the following goals:

(1) Communication. To encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Alachua;
(2) Way-finding. To provide a means of way-finding in the City, thus reducing traffic confusion and congestion;
(3) Business identification and advertising. To provide for adequate business identification and advertising;
(4) Protect economic and social well-being. To prohibit signs of excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City;
(5) Protect public safety and welfare. To protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
(6) Preserve property values. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City;
(10) Consistency with the Comprehensive Plan. To implement the following specific goals of the Comprehensive Plan:
(a) To maintain a high quality of life for all of its present and future citizens.
(b) To utilize innovative design standards to provide an attractive built environment; and
(c) To manage future growth and development.

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (B) Purpose, Subsections (1), (2), (3), (4), (5), (6), and (10) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the proposed signs will, in a manner consistent with local, state, and national practices:

- *encourage the effective use of signs as a means of communication for businesses in the City of Alachua;*
- *provide a means of way-finding in the City, thus reducing traffic confusion and congestion;*
- *provide for adequate business identification and advertising, consistent with scale and visibility;*
- *protect economic and social well-being by prohibiting signs of excessive size and number that obscure one another to the detriment of the economic and social well-being of the City;*
- *protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic through enhanced wayfinding and brand identification;*

- *preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City, by locating within the commercial shopping area and focused on the US 441 corridor; and*

- *maintain consistency with the Comprehensive Plan, by implementing the following specific goals of:*

  (a) maintaining a high quality of life for all of its present and future citizens though the provision of enhanced commerce and expanded job creation for existing and future residents and their guests;

  (b) utilizing innovative design standards to provide an attractive built environment throughout the PD-Comm area within a master planned community; and

  (c) manage future growth and development by adequately promoting goods and service businesses, to which customers and patrons readily identify.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:
(C) *In business districts.*
(3) *Wall signs*. Wall signs are permitted, subject to the following standards:
(a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
(b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. The total sign area of all wall signage shall not exceed 350 square feet.
(c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. ~~Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).~~
(d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

The requested PD condition is necessary for several reasons. Those reasons span from the viability of the actual signs' effective visual area to guiding first responders to businesses should emergency services be required. As referenced in Robert J. Gibbs, ALSA, CNU-A, renowned text book *Principles of Urban Retail Planning and Development* © 2012 Wiley Publications, states the following:

> *"Good commercial signage can reinforce the unique nature of a shopping district and generate the impression that its businesses offer true value as well as quality goods and services." [page 115]*

Here, within a master planned community, both residents and clientele driving along the US Highway 441 corridor are served by the clarity offered by adequately-sized visual signage. Robert Gibbs goes on to state:

> *"Commercial signage along major road corridors should be double the area of signage in pedestrian-oriented urban areas, which is 2 square feet of sign area for each linear foot of storefront." [page 115]*

While Gibbs presents a definitive number of double the area in pedestrian-oriented area, understanding the context area is important. In the proposed PD-Comm, the multitenant building varies from approximately ±550 feet to ±710 feet from the closest travel lanes on US-Highway 441, the principal arterial roadway in the City of Alachua where the project is located.

Of note, Alachua County's Unified Land Development Code (ULDC) Sec. 407.31 – Signs in nonresidential developments allows the following:

> *"For buildings with a front elevation of five thousand (5,000) square feet or less, individual signs shall not exceed three hundred (300) square feet in size. For buildings with a front elevation greater than five thousand (5,000) square feet, individual signs shall not exceed six hundred (600) square feet."*

Therefore, within the context area and host County, significantly larger signs are allowed along the US Highway 441 corridor. There is a necessity for uniform signage and advertising requirements within the overall US Highway 411 corridor. The necessity of uniform signage serves the public interest and contributes to safety through clearly defined visible wayfinding and orienting oneself, whether visiting the PD-Comm area as a patron, service personnel, or first responders.

Necessity also exists because the multitenant building has several other buildings along the US Highway 441 corridor and significant landscaping around those buildings and in parking areas between its façade and US Highway 441 travel lanes, which is approximately 1/8 mile away on average. Removal of the 350 square foot cumulative limitation, in Section 6.5.4.(C)(3)(b), will allow tenants to adequately and equitably advertise their presence to their clientele as well as to essential support services. The reasons are, such as but not limited to, delivery vehicles, service providers, and first responders' ability to clearly identify and access the multiple tenants within the overall PD-Comm area.

ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

FARMLANDS MIXED USE

ALACHUA, FL

City of ALACHUA

the good life community



Submittals:
Submittal 1 – October 30, 2025
Submittal 2 - March 5, 2026

Submitted by: Optimus Traffic Solutions, LLC

Brian Richard Snyder
State of Florida
Professional Engineer,
License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Prepared for:
Rise Partners

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1 Introduction

The Farmlands Mixed Use site is anticipated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 SF Shopping Center
  - Main Shopping Center – 345,000 SF
  - Future Retail, Northwest Corner of Site – 78,400 SF
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

A preliminary concept plan is provided in **Attachment A**.

Access to the site will be provided via multiple connections along US HWY 441 which will be coordinated with FDOT, City of Alachua and adjacent development requirements. The current access plan is provided below, however, it is understood modifications may occur to the access types and locations as coordination efforts continue with FDOT, the City of Alachua and the Briarwood Town Center developer to the north:

- Access A - Directional median opening with left outs prohibited, located approximately 1,100 FT east of NW 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th Street
- Access C - Right-in/right-out access centered between Access B and Access D
- Access D - Full median opening site access, located approximately 760 FT west of the intersection of NW 164th Lane

1.1 Analysis Timeframe

The site will be built out in phases with the full site buildout anticipated in 2032. **Table 1** provides the estimated buildout schedule of the development.

Table 1 - Buildout Schedule

Land Uses	Buildout Year
Main Shopping Center and Outparcels	2028
Future Retail, Northwest Corner of Site	2030
Residential	2032

1.2 Traffic Study

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment Level-of-Service Analysis – This report provides the part 1 traffic study which includes the trip generation, trip distribution, and roadway segment level of service analysis. The part 1 traffic study accompanies the future land use and zoning change applications and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study. The part 2 study will be provided with the FDOT access permit application and the site plan submittal.

1.3 Analysis Period

The City of Alachua Development Monitoring Report tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips have been generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour project trips will be used to analyze the roadway segment level-of-service. The AM peak hour trips were forecasted with this study; however, these project trips will only be analyzed in the Part 2 - Operational Analysis.

1.4 Methodology

A methodology letter dated September 24, 2025 was submitted to FDOT and the City of Alachua. The methodology letter is provided in **Appendix B**. The following analyses/evaluations are included in this traffic study, as required by the methodology:

- Roadway Segment Level-of-Service Analysis
- Access Management Evaluation

The Study Area consists of all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

2 Trip Generation

The trip generation was estimated using the Institute of Transportation Engineers (ITE) trip generation manual, 12th Edition.

2.1 Trip Generation – Future Land Use Map and Zoning Map Changes

Project trip generations were calculated based on the net change of the proposed verse the existing Future Land Use (FLU) Map changes and the Zoning Map changes. The trip generation is based on the non-residential and residential changes provided in **Table 2 and 3**.

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR (Per Ac.)(1)	152,460 SF
Moderate Density Residential	19.36	4 UPA	77 Units
Low Density Residential	20.32	1 UPA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Table 2.a. Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial and Community Commercial	40.31	0.17 FAR (Per Ac.)(2)	298,503 SF
Moderate Density Residential	6.37	4 UPA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

(1) *FAR per Comprehensive Plan*
(2) *FAR per proposed PD-COMM zoning for Site*

Table 2.b. Proposed FLU Map

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

Table 2.c. Net Change

Table 2 – Proposed verse Existing Future Land Use Map Changes

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA (2)	597,861 SF 411 Units
PD-R	155.34	1.77 UPA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Table 3.a. Existing Zoning Map

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 UPA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) DUA allowed per LDR Table 5.1-4
(3) *FAR per proposed PD-COMM zoning for Site*

Table 3.b. Proposed Zoning Map

Net Change

Non-Residential	**-147,861 SF**
Residential	**-483 Units**

Table 3.c. Net Change

Table 3 – Proposed verse Existing Zoning Map Changes

Table 4 provides the potential trip generations based on entitlements of the proposed verse existing Future Land Use Map changes. **Table 5** provides the potential trip generations based on entitlements of the proposed verse existing Zoning Map changes. As indicated in **Table 5** the Zoning Map change causes a net reduction of potential trips during the daily, AM peak hour, and PM peak hour. Internal capture and pass-by trip reduction are not applied to the trip generation volumes in **Table 4** and **Table 5**.

Table 4 - Trip Generation - Proposed Verse Existing Future Land Use Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Table 5 - Trip Generation - Proposed Verse Existing Zoning Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

2.2 Trip Generation – Total Trips Under the Buildout Condition

Table 6 provides the estimated trip generation of the buildout condition of the development. The traffic volumes from this table are used in the Roadway Segment Level-of Service Analysis and will be used for the operational analysis.

The mixture of residential, retail, and restaurants being proposed will cause many of the trips to be captured internally. These trips, known as internal capture trips, are removed from the gross project trip volumes. The internal capture trips are capped at 30% of the gross trips.

The gas station, retail, and restaurant land uses will capture trips that are already traveling along US HWY 441, known as pass-by trips. The pass-by trips are removed from the project trips for all external intersections and all roadway segments, however, the pass-by trips are included at the site access points. The pass-by trips were capped at 10% of the US HWY 441 traffic volumes.

The trip generation documentation is provided in **Appendix C**.

Table 6 – Trip Generation - Farmlands Mixed Use										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips – Future Retail, Northwest (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips – Future Retail, Northwest (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Main (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57
Total Internal Capture Trips				**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips				**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)				**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating are used.

7 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent US HWY 441 traffic.

3 Trip Distribution and Assignment

3.1 Trip Distribution

Pass-by Trip Distribution

The pass-by project trip distribution along US HWY 441 is based on the prevailing directional distribution of traffic along US HWY 441. The pass-by-trip distribution, based on FDOT count data, is provided below:

- AM Peak Hour
  - US HWY 441 Eastbound = 71%
  - US HWY 441 Westbound = 29%

- PM Peak Hour
  - US HWY 441 Eastbound = 34%
  - US HWY 441 Westbound = 66%

Net New Trip Distribution

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the net new (non-pass-by) project trip distribution. The net new trip distribution throughout the Study Area is provided in **Figure 1**.

The net new trip distribution on US HWY 441 at the project site is provided below:

- US HWY 441 to/from the west = 33%
- US HWY 441 to/from the east = 67%

The documentation for both the pass-by and the net new trip distribution is provided in **Appendix D**.

3.2 Trip Assignment

The pass-by and net new project trips provided in **Table 6** were assigned to the road network and site access intersections based on the distribution percentages. Assumptions were made to determine which access would be used for each land use type. The assumptions are based on the currently planned access intersections provided in Section 1.3. The intersection types and locations may change during the project planning, therefore, the traffic volumes in and out at each access point will be adjusted with the updates. The project trip assignment at the access points is provided in **Figure 4**. The project trip assignment and assumptions are documented in **Appendix E.**

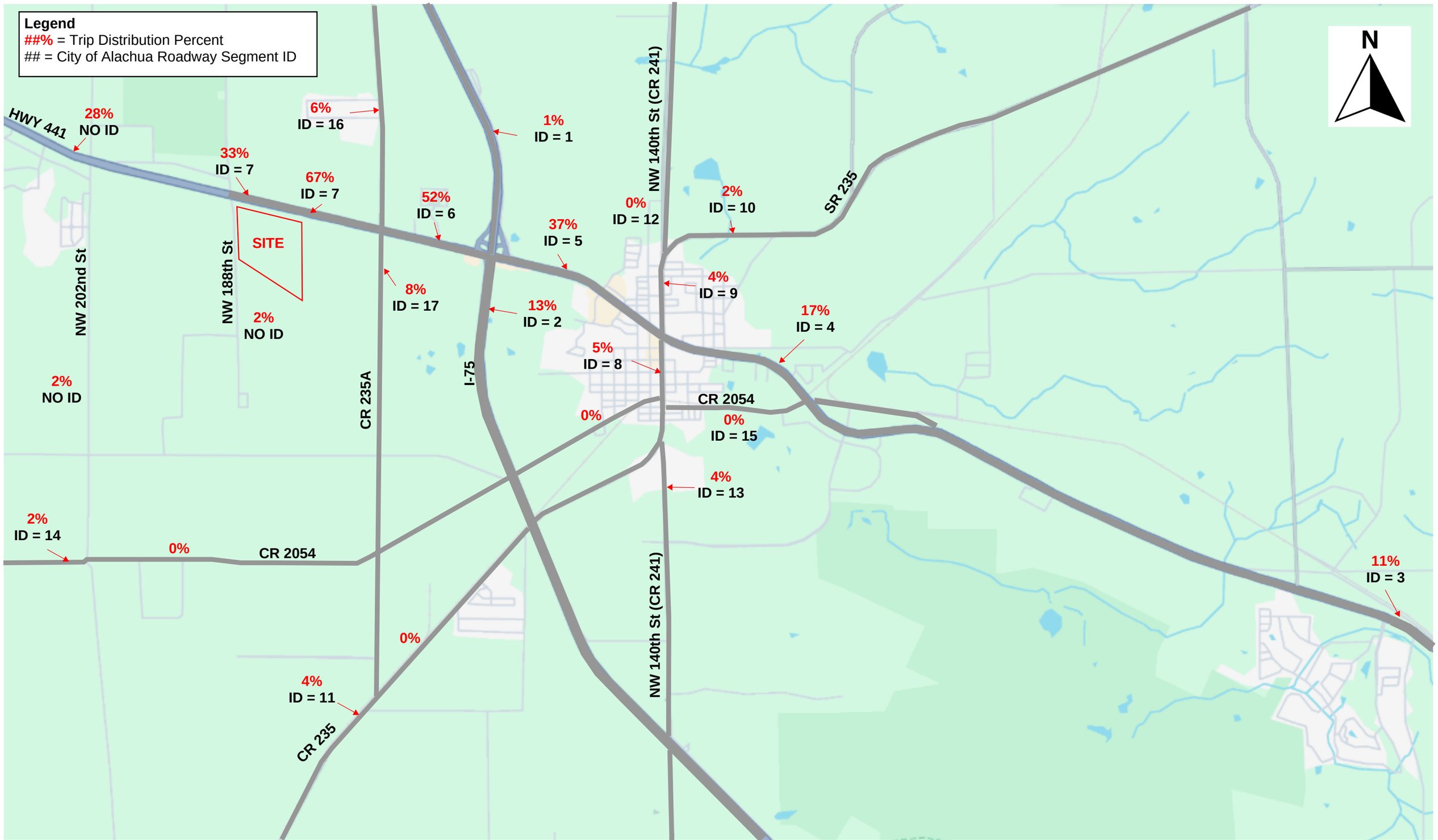


Figure 1: Trip Distribution

4 Traffic Analysis/Evaluation

4.1 Roadway Segment Level of Service Analysis

The daily and PM peak hour net new project trips from the Farmlands Mixed Use site were added to the existing and reserved trips provided in Table 2-a Traffic Impacts – Final Development Orders of the City of Alachua Development Monitoring Report. The roadway segment level-of-service analysis with the Farmlands Mixed Use development project trips are provided in **Table 7**. **Table 8** provides the net change project trips based on the proposed FLU and Zoning Map changes for all of the roadway segments. The development monitoring data documentation is provided in **Appendix F**.

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Existing Demand	Reserved Capacity[1]	Available Capacity	Percentage of Capacity Utilized	Farmlands Commercial and Residential Trips	Available Capacity with Farmlands Trips	Percentage of Capacity Utilized with Farmlands Trips
Interstate - Minimum Level of Service: C										
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%	165	44,348	51.59%
		Peak Hour	8,250	3,898	13	4,339	47.41%	13	4,326	47.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%	2,142	16,327	82.18%
		Peak Hour	8,250	4,760	19	3,471	57.93%	175	3,296	60.05%
State Roads - Minimum Level of Service: D										
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%	1,812	18,863	56.13%
		Peak Hour	3,870	2,002	212	1,656	57.21%	148	1,508	61.03%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%	2,801	22,716	50.29%
		Peak Hour	4,110	1,559	327	2,224	45.89%	229	1,995	51.46%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	1,631	10,869	72.13%	6,096	4,773	87.76%
		Peak Hour	3,510	2,239	144	1,127	67.89%	499	628	82.11%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	3,328	1,672	95.71%	8,568	(6,896)	117.68%
		Peak Hour	3,510	2,819	315	376	89.29%	701	(325)	109.26%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	2,883	15,117	64.84%	11,039	4,078	90.52%
		Peak Hour	3,870	2,241	264	1,365	64.73%	903	462	88.06%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%	824	2,576	82.11%
		Peak Hour	1,290	830	0	460	64.34%	67	393	69.53%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%	659	4,025	72.05%
		Peak Hour	1,290	675	38	577	55.27%	54	523	59.46%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%	330	8,970	37.71%
		Peak Hour	1,290	471	0	819	36.51%	27	792	38.60%
County Facilities - Minimum Level of Service: D										
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%	659	5,169	65.81%
		Peak Hour	1,359	622	100	637	53.13%	54	583	57.10%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%	0	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%	0	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%	659	11,889	43.06%
		Peak Hour	1,881	418	136	1,327	29.45%	54	1,273	32.32%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%	330	10,923	27.76%
		Peak Hour	1,359	129	146	1,084	20.24%	27	1,057	22.22%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	127	11,782	22.08%	0	11,782	22.08%
		Peak Hour	1,359	286	32	1,041	23.40%	0	1,041	23.40%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%	989	10,580	30.03%
		Peak Hour	1,359	185	144	1,030	24.21%	81	949	30.17%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%	1,318	3,381	77.64%
		Peak Hour	1,359	536	447	376	72.33%	108	268	80.28%

1) The Farmlands Final PD Plan trips were removed from the reserved trips because the Farmlands Commercial and Residential Trips column provides project trips from the full buildout of the development.

Table 7 – Roadway Segment Level-of-Service Analysis

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Trip Increase based on Net Change of FLU Map	Trip Reduction based on Net Change of Zoning Map
Interstate - Minimum Level of Service: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47	-93
		Peak Hour	8,250	3	-7
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	615	-1,206
		Peak Hour	8,250	42	-88
State Roads - Minimum Level of Service: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	521	-1,020
		Peak Hour	3,870	35	-74
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	805	-1,577
		Peak Hour	4,110	55	-115
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,752	-3,432
		Peak Hour	3,510	119	-250
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	2,462	-4,824
		Peak Hour	3,510	167	-351
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	3,172	-6,216
		Peak Hour	3,870	216	-452
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	237	-464
		Peak Hour	1,290	16	-34
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	189	-371
		Peak Hour	1,290	13	-27
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	95	-186
		Peak Hour	1,290	6	-14
County Facilities - Minimum Level of Service: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	189	-371
		Peak Hour	1,359	13	-27
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	189	-371
		Peak Hour	1,881	13	-27
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	95	-186
		Peak Hour	1,359	6	-14
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	284	-557
		Peak Hour	1,359	19	-41
CR 235A (17)	From US 441 to CR 235	AADT	15,120	379	-742
		Peak Hour	1,359	26	-54

Table 8 – Roadway Segment Project Trips based on the FLU and Zoning Map Changes

Figure 2 illustrates the roadway segment capacity utilization under the buildout condition.

The City of Alachua has seen historical traffic volume increases, with only limited segments functioning at, or near, current adopted levels-of-service standards, as illustrated in **Figure 2** and **Table 7**. Strategic Planning, Transportation Demand Management (TDM), and/or Transportation System Management (TSM) techniques and transportation techniques may be utilized to ensure the City's quality of life elements are maintained as growth occurs throughout north central Florida.

As indicated in this report, there are a number of potential transportation improvements that can be implemented as part of the site future development to improve transportation conditions and all the approved construction plans to demonstrate compliance with adopted level-of-service standards.

In addition, this report includes data indicating the property's proposed rezoning and associated entitlements (pre-post) will result in a net reduction in trip generation and potential traffic impacts.

It is important to note that net new project trips are conservatively high. A portion of the project trips from areas to the west such as High Springs, will be trips that are currently traveling past this site to retail and restaurant destinations in the City of Alachua and Gainesville, and will instead travel to this new destination and not travel east of this site. For this reason, the impact of the Farmlands Mixed Use site is not expected to be as significant as illustrated in **Table 7**. It is difficult to forecast the portion of trips that will be removed from the segment (4107, 6), however, this can be determined by collecting counts after a portion of the commercial property is developed. This data collection may be recommended in the follow-up intersection analysis, to assess the actual impacts of the development. Additionally, the majority of the project trips generated by this development will be associated with the retail and restaurants. Unlike residential land uses that add trips to the roadway network, these commercial uses capture trips. This results in reduced driving time for the local traveling public.

Furthermore, the maximum service volumes established by the City of Alachua are based on the FDOT Quality/Level of Service Handbook. The latest edition of this handbook states multiple limitations of using Generalized Service Volume Tables (GSVTs) such as the limitation noted below from Section 4.4 of the handbook:

"The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analysis."

Because the buildout volumes exceed the adopted level-of-service on US HWY 441 segment (4107, 6), it is recommended that a more detailed analysis is provided along this segment. Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the US HWY 441 through movements at each

intersection which is needed to determine the appropriate modifications to maintain an acceptable level-of-service. It is recommended that this detailed intersection analysis is included in the follow-up Operational Analysis.

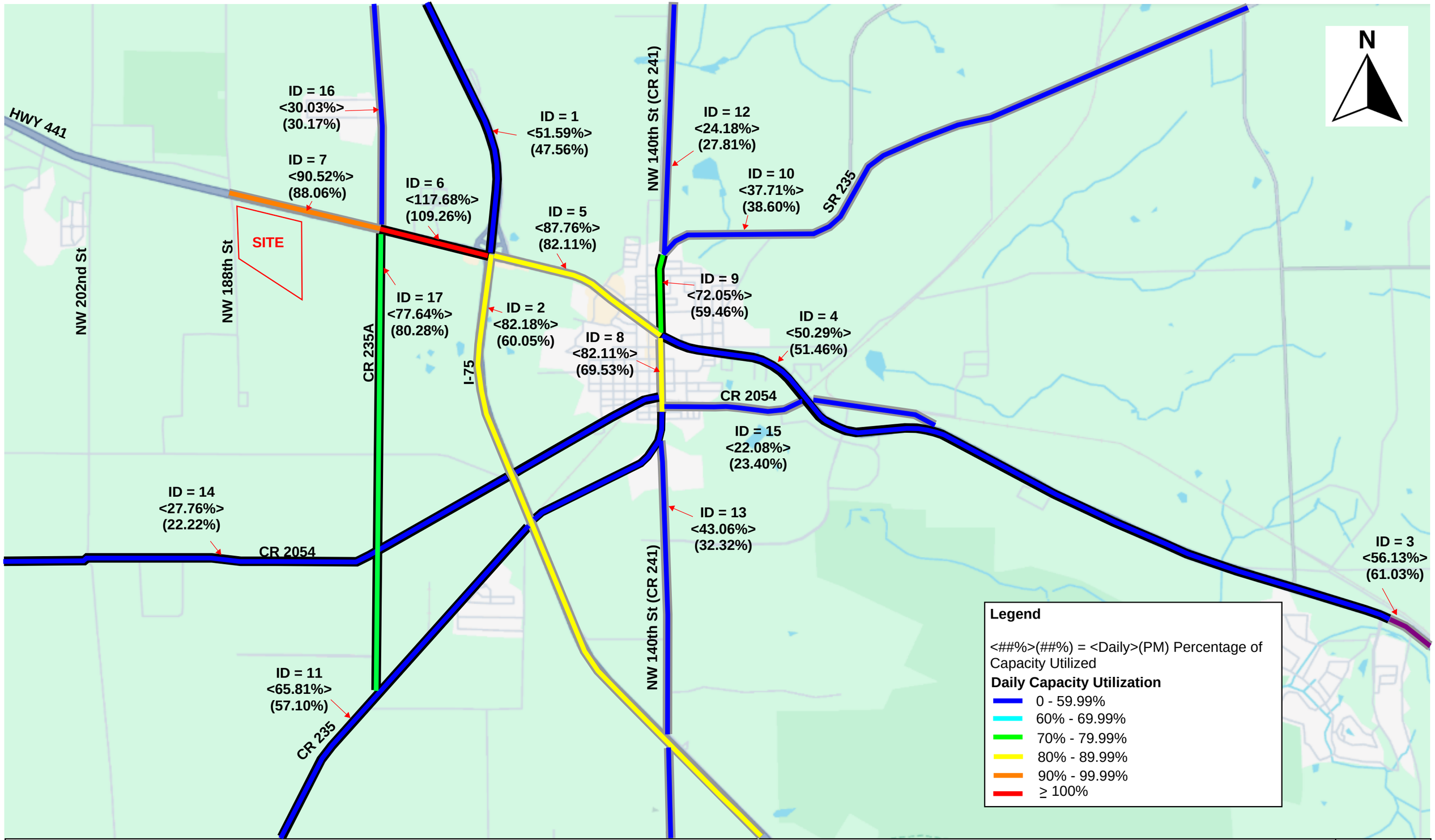


Figure 2: Percentage of Capacity Utilization Map

4.2 Access Management Evaluation

The preliminary site plan in **Appendix A** provides the preliminary access locations and access types. As the site planning continues to develop, and coordination continues with FDOT, City of Alachua and adjacent developers, the access management plan may be adjusted. The access management plan will be guided based on FDOT access management standards provided in the FDOT Access Management Guidebook as well as the approved access plans of Briarwood Town Center located on the north side of US HWY 441. The FDOT access spacing standard for the US HWY 441 roadway segment is provided in **Table 9**.

Roadway Access Class	FDOT Context Classification	Movement Type	Multimodal Mix	Network Density	Median Type	Connection/Driveway Spacing (feet)		Median Opening Spacing (feet)		Minimum Signal Spacing (feet)***
						≤45mph Posted	>45mph Posted	Directional	Full	
Limited Access (LA) Right of Way Facilities						Refer to Right of Way (ROW) Maps				
2	C1 Natural, C2 Rural	Regional	Low	Low	Restrictive w/Service Roads	660	1320	1,320	2,640	2,640
3	C1 Natural, C2 Rural, C2T Rural Town, C3R Suburban Residential, C3C Suburban Commercial	Regional	Low	Low	Restrictive	440	660	1,320	2,640	2,640

Table 9 – FDOT Access Spacing Standards

Figure 3 provides the preliminary site access plan and access spacing dimensions. The three proposed access points to the site are labeled A, B, and D from west to east. Access C has been removed due to spacing constraints. The proposed Briarwood Town Center is located directly north of this site on US HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements are considered in the access management evaluation. The access locations and types are currently being coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua.

Access A is a proposed directional access where left outs are prohibited. The access is located on US HWY 441 approximately 1,112 FT east of NW 188th Street. This access type and location was approved with the Briarwood Town Center project on the north side of US HWY 441.

Access B is a proposed signalized through cut, located approximately 727 FT east of Access A. FDOT recently approved a signalized through-cut with left-ins permitted at this location.

Access D is a proposed directional access intersection located approximately 951 FT west of NW 164th Lane. The median opening on US HWY 441 at NW 164th Lane, east of access D, is proposed to be modified to a directional median opening with the Briarwood Town Center development, at the time that the development connects to NW 164th Lane.

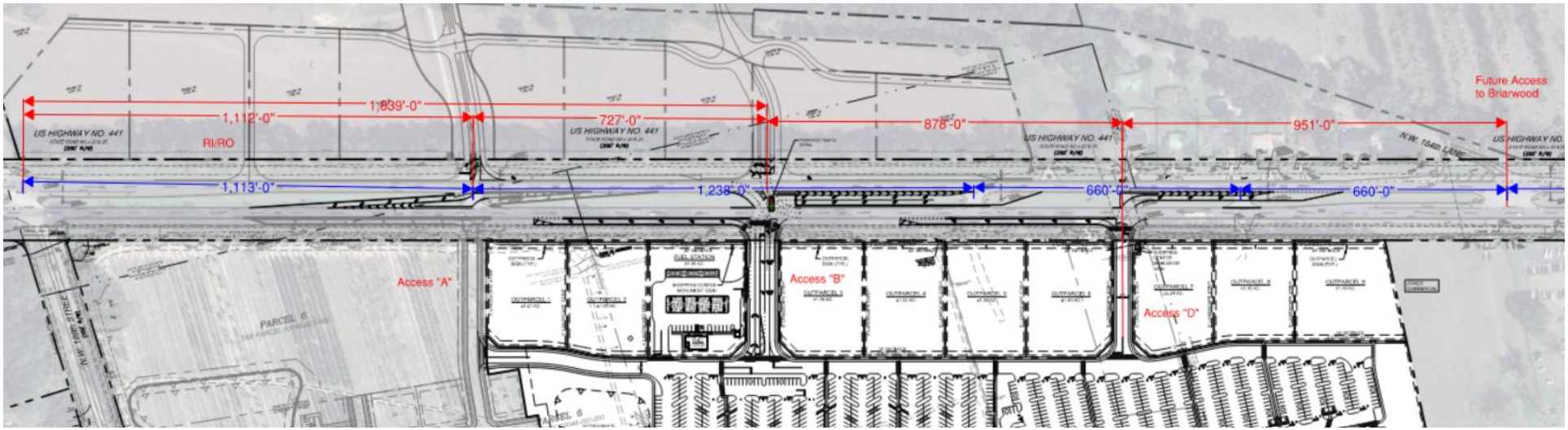


Figure 3 – Preliminary Access Management Plan

5 Traffic Calming on US HWY 441

The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. Within the urban portions of the City of Alachua and the City of High Springs, the posted speed limit is 45 MPH. The land adjacent to US HWY 441 from I-75 to High Springs is developing rapidly, causing the landscape to change from rural to urban.

Traffic signalization is anticipated with this development and is planned with the development across the street. It is expected that as this area becomes more urbanized, travel speeds will reduce. It is important for the posted speed limit to also be reduced while the development occurs. OTS along with the Farmlands Mixed Use development team will coordinate with FDOT on methods to reduce vehicle speeds and the posted speed limits.

Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of this US HWY 441 roadway segment. Additional Traffic Management Techniques will be reviewed during the development plan approval process.

6 Conclusion and Recommendations

This traffic study included the following analysis and evaluation as agreed upon in the approved methodology letter:

- Roadway Segment Level of Service Analysis
- Access Management Evaluation

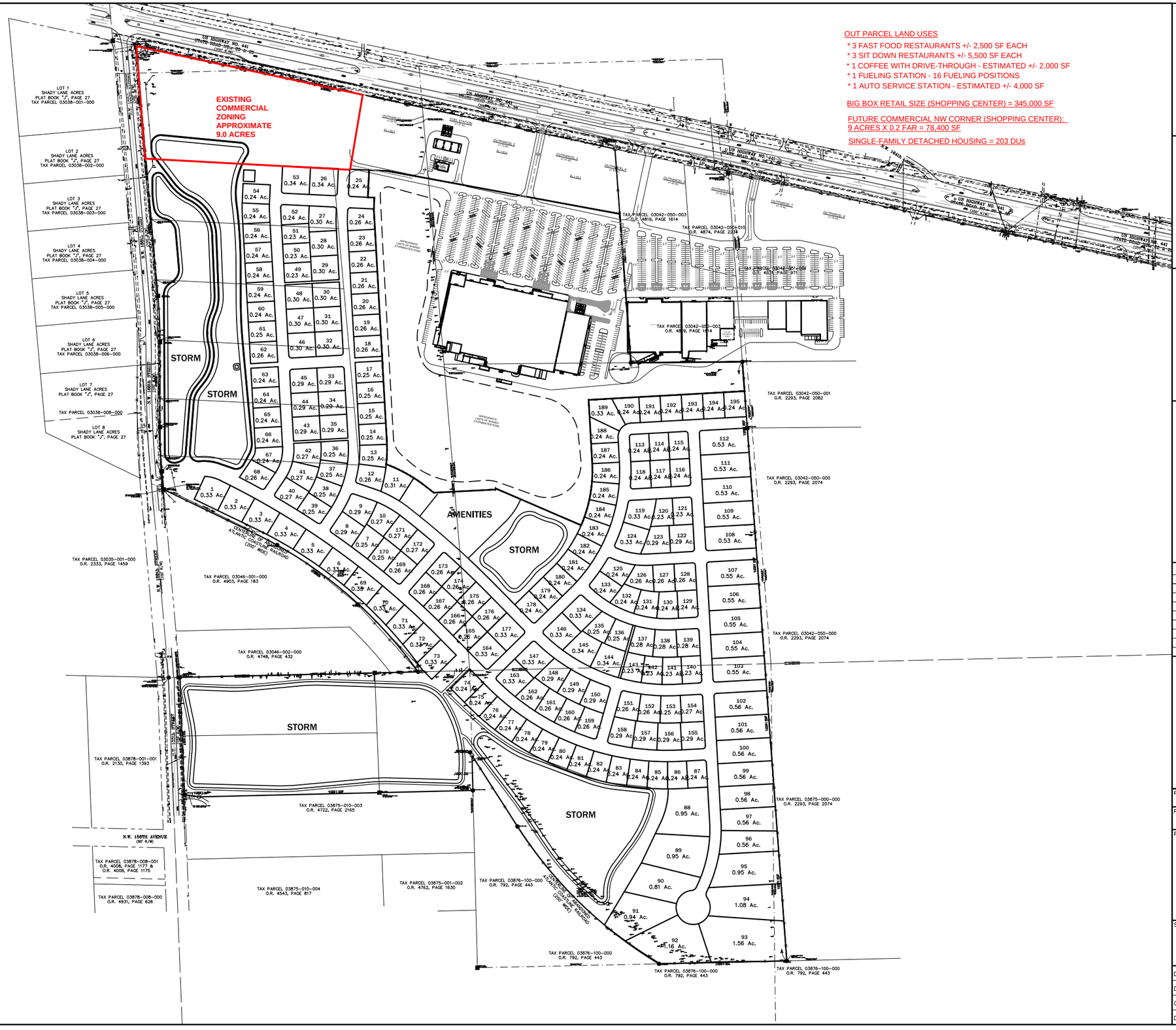
Based on the results from this study the following recommendations are made to support the project traffic:

- As stated in the 2023 FDOT Multimodal Quality/Level of Service Handbook, it is recommended that a detailed analysis is provided along the US HWY 441 corridor in follow-up Operational Analysis. Intersection analysis at the signalized intersections along this corridor will demonstrate the level-of-service of the US HWY 441 corridor through movements at each of the intersections. Potential transportation improvements will be evaluated to maintain an acceptable level-of-service, including TDM and/or TSM improvements/changes, reclassification of the roadway segment(s), corridor signal retiming, and intersection modifications.

- The access management plan has and will continue to be coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua. FDOT has provided approval for the signalized through-cut at Access B with left-ins permitted and provided verbal approval of the access types and locations of Access A and D during access management meetings. The turn lane configurations and lengths will be evaluated with the Operational Analysis.

- The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. It is recommended to continue coordination with FDOT to reduce vehicle speeds and posted speed limits along this road segment where the adjacent land uses are changing from rural to urban. Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of the US HWY 441 roadway segment currently posted at 65 MPH.

Appendix A
Preliminary Site Plan



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-176

Project phase: CONCEPTUAL

Project title: FARMLANDS COMMERCIAL DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: CONECPT PLAN - V2

Designed: SJR	Sheet No.: 21
Drawn: NJG	
Checked: TAR	
Date: 07/30/25	

\\fs\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\Commercial Development\L21176L1.dwg, C800 - CONCEPT, 7/30/2025 10:29:49 AM, TRockwell

Appendix B
Methodology Letter

September 24, 2025

Bryan Thomas, AICP, CPM
Director of Planning & Community Development
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Carlos Nieto, PE
Florida Department of Transportation
2198 Edison Avenue
Jacksonville, Florida 32204

RE: Farmlands Commercial and Residential Development – Roadway Segment Level-of-Service Analysis (LOS) - Methodology

Dear Bryan, Carlos,

Optimus Traffic Solutions (OTS) is preparing a traffic study for the proposed Farmlands Commercial and Residential Development that will be located at the southeast corner of HWY 441 and NW 188th Street in Alachua, Florida.

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment LOS Analysis – The part 1 traffic study will include the trip generation, trip distribution, and roadway segment level of service analysis.

The part 1 traffic study will accompany the proposed land use and zoning changes and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study.

The part 2 study will accompany the FDOT access permit application and the site plan submittal.

This methodology provides the guidelines for the Part 1 - Roadway Segment LOS Analysis.

Description of the Proposed Development – The Farmlands Commercial and Residential Development is a mixed-use site estimated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 KSF Shopping Center
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

Access to the site will be via multiple connections along HWY 441 which will be coordinated with FDOT. A preliminary concept plan is provided in **Attachment A**.

Analysis Timeframe – The site will be built out in phases with the full buildout anticipated in 2032.

Analysis Period – The City of Alachua Development Data Tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips will be generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour will be used to analyze the roadway segment level of service. The AM peak hour trips will be forecasted with this study; however, these project trips are only expected to be analyzed in the Part 2 - Operational Analysis.

Trip Generation – The ITE Trip Generation Manual, 11th Edition is used to estimate the trip generation for the mixed-use site, as shown in **Table 1**. The trip generation documentation is provided in **Attachment B**.

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing (I.C. RESIDENTIAL)	210	DUs	203.0	**1936**	**142**	**36**	**106**	**193**	**122**	**71**
Internal Capture Trips[1]				455	24	2	22	58	37	21
Shopping Center - Big Box (I.C. RETAIL)	820	KSF	423.4	**16919**	**383**	**237**	**146**	**1595**	**766**	**829**
Internal Capture Trips[1]				2289	40	20	20	265	120	145
Pass-by Trips (AM, PM, daily: 19%)[2, 3, 8]				2780	48	24	24	246	123	123
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1770**	**159**	**87**	**72**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				357	16	11	5	45	28	17
Pass-by Trips (AM, PM, daily: 43%)[4, 3, 8]				608	58	29	29	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Rest. Total				**3507**	**336**	**171**	**165**	**249**	**129**	**120**
Fast-food Rest. Total - Internal Capture Trips[1]				707	34	22	12	75	39	36
Pass-by Trips (AM: 50%, PM: 55%, daily: 52.5%)[3, 5, 8]				1470	150	75	75	92	46	46
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1067**	**172**	**88**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				215	19	12	7	23	11	12
Pass-by Trips (AM: 90%, PM: 98%, daily: 94%)[3, 6, 8]				801	136	68	68	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2752**	**164**	**82**	**82**	**223**	**112**	**111**
Pass-by Trips (AM: 63%, PM: 57%, daily: 60%)[3, 7, 8]				1651	104	52	52	126	63	63
Total Internal Capture Trips				4023	133	67	66	466	235	231
Total Pass-by Trips				7310	496	248	248	550	275	275
Total Gross Trips				**28017**	**1364**	**707**	**657**	**2496**	**1264**	**1232**
Total Gross Trips Minus Internal Capture Trips				23994	1231	640	591	2030	1029	1001
Total Net New Trips				16684	735	392	343	1480	754	726

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate is used for the AM and daily condition.

5 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

6 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

8 - Pass-by volumes are expected to be reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic. This reduction to 10% of the adjacent roadway traffic will be applied in the traffic study.

In addition to the trip generation provided in **Table 1**, a separate trip generation comparison table will be prepared to compare the existing land use and zoning to the proposed land use and zoning.

Trip Distribution

The pass-by project trip distribution along HWY 441 will be based on the prevailing directional distribution of traffic along HWY 441. The directional distribution will be determined from hourly volumes provided by counts in the FDOT Traffic Online.

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the project non-pass-by project trip distribution.

Data Collection

No traffic counts are proposed with the Part 1 – Traffic Study.

Count data from FDOT Traffic Online and from the City of Alachua Concurrency Management will be used for the roadway segment analysis.

Study Area

The roadway segment level of service analysis will include all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

Background Traffic and Buildout Traffic

The site is anticipated to be built out in 2032. Growth rates will be derived from the FDOT historical ADT volumes. If the growth rates are calculated as less than 1.0% a minimum 1.0% growth rate will be applied. If data is not available to calculate growth rates, a 2% minimum growth rate value will be applied. Project trips will be combined with background volumes and reserved trips to derive the 2032 buildout volumes.

Reserved Trips

There are multiple planned developments planned within the City of Alachua. OTS will coordinate with the City of Alachua to obtain the reserved trips from approved traffic studies. The reserved trips will be applied to the roadway network and included with the background traffic, where applicable.

Analysis and Evaluations

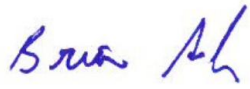
- Roadway Segment LOS analysis – A roadway segment LOS analysis will be provided for all roadway segments listed in the Study Area section of this letter. The roadway segment analysis will be based on hourly directional volumes during the AM and PM peak hour of roadway traffic.
- Access Management Evaluation – The proposed site access will be evaluated in accordance with FDOT Access Management Standards. The proposed Briarwood Town Center is located directly north of this site on HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements will be included in the access management evaluation. Though the access evaluation will start with the Part 1 study, it is expected that the specific access intersection types and potentially the locations will not be approved until the Part 2 Operational Analysis is completed.

Recommendations and Conclusions

Recommendations will be provided to mitigate deficiencies caused by project traffic.

OTS will submit a draft TIA report to the City of Alachua and FDOT staff. A final signed and sealed study will be submitted to all reviewing agencies after comments have been resolved.

Sincerely,



Brian Snyder, PE

Principal

Optimus Traffic Solutions, LLC

Appendix C
Trip Generation

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203	**1,904**	**142**	**38**	**104**	**185**	**115**	**70**
Single-Family Detached Housing Internal Capture Trips[1]				456	25	3	22	56	35	21
Shopping Center	820	KSF	423.4	**15,408**	**391**	**242**	**149**	**1,369**	**671**	**698**
Shopping Center Internal Capture Trips[1]				2,254	41	21	20	257	117	140
Pass-by Trips (AM, PM, Daily: 19%)[2, 3, 8] - CALCULATED FROM ITE				2,499	50	25	25	210	105	105
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1,713**	**147**	**81**	**66**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				364	18	12	6	45	28	17
Pass-by Trips (AM, PM, Daily: 43%)[4, 3, 8] - CALCULATED FROM ITE				580	52	26	26	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Rest. Total				**3,360**	**249**	**126**	**123**	**237**	**123**	**114**
Fast-food Rest. Total - Internal Capture Trips[1]				713	30	19	11	71	37	34
Pass-by Trips (AM: 50%, PM: 55%, Daily: 52.5%)[3, 5, 8] - CALCULATED FROM ITE				1,390	108	54	54	88	44	44
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1,201**	**171**	**87**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				255	22	14	8	24	12	12
Pass-by Trips (AM: 90%, PM: 98%, Daily: 94%)[3, 6, 8] - CALCULATED FROM ITE				889	132	66	66	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2,752**	**181**	**91**	**90**	**228**	**114**	**114**
Pass-by Trips (AM: 63%, PM: 57%, Daily: 60%)[3, 7, 8] - CALCULATED FROM ITE				1,651	114	57	57	130	65	65
Total Internal Capture Trips				4,042	136	69	67	453	229	224
Total Pass-by Trips - CALCULATED FROM ITE				7,009	456	228	228	514	257	257
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				22,362	1,153	602	551	1,802	929	873
Total Net New Trips				15,353	697	374	323	1,288	672	616

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate of 43% is used for the AM and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk rate of 50% and PM Pkrate of 55% is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk of 63% and PM Pk rate of 57% is used for the daily condition.

8 - Pass-by volumes are reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic.

Daily Internal Capture Calculations

	AM I.C.	PM I.C. (Calc.)	Daily (Avg)
Single-Family	0.176056338	0.30	0.23937952
Shopping Center	0.104859335	0.187728269	0.146293802
Restaurants	0.12345679	0.30	0.212266029
		Capped at 30%	

Restaurant Internal Capture Calculations

* Restaurant trips were combined to determine the total internal capture of all restaurants. The calculations below are used to divide the internal capture trips based on the trip generation of the individual restaurant categories.

	Daily Trips	AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Total Restaurant I.C. Trips	1,332	70	45	25	140	77	63
High-Turnover (Sit-Down) Rest. Total	1,713	147	81	66	150	93	57

High-Turnover (Sit-Down) Rest. % of Total	0.27		0.28	0.24		0.36	0.27
High-Turnover (Sit-Down) Rest. - Internal Capture Trips	364	18	12	6	45	28	17
Fast-food Rest. Total	3,360	249	126	123	237	123	114
Fast-food Rest. % of Total	0.54		0.43	0.45		0.48	0.54
Fast-food Rest. - Internal Capture Trips	713	30	19	11	71	37	34
Coffee/Donut Shop with Drive - Thru	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive - Thru % of Total	0.19		0.30	0.31		0.15	0.19
Coffee/Donut Shop with Drive - Internal Capture Trips	255	22	14	8	24	12	12
Total	6,274	567	294	273	465	255	210

Pass-by 10% Adjacent Street Traffic Review

AM Peak Hour

		Total Pass-by Project Trips	AM Peak Trips	
			In	Out
Eastbound - Calculated Pass-by Trips	71%	FROM ITE	162	162
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	148	148
Westbound - Calculated Pass-by Trips	29%	FROM ITE	66	66
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	60	60
10% 441 Both Directions		10% OF ADJ ST	208	208

* USE THE HIGHLIGHTED 10% OF ADJACENT STREET TRAFFIC

PM Peak Hour

		PM Peak Trips		
			In	Out
Eastbound - Calculated Pass-by Trips	34%	FROM ITE	87	87
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	78	78
Westbound - Calculated Pass-by Trips	66%	FROM ITE	170	170
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	149	149
10% 441 Both Directions		10% OF ADJ ST	227	227

Trip Gen using 10% Adjacent Street Traffic

Farmlands Commercial and Residential Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips - NW corner of Proerty (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips - NW corner of Proerty (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Big Box (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57

Total Internal Capture Trips	**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips	**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips	**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips	**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent HWY 441 traffic.

Daily Pass-by Calculations

	AM Pass-By %	PM Pass-By %	Average Used for Daily
Shopping Center	13.14%	16.73%	14.93%
High-Turnover Rest.	37.21%	28.57%	32.89%
Fast-food Rest.	44.75%	46.99%	45.87%
Coffee/Donut Shop	80.54%	85.19%	82.86%
Gasoline Station	57.46%	50.00%	53.73%

Single-Family Detached Housing
(210)

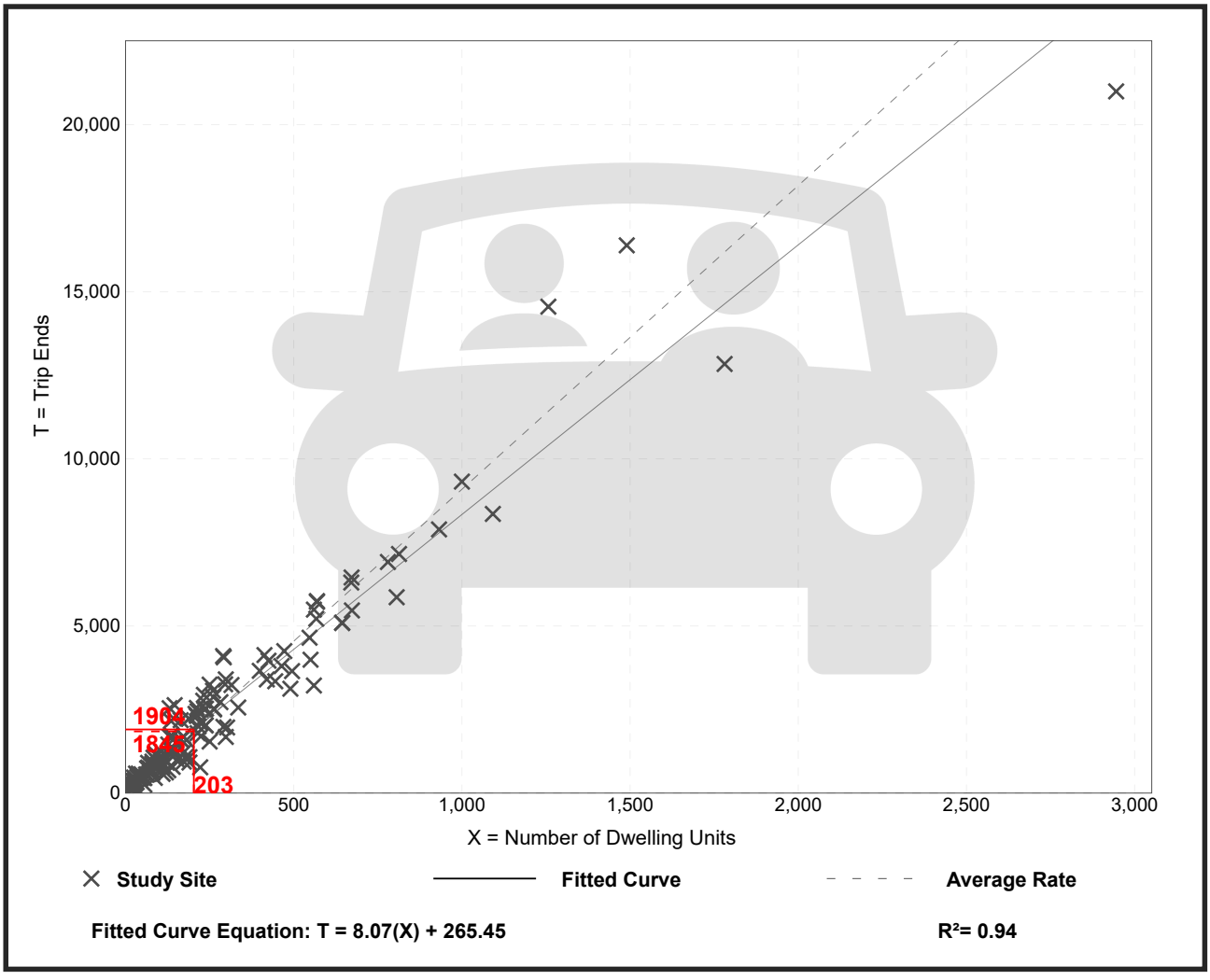
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



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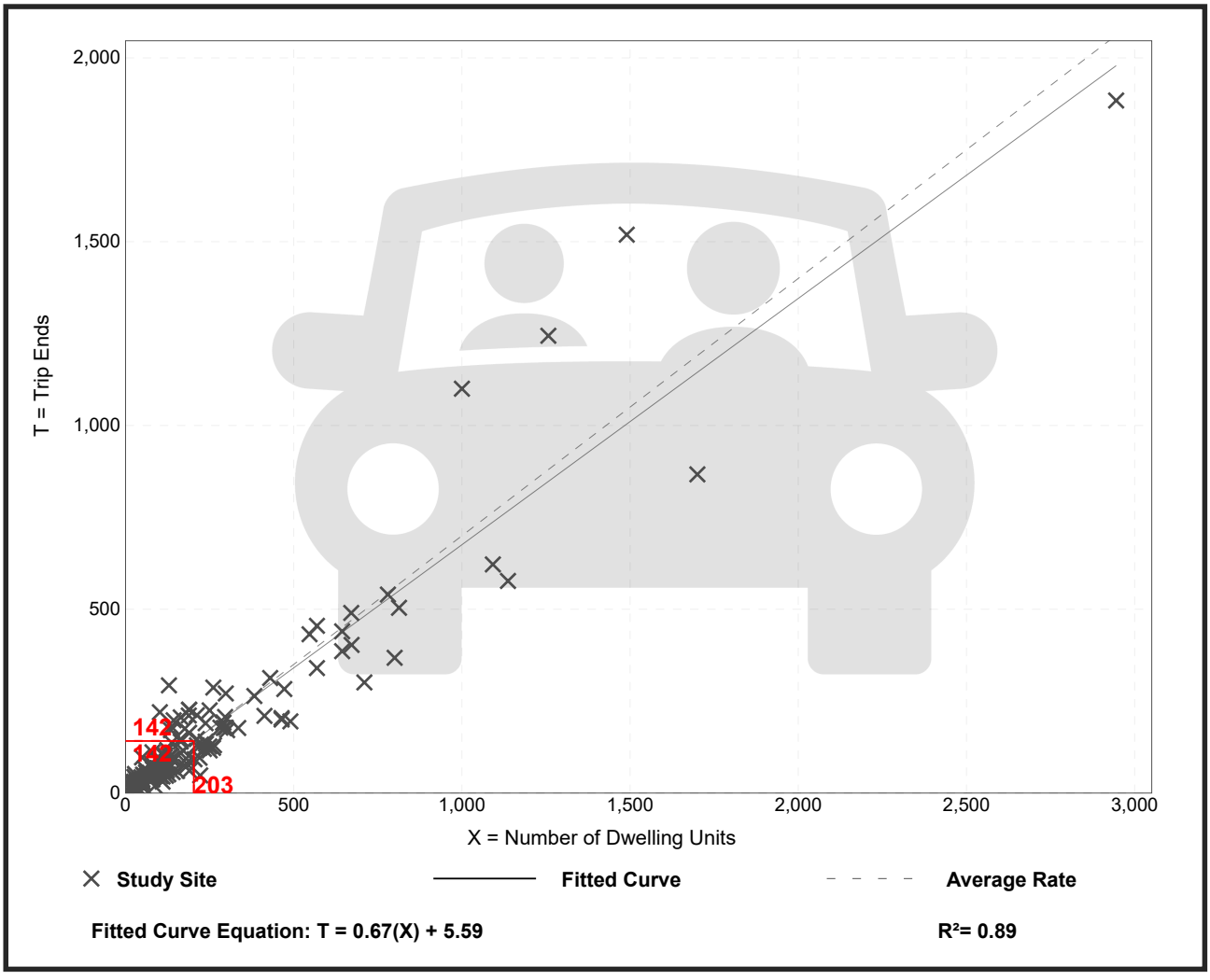
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
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: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



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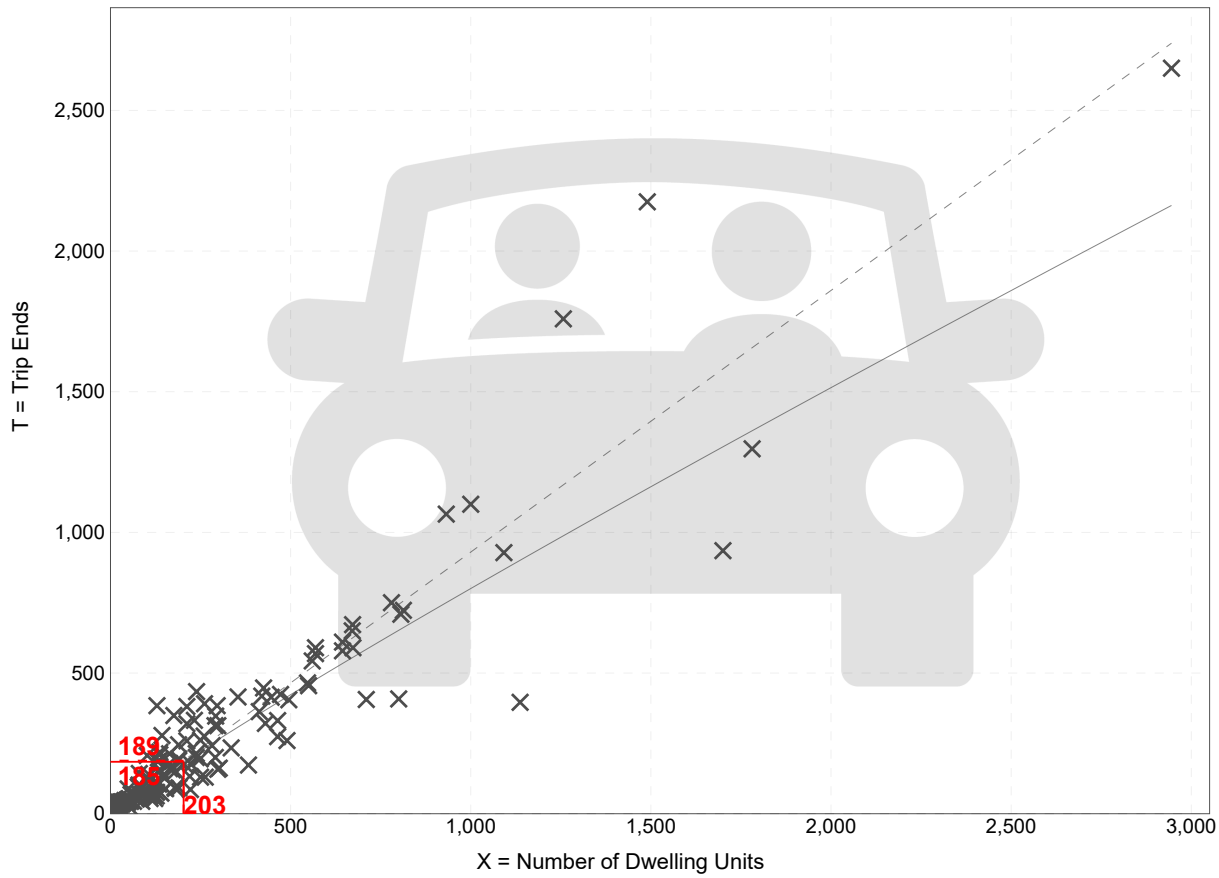
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



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Shopping Center (>150k)
(820)

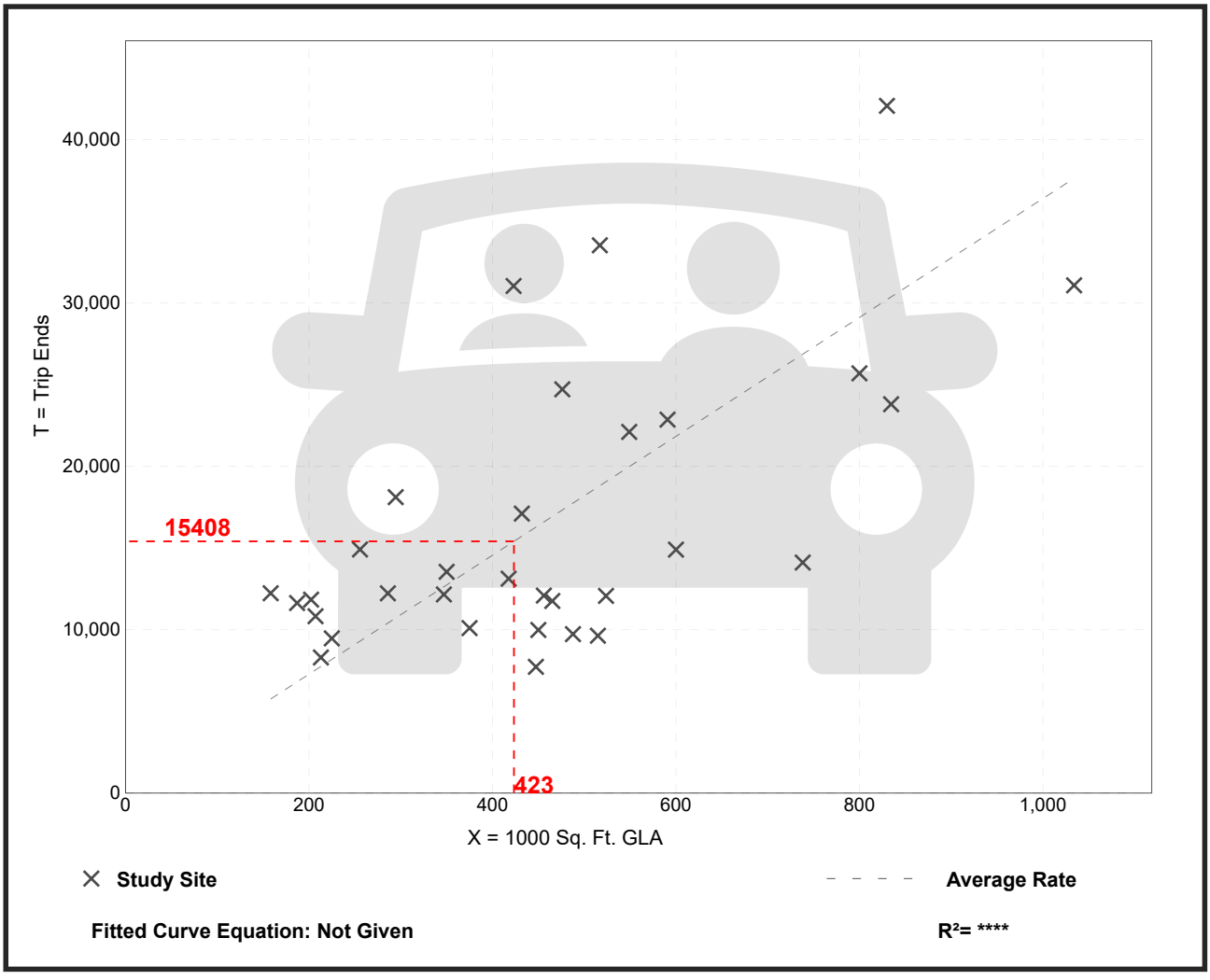
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



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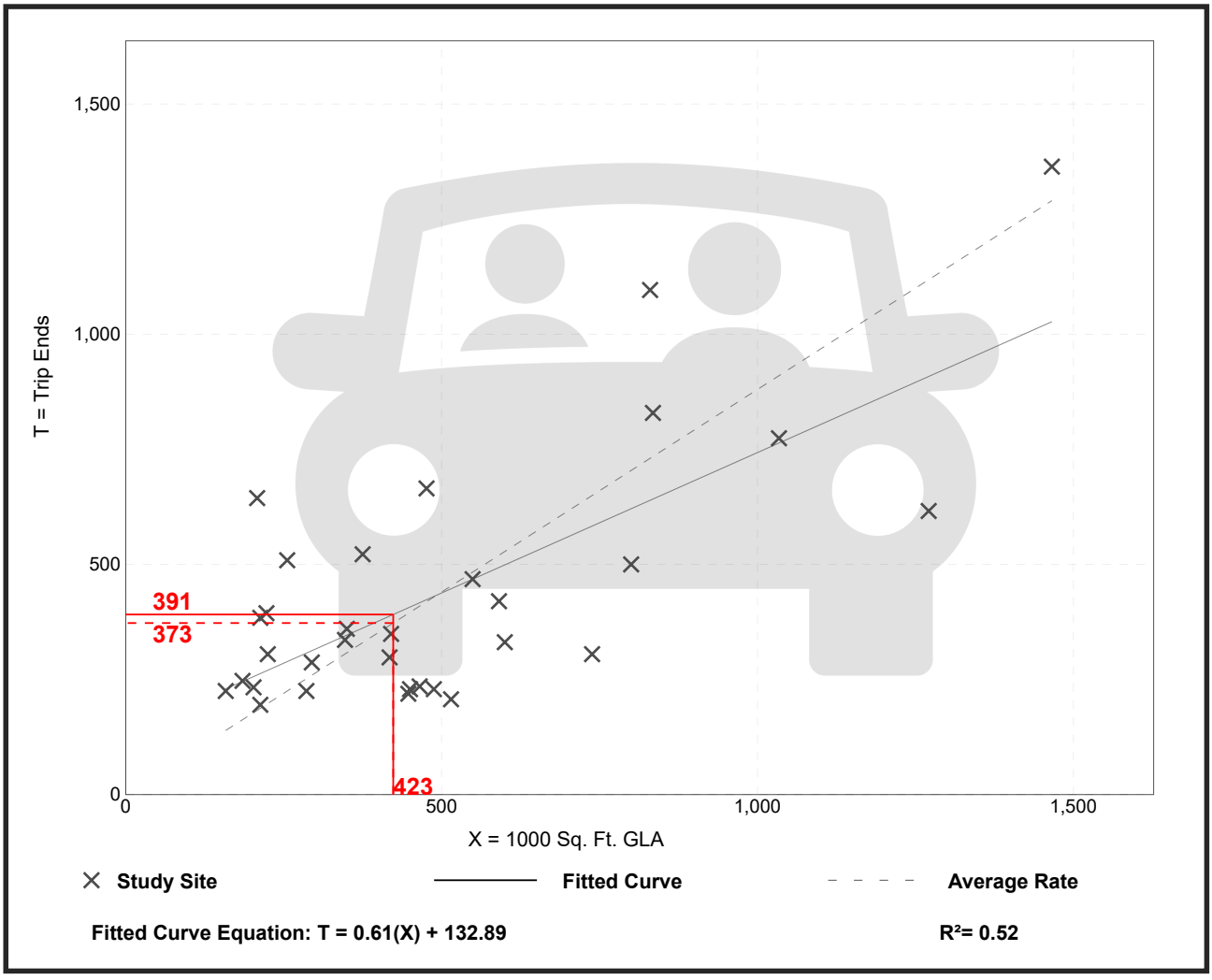
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



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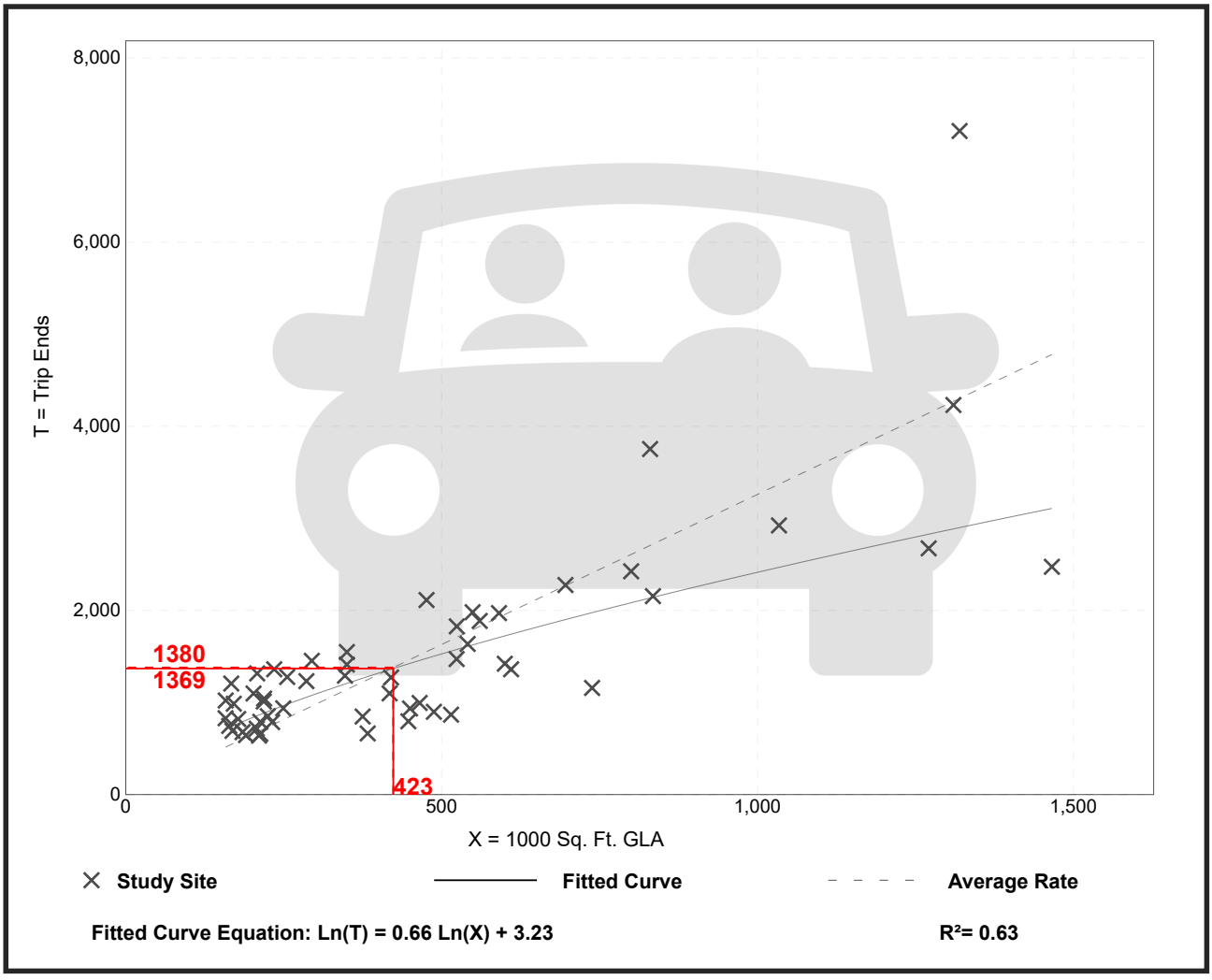
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



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High-Turnover (Sit-Down) Restaurant
(932)

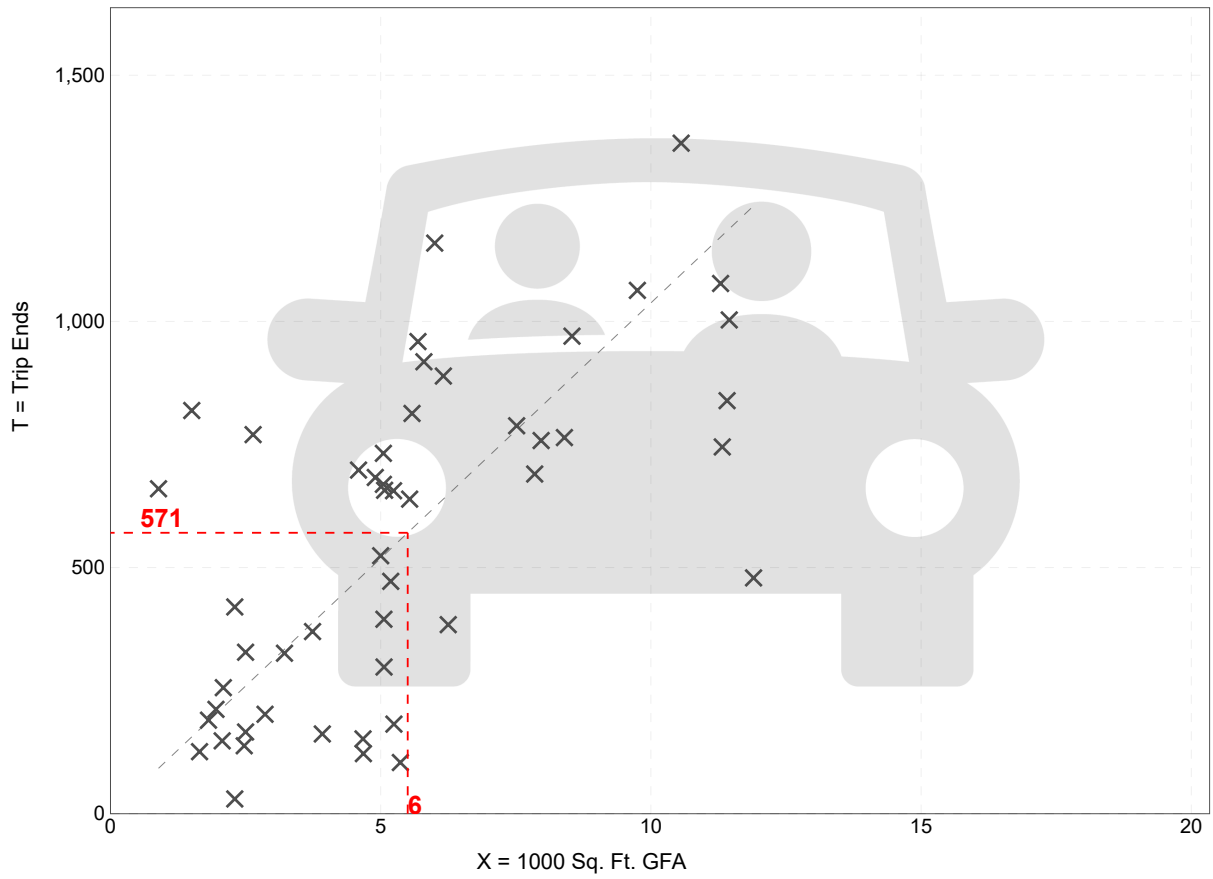
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
103.75	13.04 - 742.41	67.15

Data Plot and Equation



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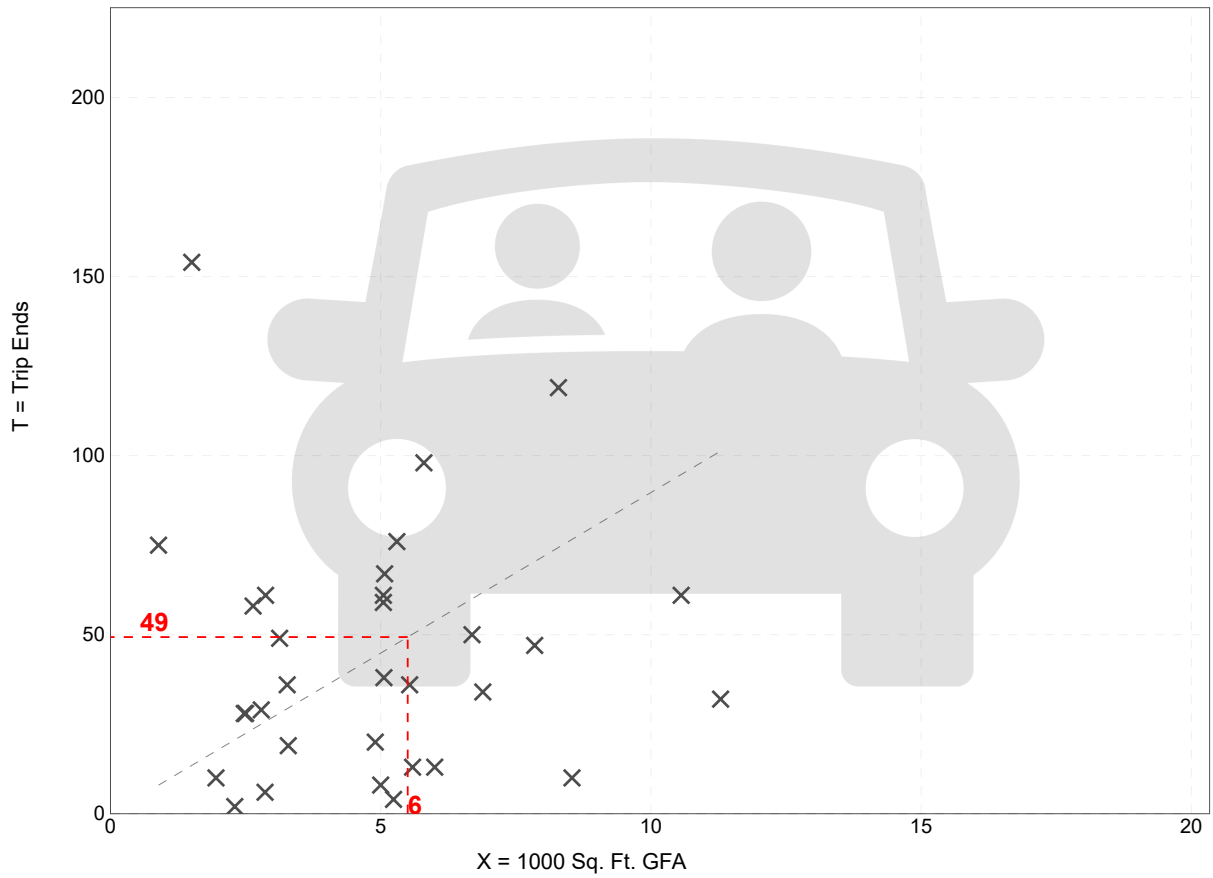
High-Turnover (Sit-Down) Restaurant
(932)

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:	32
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	0.76 - 102.39	12.35

Data Plot and Equation



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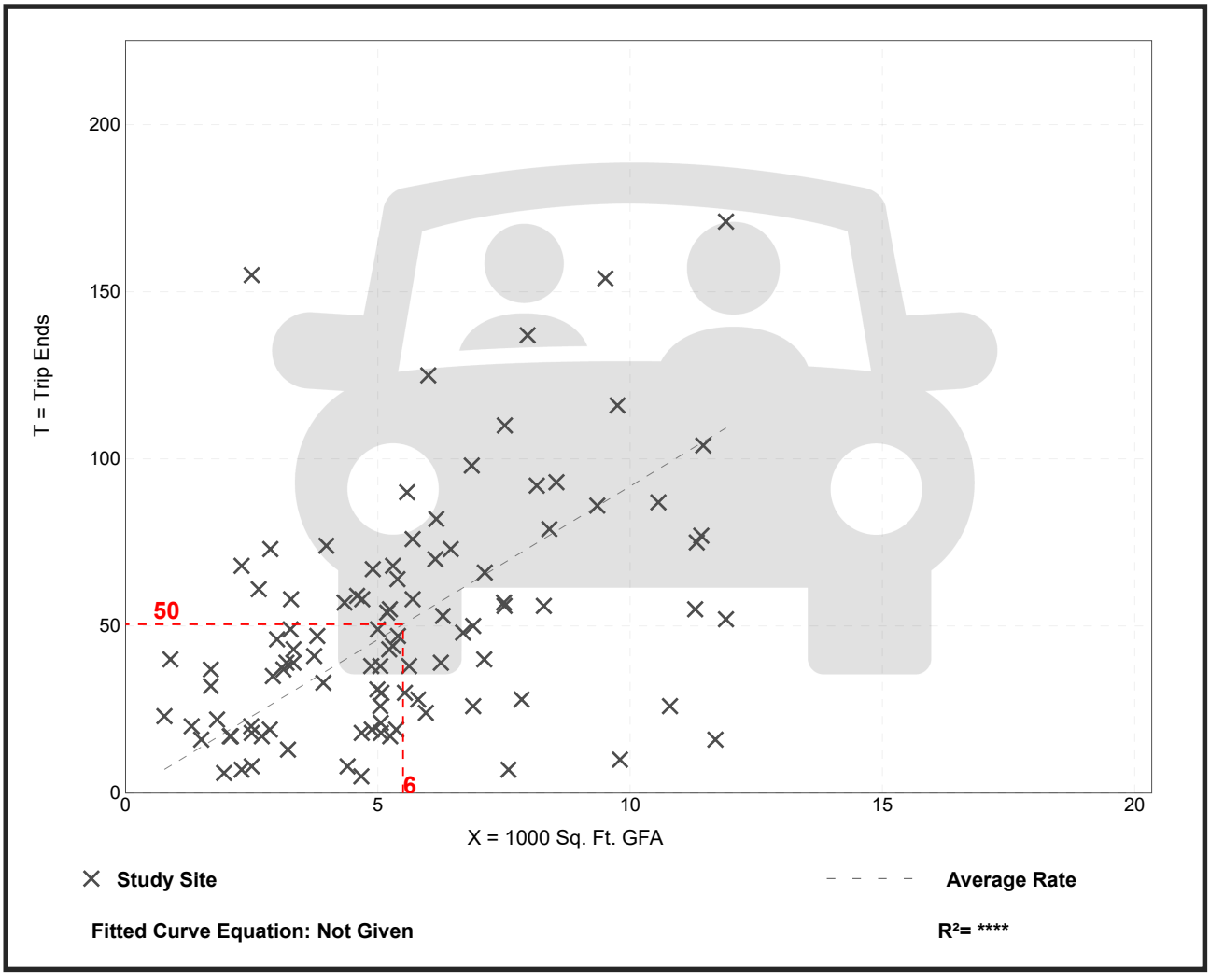
High-Turnover (Sit-Down) Restaurant
(932)

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: 100
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.18	0.92 - 62.00	6.36

Data Plot and Equation



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Fast-Food Restaurant with Drive-Through Window
(934)

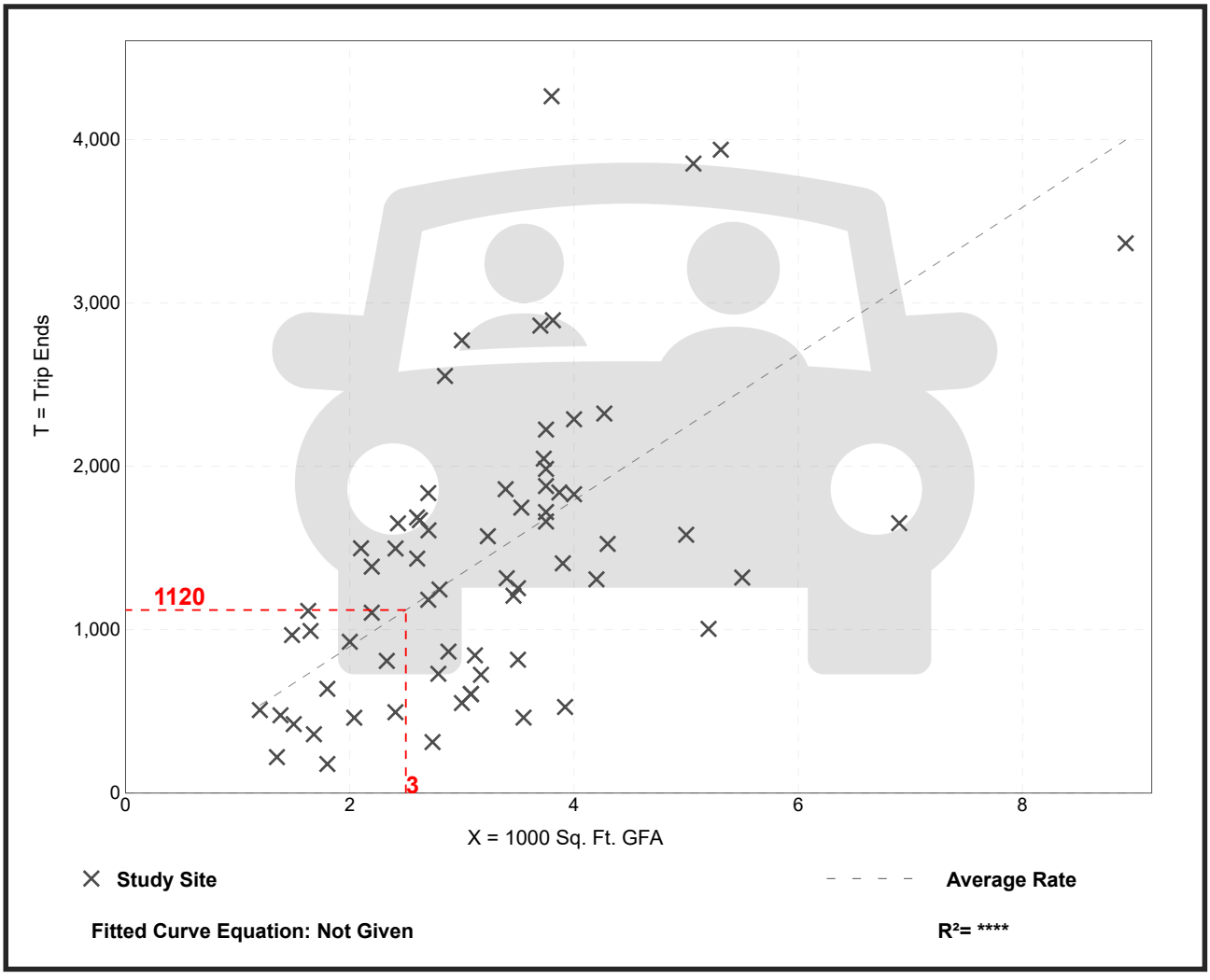
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 68
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
448.12	98.89 - 1122.37	217.66

Data Plot and Equation



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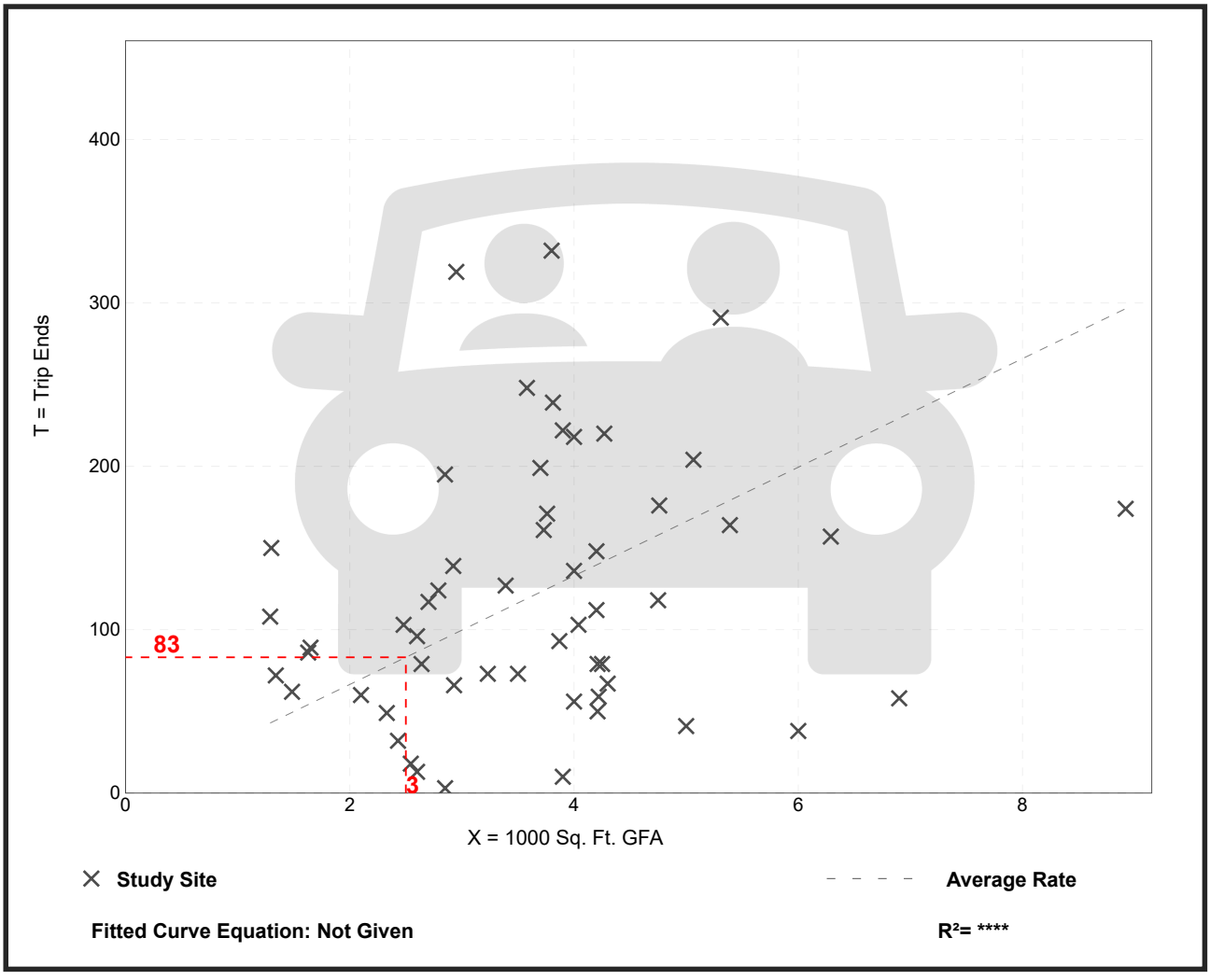
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
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
33.24	1.05 - 115.38	22.70

Data Plot and Equation



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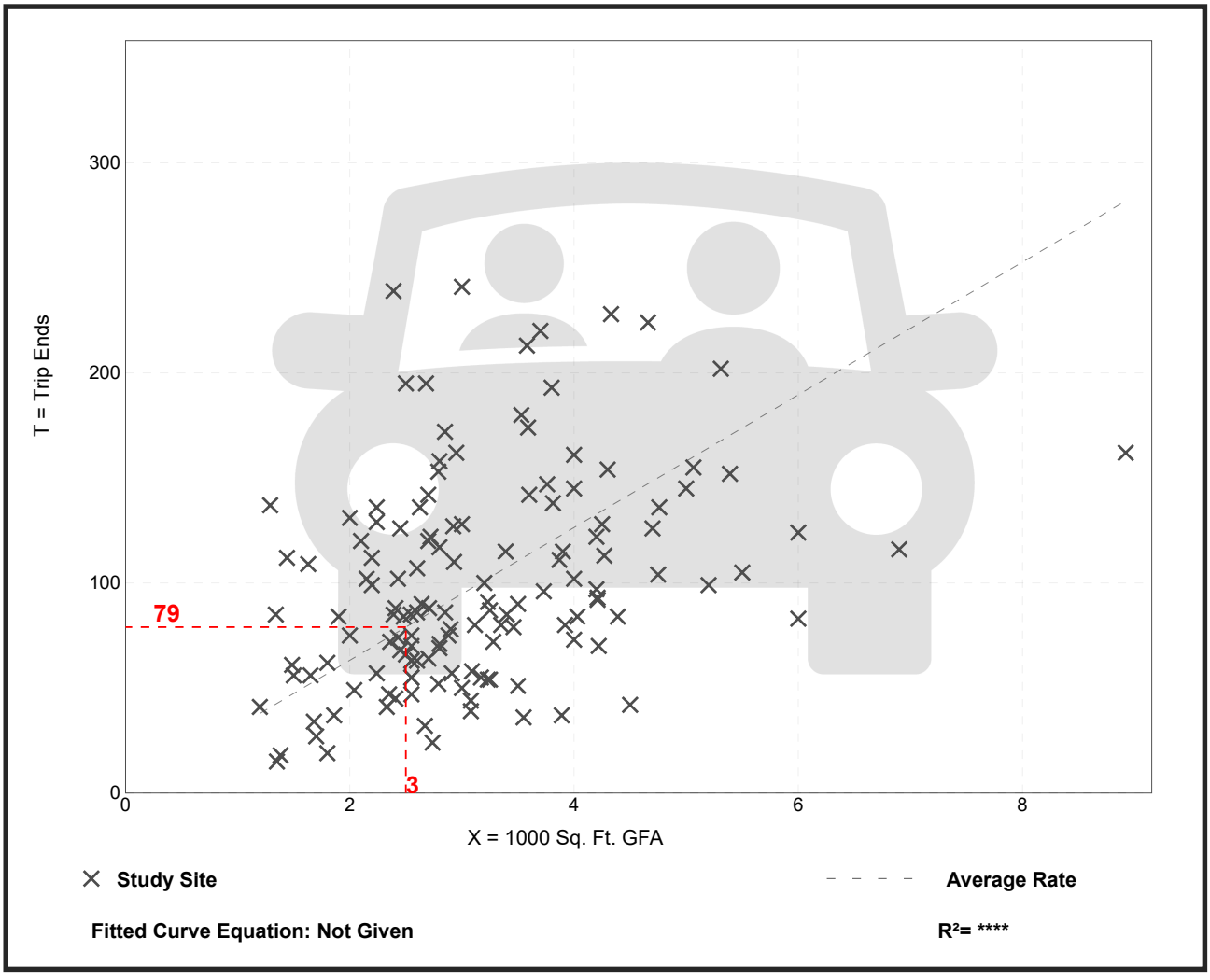
Fast-Food Restaurant with Drive-Through Window
(934)

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: 139
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
31.60	8.77 - 106.20	16.21

Data Plot and Equation



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Coffee/Donut Shop with Drive-Through Window
(937)

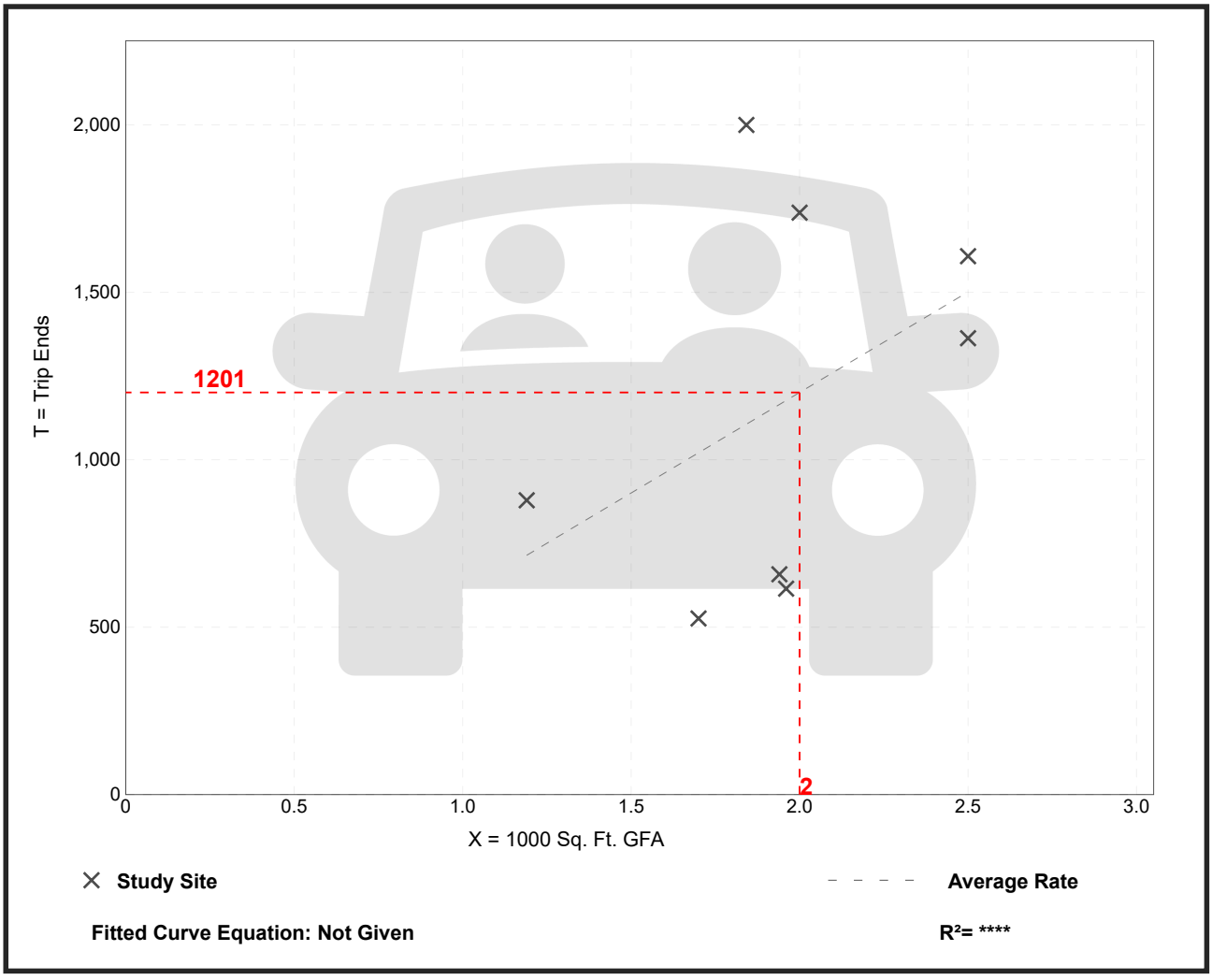
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
600.50	309.41 - 1085.78	277.14

Data Plot and Equation



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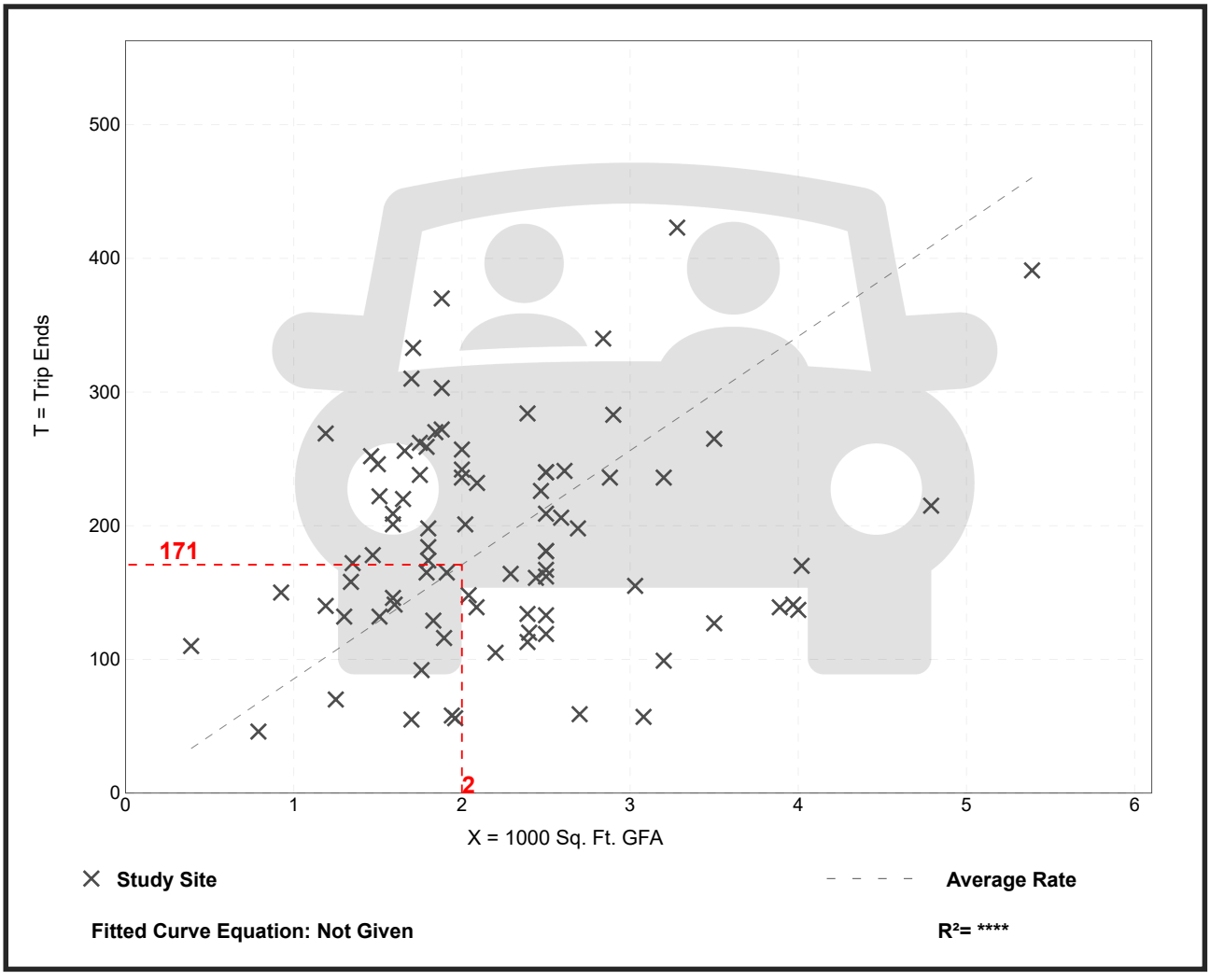
Coffee/Donut Shop with Drive-Through Window
(937)

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: 84
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.41	18.51 - 282.05	44.24

Data Plot and Equation



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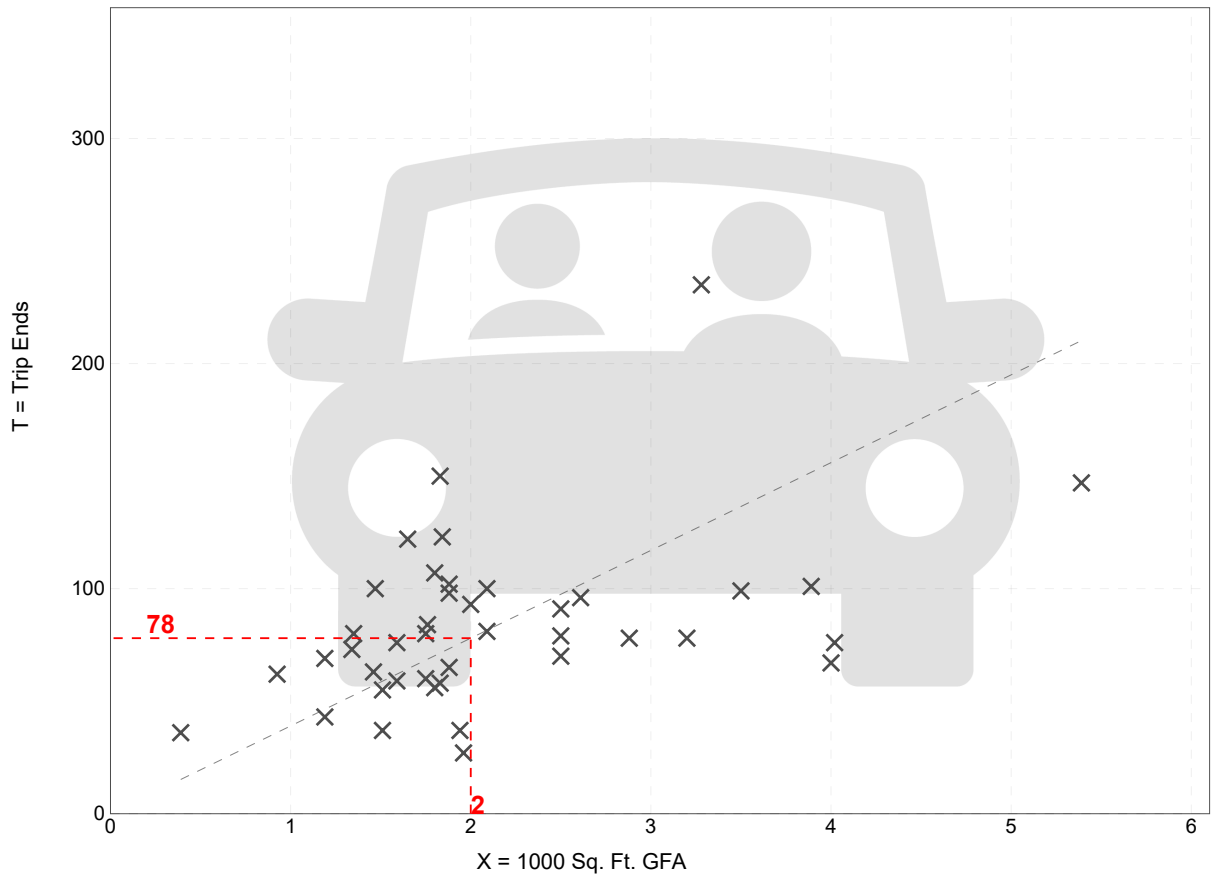
Coffee/Donut Shop with Drive-Through Window
(937)

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: 41
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.00	13.78 - 92.31	17.60

Data Plot and Equation



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Automobile Parts and Service Center
(943)

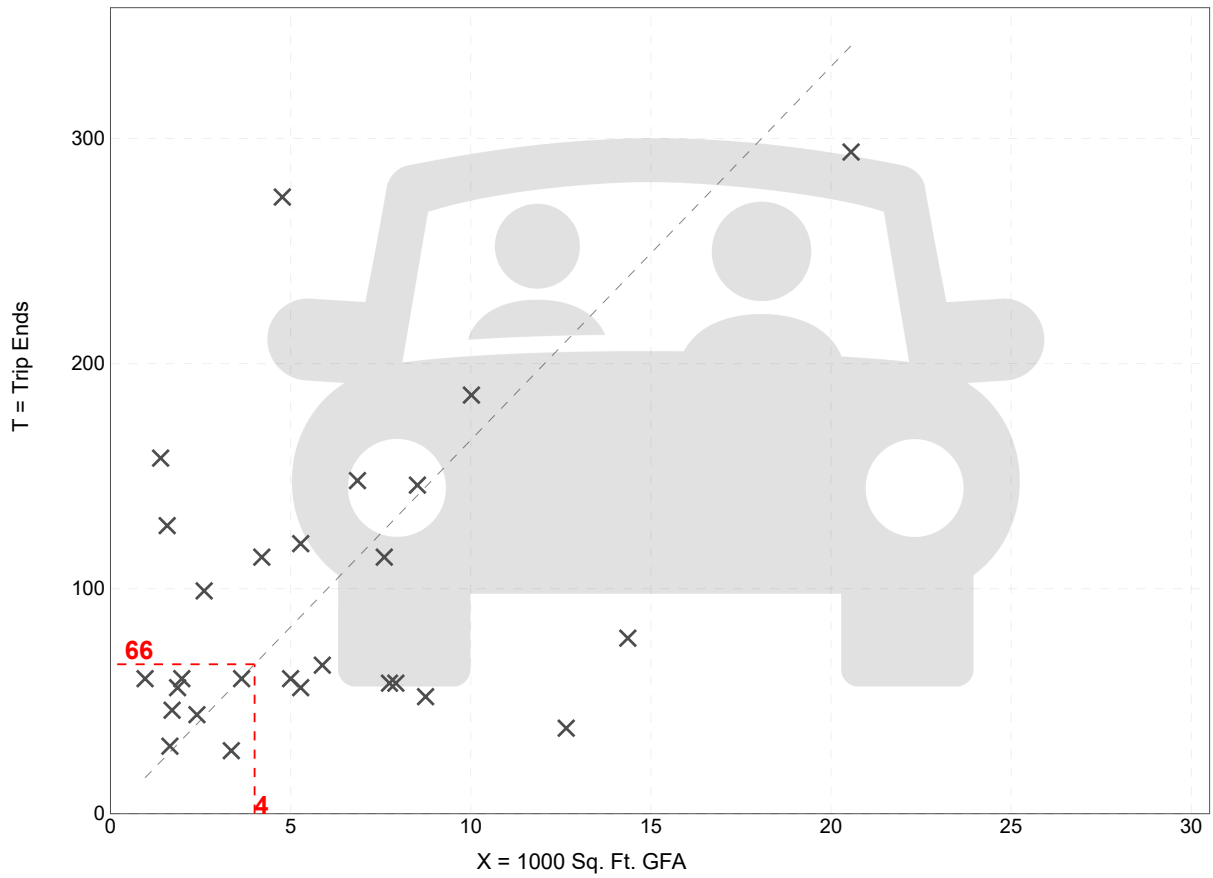
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.60	3.00 - 113.51	16.17

Data Plot and Equation



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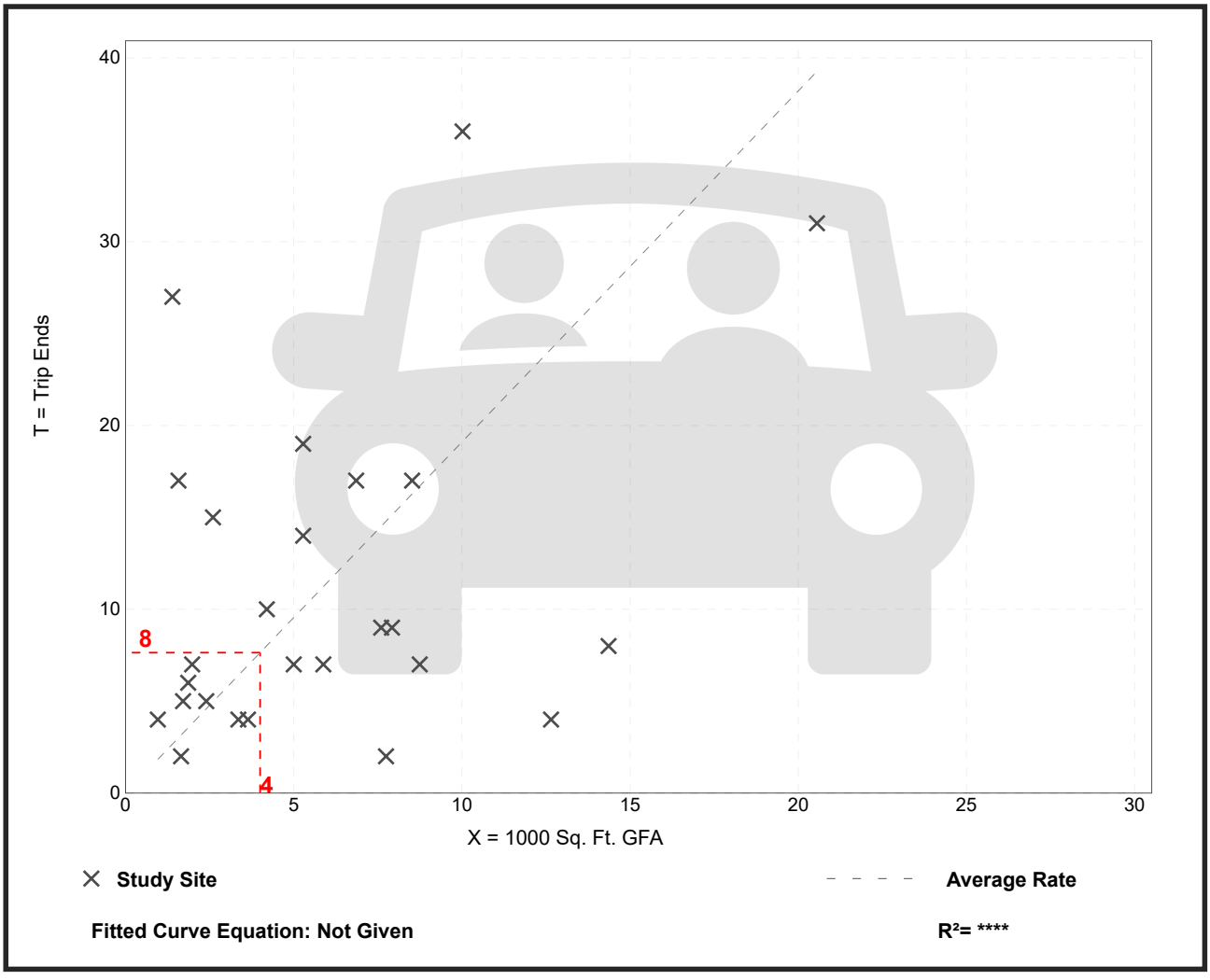
Automobile Parts and Service Center
(943)

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:	26
Avg. 1000 Sq. Ft. GFA:	6
Directional Distribution:	72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



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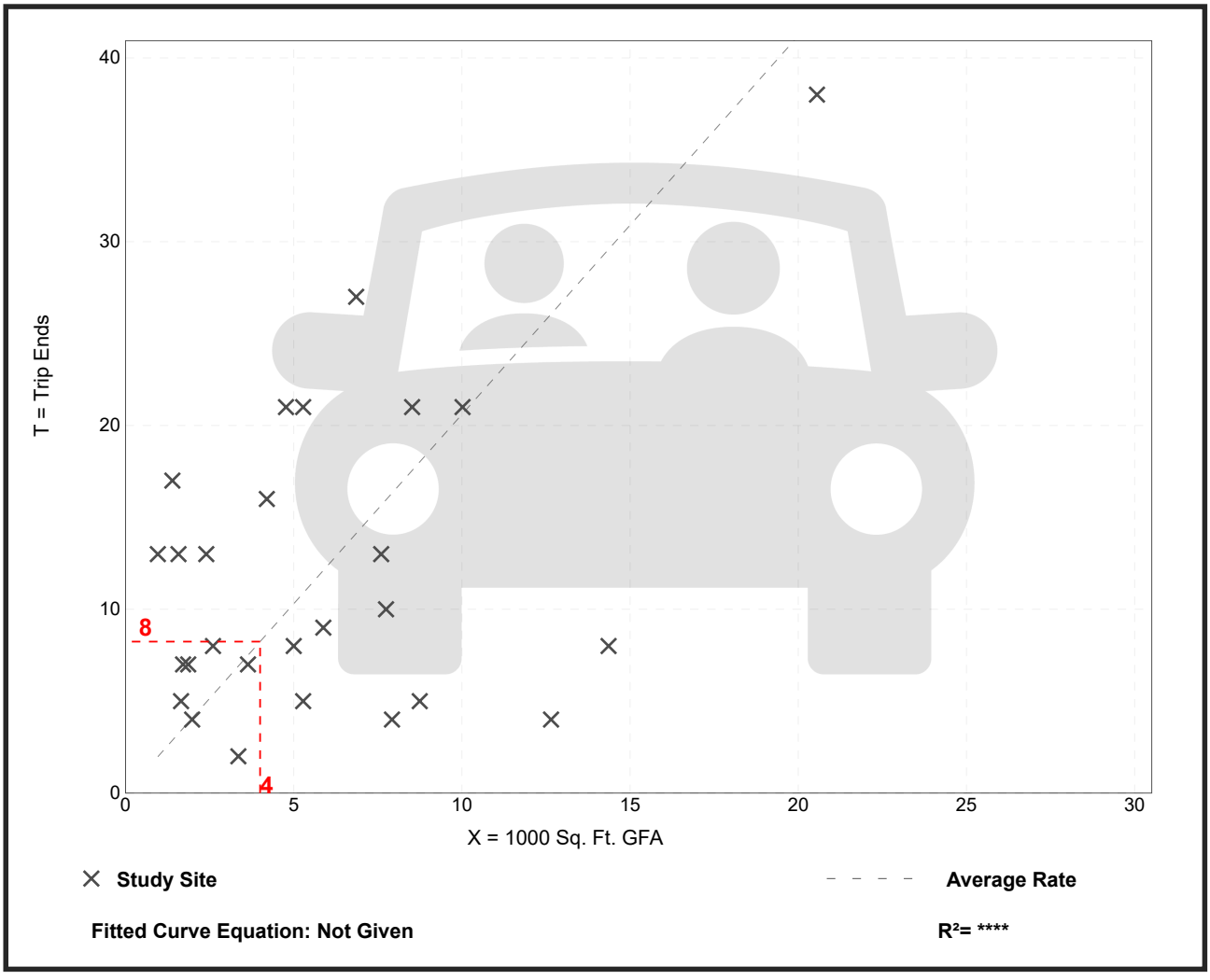
Automobile Parts and Service Center
(943)

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: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation



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Gasoline/Service Station
(944)

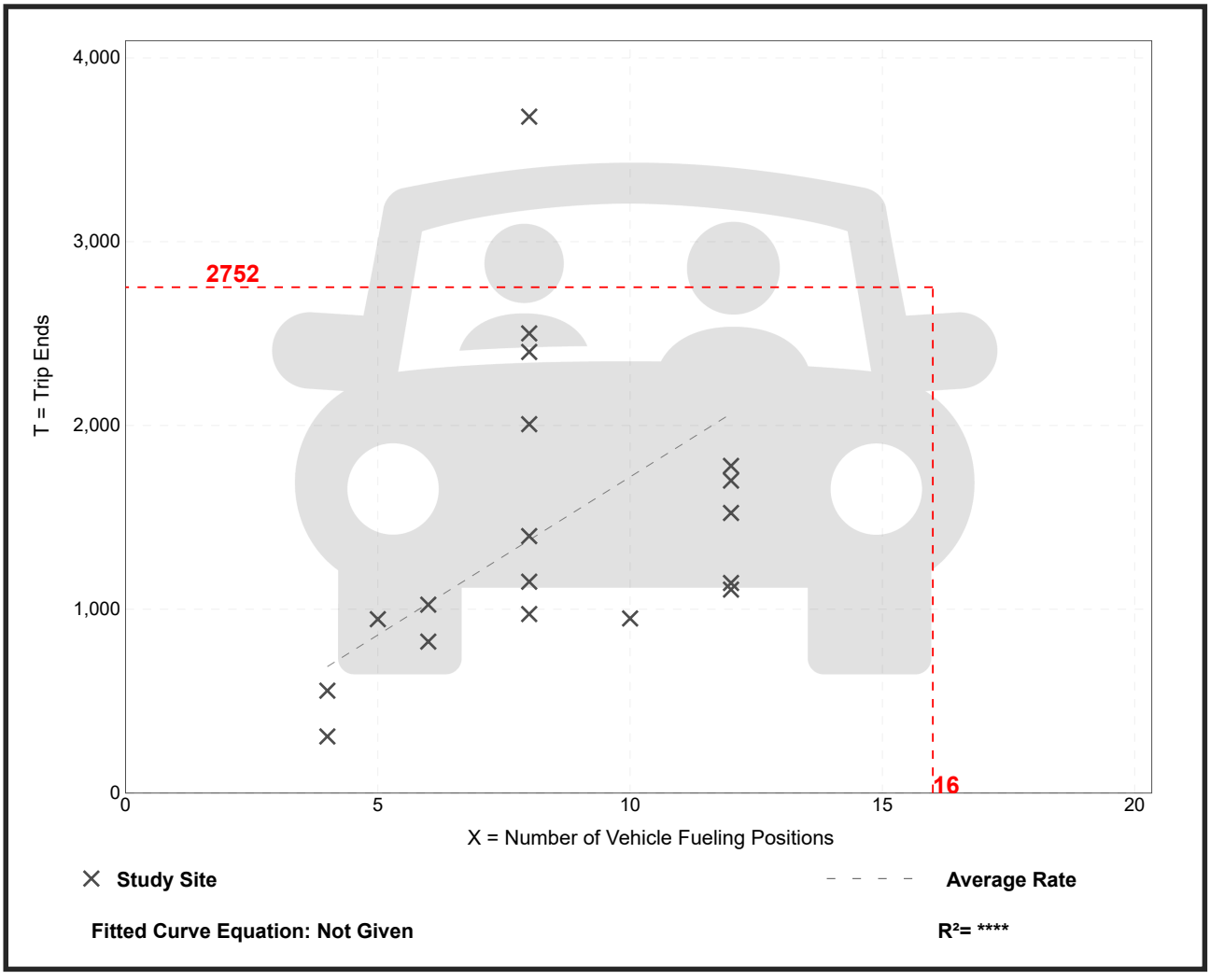
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



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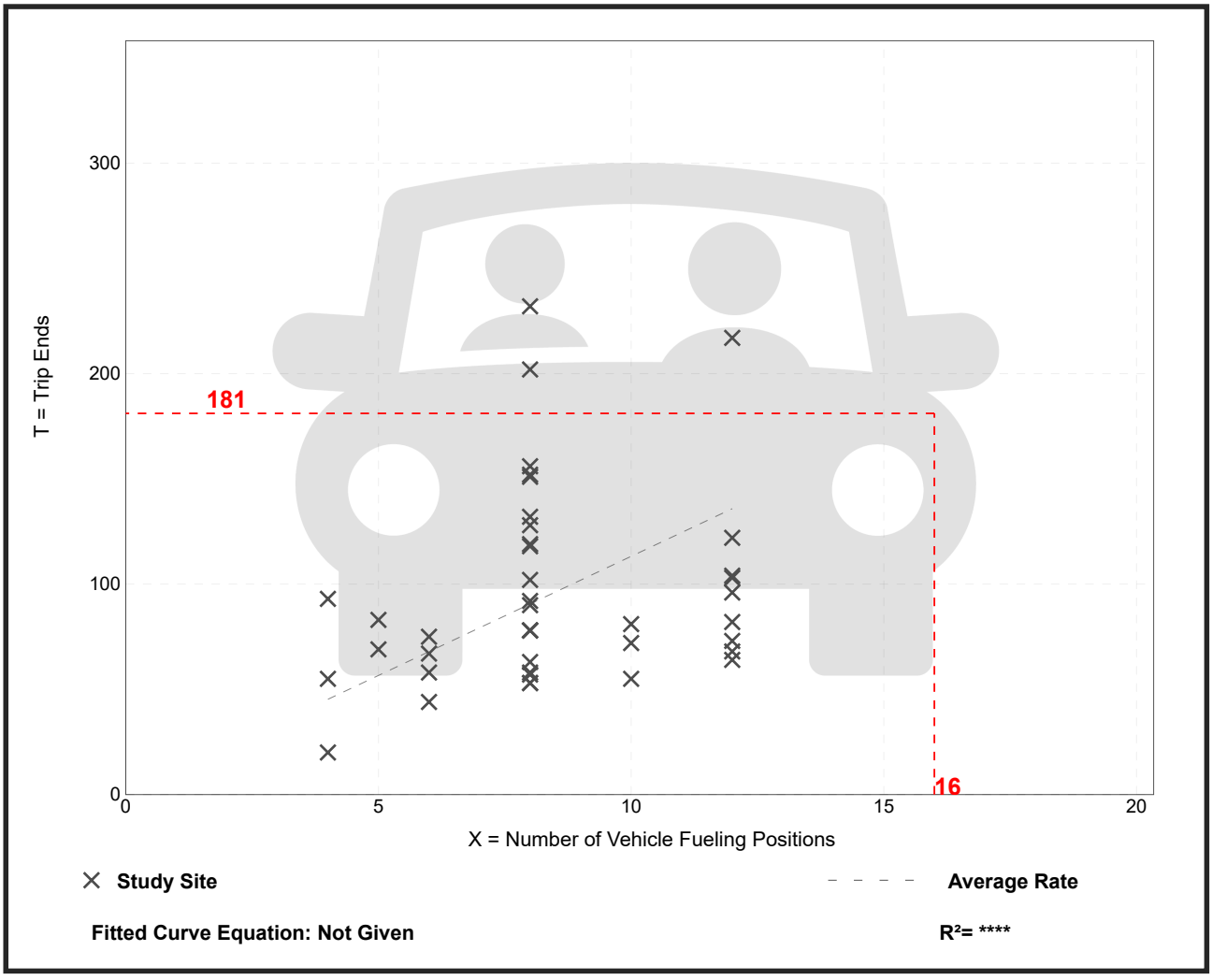
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
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:	41
Avg. Num. of Vehicle Fueling Positions:	8
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
11.32	5.00 - 29.00	5.68

Data Plot and Equation



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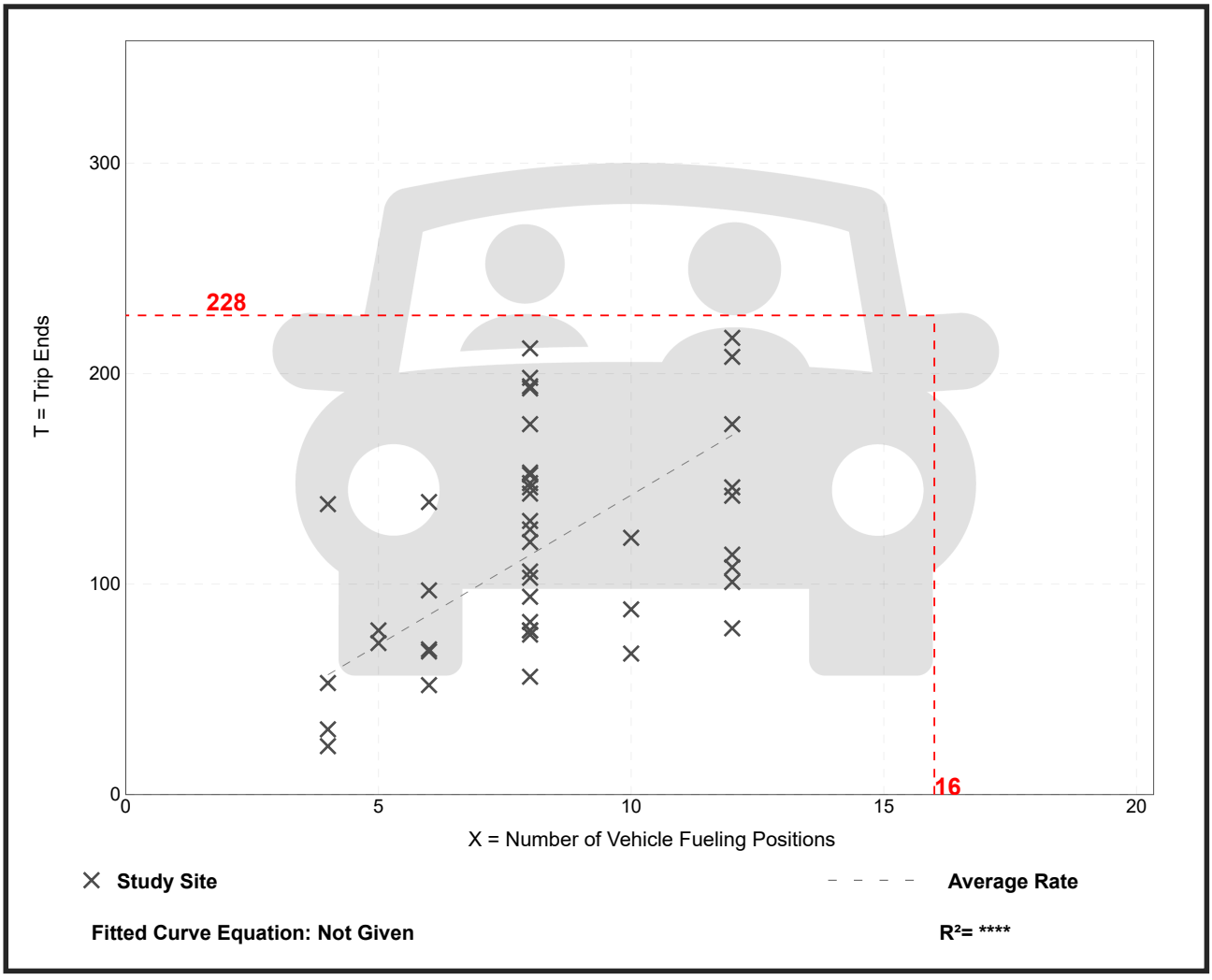
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
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: 44
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
14.23	5.75 - 34.50	5.83

Data Plot and Equation



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Project Name:	armlands Commercial and Residential Developme
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	242	283	1.16	149	173
Restaurant	1.00	294	294	1.00	273	273
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	38	43	1.09	104	113
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	50		22	0	24	0
Restaurant	85	38		0	11	8
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	23	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		91	68	0	0	0
Retail	0		147	0	1	0
Restaurant	0	23		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	48	59	0		0
Hotel	0	11	18	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	24	259	283	221	0	0
Restaurant	45	249	294	249	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	40	43	35	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	97	97	97	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	23	150	173	129	0	0
Restaurant	25	248	273	248	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	24	89	113	82	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	92	92	92	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Farmlands Commercial and Residential Development
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends							
Land Use	Table 7-P (D): Entering Trips				Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*		Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0		1.00	0	0
Retail	1.21	671	812		1.18	698	824
Restaurant	1.41	255	360		1.39	210	292
Cinema/Entertainment	1.00	0	0		1.00	0	0
Residential	1.15	115	132		1.21	70	85
Hotel	1.00	0	0		1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	16		239	33	167	41
Restaurant	9	120		23	36	20
Cinema/Entertainment	0	0	0		0	0
Residential	3	22	8	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		65	7	0	5	0
Retail	0		104	0	61	0
Restaurant	0	406		0	21	0
Cinema/Entertainment	0	32	11		5	0
Residential	0	50	22	0		0
Hotel	0	16	18	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)							
Destination Land Use	Person-Trip Estimates				External Trips by Mode*		
	Internal	External	Total		Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0		0	0	0
Retail	142	670	812		554	0	0
Restaurant	112	248	360		176	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	82	50	132		43	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses[3]	0	117	117		117	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)							
Origin Land Use	Person-Trip Estimates				External Trips by Mode*		
	Internal	External	Total		Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0		0	0	0
Retail	165	659	824		558	0	0
Restaurant	141	151	292		109	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	30	55	85		45	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses[3]	0	119	119		119	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0		1.22	23	98	2	0	0	0		1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0		1.02	49	96	0	4	0	0		1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0		1.05	39	99	1	0	0	0		1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1		1.14	46	95	2	1	0	2		1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0		1.23	40	97	1	1	0	1		1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0		1.12	73	96	0	3	0	1		1.08	314	Parsons Brinkerhoff
	Simple average				89.2	7.0	3.3	0.3	0.2		1.13		96.8	1.0	1.5	0.0	0.7		1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0		1.29	33	96	1	2	1	0		1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0		1.21	19	95	5	0	0	0		1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0		1.29	23	99	1	0	0	0		1.20	66	Texas A&M University
	Simple average				92.3	1.0	5.7	1.0	0.0		1.26		96.7	2.3	0.7	0.3	0.0		1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0		1.13	71	100	0	0	0	0		1.00	8	TX A&M Transp. Inst.
	Simple average				94.0	3.0	3.0	0.0	0.0		1.13		100.0	0.0	0.0	0.0	0.0		1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0		1.06	438	90	10	0	0	0		1.06	39	Kevin Hooper Assoc.
	Simple average				97.0	2.0	0.0	1.0	0.0		1.06		90.0	10.0	0.0	0.0	0.0		1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0		1.19	179	100	0	0	0	0		1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0		1.14	233	100	0	0	0	0		1.13	210	TX A&M Transp. Inst.
	Simple average				100.0	0.0	0.0	0.0	0.0		1.17		100.0	0.0	0.0	0.0	0.0		1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by large grocery store.

Internal Capture

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Development Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126		96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124		87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186		99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138		97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614		96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317		93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15			94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67		98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28		87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44		100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31			95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75		100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27			100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47		98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11			98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198		100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666		100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362		100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286		100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665		99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21			99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19		100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11			100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105		100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151		97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135		96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41			97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

Internal Capture

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

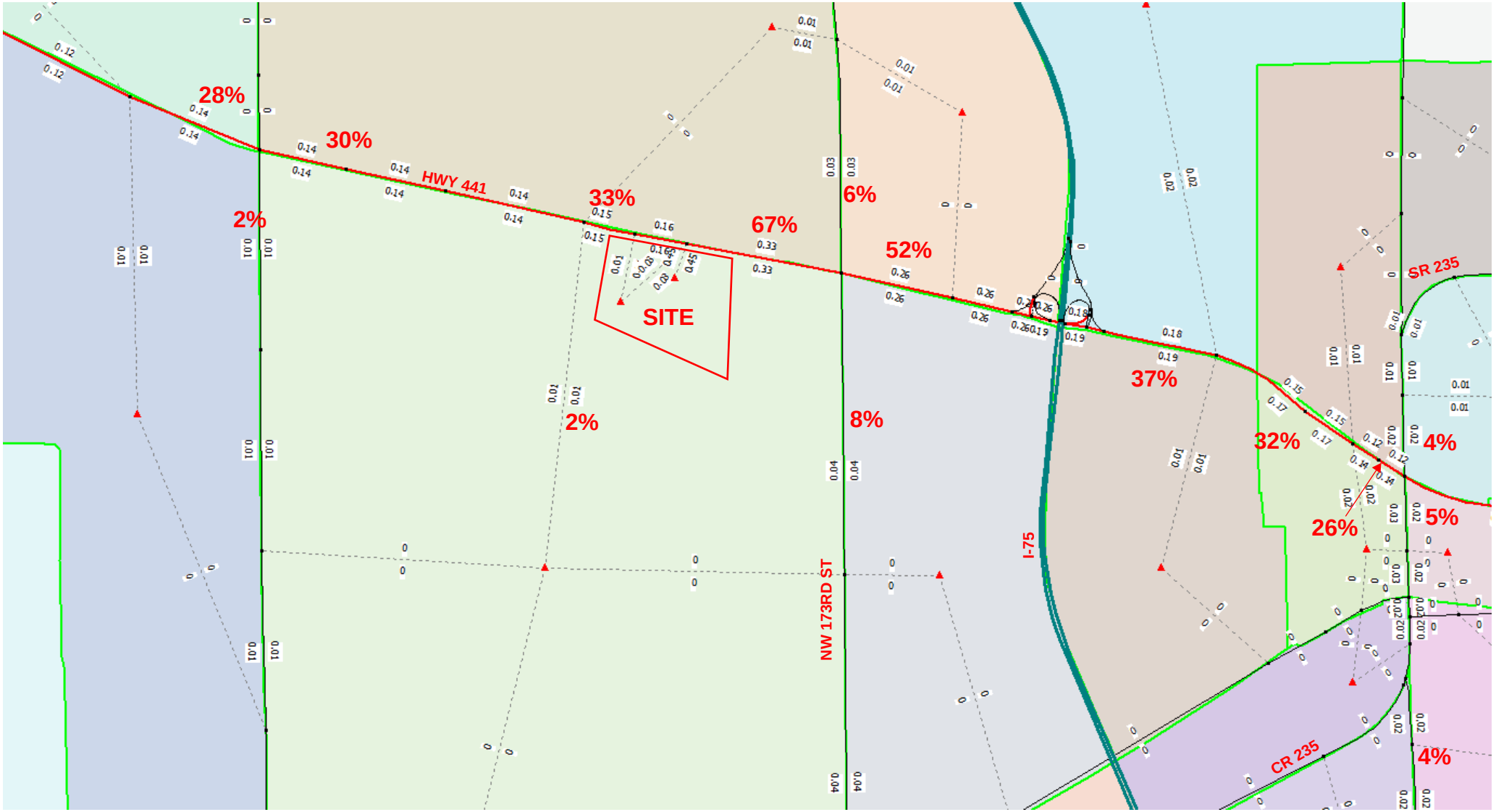
	DIRECTION: N (WB)		DIRECTION: S (EB)		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

					TOTAL
A.M.	6:45	596	6:45	1479	2075
		29%		71%	AM DIRECTIONAL DISTRIBUTION
		60		148	10% DIRETIONAL VOLUME USED FOR PASS-BY

GENERATED BY SPS 5.0.0.61

P.M.	16:45	1486	16:45	775	2261
		66%		34%	PM DIRECTIONAL DISTRIBUTION
		149		78	10% DIRETIONAL VOLUME USED FOR PASS-BY

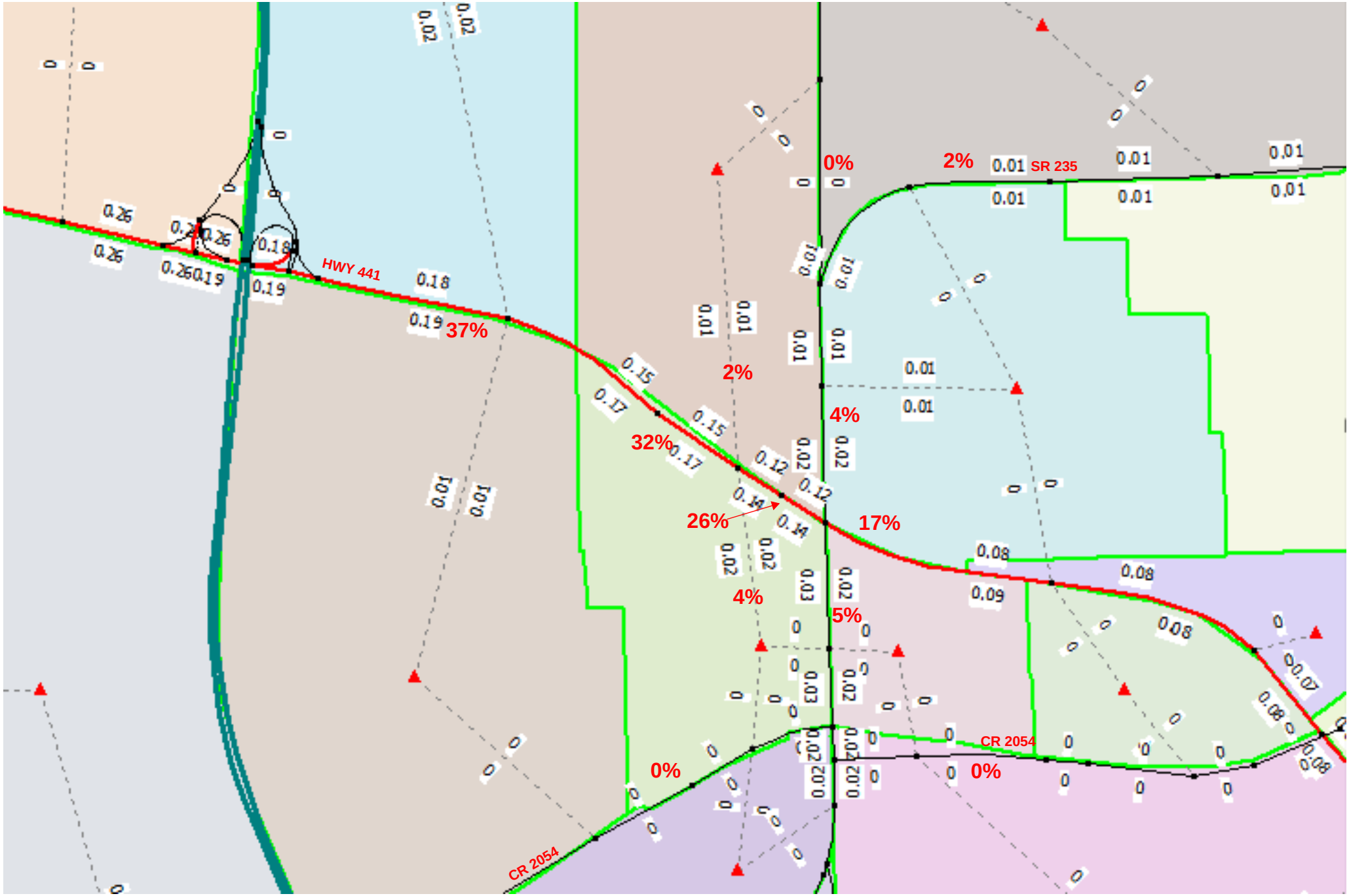
Appendix D
Trip Distribution



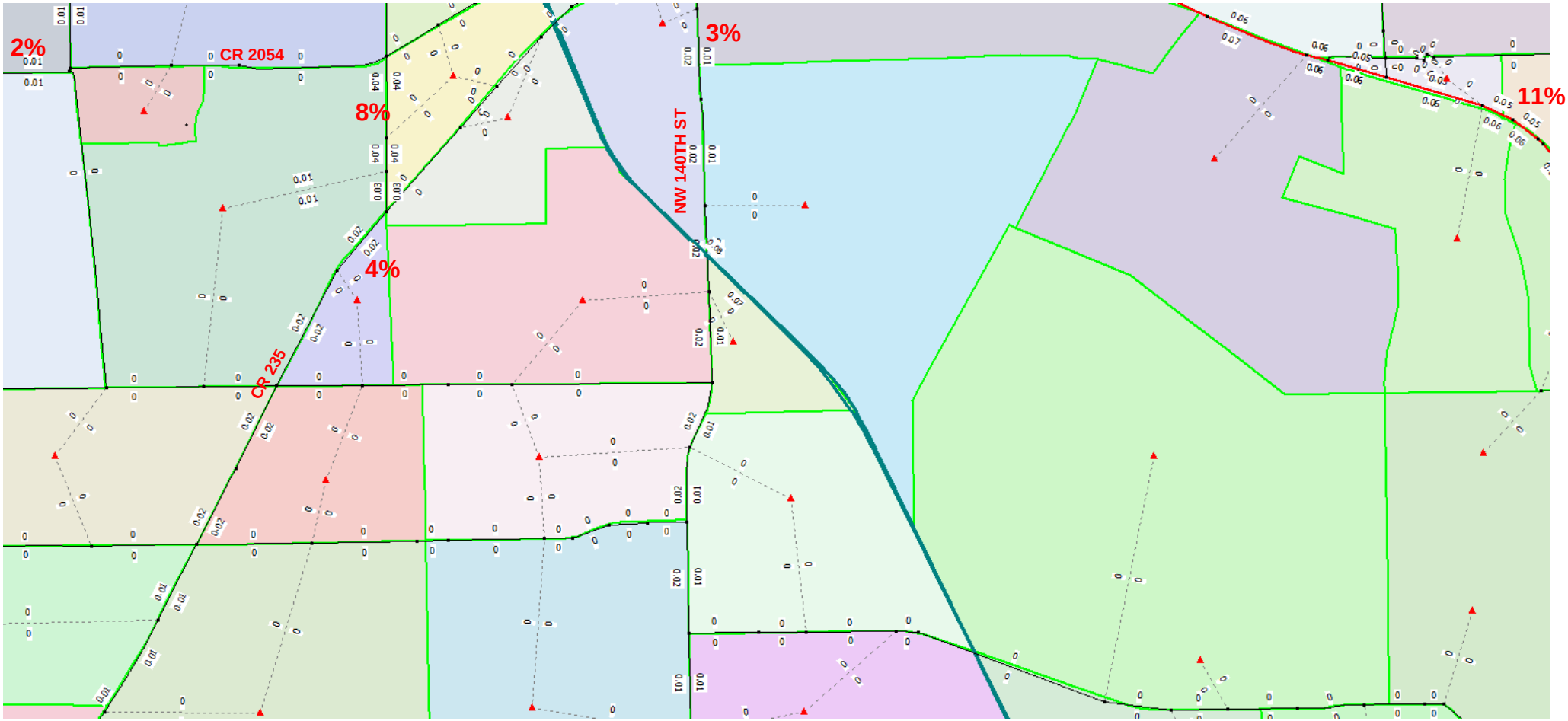
Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

	DIRECTION: N WB		DIRECTION: S EB		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

GENERATED BY SPS 5.0.0.61

					TOTAL	
A.M.	6:45	596	6:45	1479	2075	
		29%		71%		AM DIRECTIONAL DISTRIBUTION
		60		148		10% DIRETIONAL VOLUME
P.M.	16:45	1486	16:45	775	2261	
		66%		34%		PM DIRECTIONAL DISTRIBUTION
		149		78		10% DIRETIONAL VOLUME

FDOT Count Data for Pass-by Trip Distribution

Appendix E
Trip Assignment

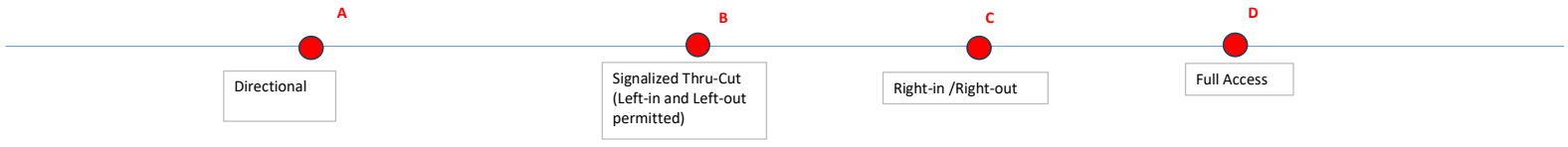
Access Assumptions used for Trip Assignment

Shopping Center (NW corner of property) and all Residential
* 100% eastbound inbound and outbound trips use access A
* 100% westbound inbound trips use Access A
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B
* 50% westbound outbound exit at Access B

Gas Station
* 100% eastbound inbound trips use Access A
* 100% eastbound outbound trips use Access B
* 100% westbound inbound and outbound trips use Access B

Shopping Center (Main),
* 50% eastbound inbound trips use Access B, 25% use Access C, 25% use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 75% westbound outbound trips use Access B, 25% use Access D

All Restaurants, and Coffee Shop
* 1/3 eastbound inbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 1/3 westbound outbound trips use Access B, 1/3 exit at Access C followed by U-turn at D, 1/3 exit at Access D



Pass-by Trip Assignment (Trip Distribution based on Directional Distribution of HWY 441)

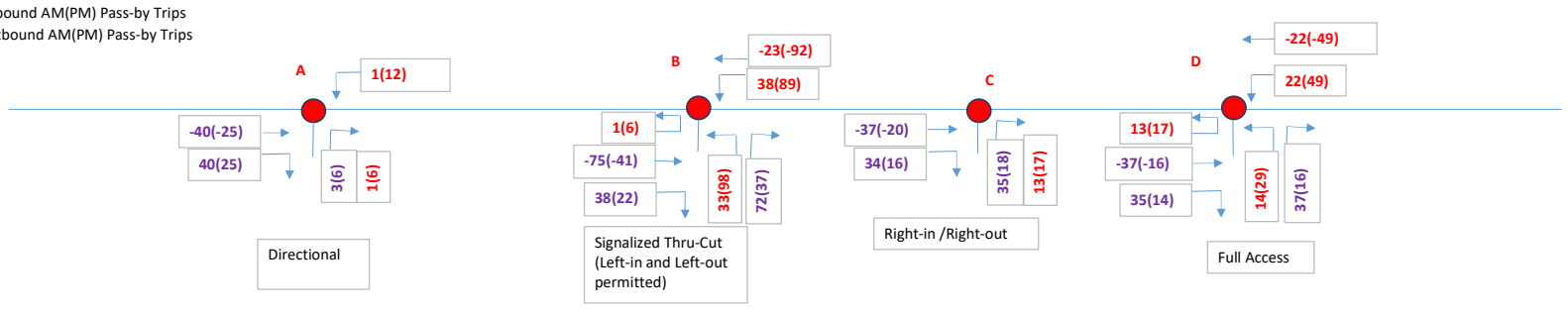
AM Eastbound	71%
AM Westbound	29%
PM Eastbound	34%
PM Westbound	66%

		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	6	3	3	12	6	6
	Westbound Total	2	1	1	24	12	12
* 100% eastbound inbound and outbound trips use access A	Eastbound		3	3		6	6
* 100% westbound inbound trips use Access A	Westbound		1			12	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			1			6
* 50% westbound outbound exit at Access B	Westbound			0			6
Gas Station	Eastbound Total	74	37	37	38	19	19
	Westbound Total	30	15	15	76	38	38
* 100% eastbound inbound trips use Access A	Eastbound		37			19	
* 100% eastbound outbound trips use Access B	Eastbound			37			19
* 100% westbound inbound and outbound trips use Access B	Westbound		15	15		38	38
Shopping Center (Main)	Eastbound Total	26	13	13	52	26	26
	Westbound Total	12	6	6	98	49	49
* 50% eastbound inbound trips use Access B	Eastbound		7			13	
* 25% eastbound inbound trips use Access C	Eastbound		3			7	
* 25% eastbound inbound trips use Access D	Eastbound		3			6	
* 1/3 eastbound outbound trips use Access B	Eastbound			4			9
* 1/3 eastbound outbound trips use Access C	Eastbound			4			9
* 1/3 eastbound outbound trips use Access D	Eastbound			5			8
* 50% westbound inbound trips use Access B	Westbound		3			25	
* 50% westbound inbound trips use Access D	Westbound		3			24	
* 75% westbound outbound trips use Access B	Westbound			5			37
* 25% westbound outbound trips use Access D	Westbound			1			12
All Restaurants, and Coffee Shop							
	Eastbound Total	188	94	94	52	26	26
	Westbound Total	78	39	39	102	51	51
* 1/3 eastbound inbound trips use Access B	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access C	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access D	Eastbound		32			8	
* 1/3 eastbound outbound trips use Access B	Eastbound			31			9
* 1/3 eastbound outbound trips use Access C	Eastbound			31			9
* 1/3 eastbound outbound trips use Access D	Eastbound			32			8
* 50% westbound inbound trips use Access B	westbound		20			26	
* 50% westbound inbound trips use Access D	westbound		19			25	
* 1/3 westbound outbound trips use Access B	westbound			13			17
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			17
* 1/3 westbound outbound trips exit at Access D	westbound			13			17
Check		208	208		227		227

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		40	3		25	6
Westbound		1	1		12	6
Access B						
Eastbound		38	72		22	37
Westbound		38	33		89	98
EB U-turn			1			6
Access C						
Eastbound		34	35		16	18
Westbound		0	13		0	17
Access D						
Eastbound		35	37		14	16
Westbound		22	14		49	29
EB U-turn			13			17
Check						
Eastbound		147	147		77	77
Westbound		61	61		150	150
Total		208	208		227	227

Pass-by Trips Diagram
##(##) = Eastbound AM(PM) Pass-by Trips
##(##) = Westbound AM(PM) Pass-by Trips



Check

AM Eastbound Inbound	147	AM Westbound Inbound	61
AM Eastbound Outbound	147	AM Westbound Outbound	61
PM Eastbound Inbound	77	PM Westbound Inbound	150
PM Eastbound Outbound	77	PM Westbound Outbound	150

Non-pass-by trip assignment - based on demand model

Entering Eastbound / Exiting Westbound	33%
Entering Westbound / Exting Eastbound	67%

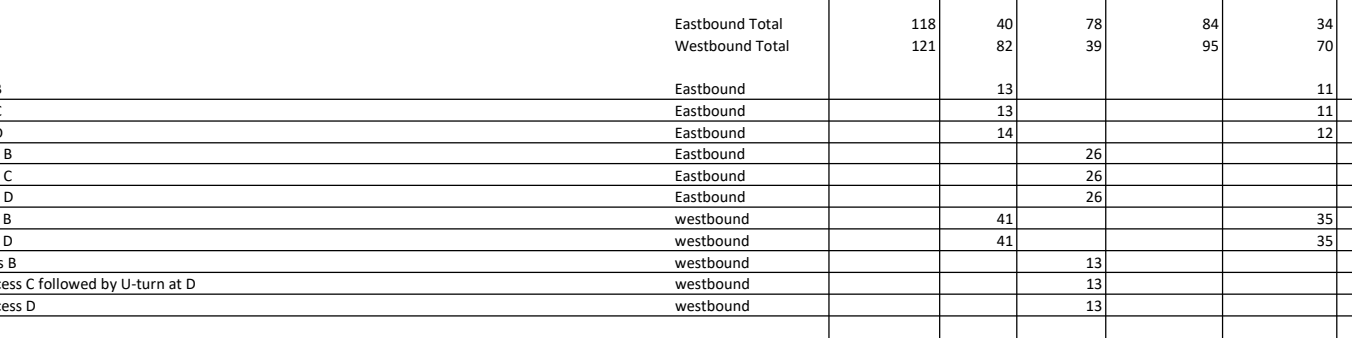
		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	26	13	13	88	29	59
	Westbound Total	32	25	7	88	59	29
* 100% eastbound inbound and outbound trips use access A	Eastbound		13	13		29	59
* 100% westbound inbound trips use Access A	Westbound		25			59	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			4			15
* 50% westbound outbound exit at Access B	Westbound			3			14
Gas Station	Eastbound Total	38	13	25	57	19	38
	Westbound Total	39	26	13	57	38	19
* 100% eastbound inbound trips use Access A	Eastbound		13			19	
* 100% eastbound outbound trips use Access B	Eastbound			25			38
* 100% westbound inbound and outbound trips use Access B	Westbound		26	13		38	19
Shopping Center (Main)	Eastbound Total	111	53	58	376	123	253
	Westbound Total	135	107	28	374	250	124
* 50% eastbound inbound trips use Access B	Eastbound		27			62	
* 25% eastbound inbound trips use Access C	Eastbound		13			31	
* 25% eastbound inbound trips use Access D	Eastbound		13			30	
* 1/3 eastbound outbound trips use Access B	Eastbound			19			84
* 1/3 eastbound outbound trips use Access C	Eastbound			19			84
* 1/3 eastbound outbound trips use Access D	Eastbound			20			85
* 50% westbound inbound trips use Access B	Westbound		54			125	
* 50% westbound inbound trips use Access D	Westbound		53			125	
* 75% westbound outbound trips use Access B	Westbound			21			93
* 25% westbound outbound trips use Access D	Westbound			7			31
All Restaurants and Auto Shop							
	Eastbound Total	118	40	78	84	34	50
	Westbound Total	121	82	39	95	70	25
* 1/3 eastbound inbound trips use Access B	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access C	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access D	Eastbound		14			12	
* 1/3 eastbound outbound trips use Access B	Eastbound			26			17
* 1/3 eastbound outbound trips use Access C	Eastbound			26			17
* 1/3 eastbound outbound trips use Access D	Eastbound			26			16
* 50% westbound inbound trips use Access B	westbound		41			35	
* 50% westbound inbound trips use Access D	westbound		41			35	
* 1/3 westbound outbound trips use Access B	westbound			13			8
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			8
* 1/3 westbound outbound trips exit at Access D	westbound			13			9
Residential							
	Eastbound Total	67	12	55	59	26	33
	Westbound Total	50	23	27	70	54	16
* 100% eastbound inbound and outbound trips use access A	Eastbound		12	55		26	33
* 100% westbound inbound trips use Access A	Westbound		23			54	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			14			8
* 50% westbound outbound exit at Access B	Westbound			13			8
	Check		394	343		702	646

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		38	68		74	92
Westbound		48	18		113	23
Access B						
Eastbound		40	70		73	139
Westbound		121	63		198	142
EB U-turn			18			23
Access C						
Eastbound		26	45		42	101
Westbound		0	13		0	8
Access D						
Eastbound		27	46		42	101
Westbound		94	20		160	40
EB U-turn			13			8
	check	394	343		702	646

Non-pass-by Trips Diagram at Access Intersections

##(##) = AM(PM) Inbound Trips
##(##) = AM(PM) Outbound Trips

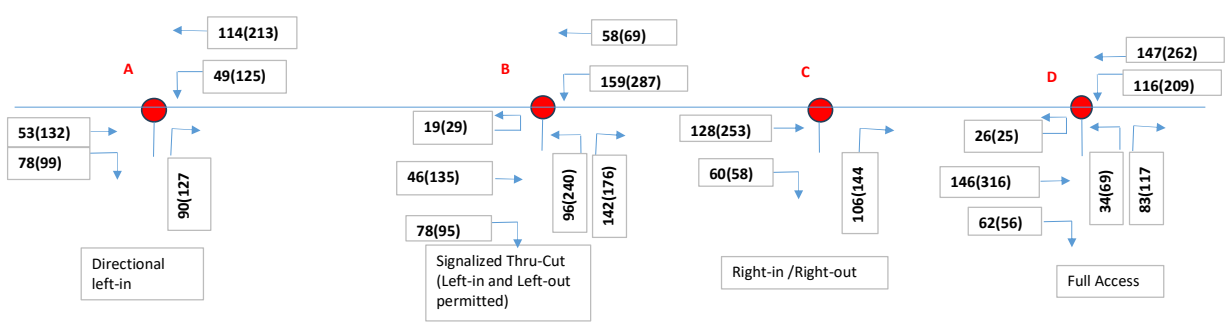


Check

AM Inbound (at access points)	394	AM Outbound (at access points)	343
AM Inbound (external)	394	AM Outbound (external)	343
PM Inbound (at access points)	702	PM Outbound (at access points)	646
PM Inbound (external)	702	PM Outbound (external)	646

Combined Trips Diagram at Access Intersections

##(##) = AM(PM) Project Trips



Check

AM Inbound (at access points)	602	AM Outbound (at access points)	551 << Gross trips with IC trips removed
AM Inbound (external)	394	AM Outbound (external)	343 << Net new (non-pass-by) trips
PM Inbound (at access points)	929	PM Outbound (at access points)	873 << Gross trips with IC trips removed
PM Inbound (external)	702	PM Outbound (external)	646 << Net new (non-pass-by) trips

Net new (non-pass-by) external project trips (full buildout)

	Alachua ID		Percent Distribution	Daily Trips	AM Peak Trips			PM Peak Trips		
				Total	Total	In	Out	Total	In	Out
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**
I-75 North of HWY 441	32, 1		1%	165	7	4	3	13	7	6
I-75 South of HWY 441	31, 2		13%	2,142	96	51	45	175	91	84
HWY 441 east of CR 25A	4127, 3		11%	1,812	81	43	38	148	77	71
HWY 441 east of CR 235	106, 4		17%	2,801	125	67	58	229	119	110
HWY 441 east of I-75	107, 5		37%	6,096	273	146	127	499	260	239
HWY 441 east of CR 235A	4107, 6		52%	8,568	383	205	178	701	365	336
HWY 441 east of project site	14, 7		67%	11,039	494	264	230	903	470	433
SR 235 south of HWY 441	108, 8		5%	824	37	20	17	67	35	32
SR 235 north of HWY 441	109, 9		4%	659	30	16	14	54	28	26
SR 235 east of NW 140th St	4109/1439, 10		2%	330	15	8	7	27	14	13
CR 235 west of CR 235A	11		4%	659	30	16	14	54	28	26
CR 241 north of CR 235	12		0%	0	0	0	0	0	0	0
CR 241 south of CR 235	13		4%	659	30	16	14	54	28	26
CR 2054 west of NW 202nd St	14		2%	330	15	8	7	27	14	13
CR 2054 east of SR 235	15		0%	0	0	0	0	0	0	0
CR 235A north of HWY 441	16		6%	989	45	24	21	81	42	39
CR 235A south of HWY 441	17		8%	1,318	59	32	27	108	56	52

Proposed Verse Existing Future Land Use Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Proposed Verse Existing Zoning Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

Land Use Map and Zoning Net Change (Gross Project Trips)

	Alachua Segment ID		Percent Distribution	FLU Net Change Daily Trips	FLU Net Change PM Peak HR Trips	Zoning Net Change Daily Trips	Zoning Net Change PM Peak HR Trips
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**4,734**	**322**	**-9,277**	**-675**
I-75 North of HWY 441	32, 1		1%	47	3	-93	-7
I-75 South of HWY 441	31, 2		13%	615	42	-1,206	-88
HWY 441 east of CR 25A	4127, 3		11%	521	35	-1,020	-74
HWY 441 east of CR 235	106, 4		17%	805	55	-1,577	-115
HWY 441 east of I-75	107, 5		37%	1,752	119	-3,432	-250
HWY 441 east of CR 235A	4107, 6		52%	2,462	167	-4,824	-351
HWY 441 east of project site	14, 7		67%	3,172	216	-6,216	-452
SR 235 south of HWY 441	108, 8		5%	237	16	-464	-34
SR 235 north of HWY 441	109, 9		4%	189	13	-371	-27
SR 235 east of NW 140th St	4109/1439, 10		2%	95	6	-186	-14
CR 235 west of CR 235A	11		4%	189	13	-371	-27
CR 241 north of CR 235	12		0%	0	0	0	0
CR 241 south of CR 235	13		4%	189	13	-371	-27
CR 2054 west of NW 202nd St	14		2%	95	6	-186	-14
CR 2054 east of SR 235	15		0%	0	0	0	0
CR 235A north of HWY 441	16		6%	284	19	-557	-41
CR 235A south of HWY 441	17		8%	379	26	-742	-54

Appendix F
Development Monitoring Report

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 Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	2,486	10,014	74.32%
		Peak Hour	3,510	2,239	230	1,041	70.34%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	4,645	355	99.09%
		Peak Hour	3,510	2,819	447	244	93.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,431	13,569	68.44%
		Peak Hour	3,870	2,241	419	1,210	68.73%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%
		Peak Hour	1,881	418	136	1,327	29.45%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%
		Peak Hour	1,359	185	144	1,030	24.21%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%
		Peak Hour	1,359	536	447	376	72.33%

*(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. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT 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 Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	4,359	8,141	79.13%
		Peak Hour	3,510	2,239	420	851	75.75%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	7,767	(2,767)	107.09%
		Peak Hour	3,510	2,819	763	(72)	102.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,743	13,257	69.17%
		Peak Hour	3,870	2,241	451	1,178	69.56%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	2,338	11,924	42.89%
		Peak Hour	1,881	418	199	1,264	32.80%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	2,720	10,320	31.75%
		Peak Hour	1,359	185	270	904	33.48%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	5,934	3,138	79.25%
		Peak Hour	1,359	536	605	218	83.96%

*(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. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

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		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	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	0	0	1873	190	3122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1249	126	1561	158
Final Development Orders Total		87	13	131	19	1325	212	2483	327	2486	230	4645	447	4431	419	0	0	316	38	0	0	985	100	356	35	1714	136	1417	146	450	64	1471	144	4373	447
All Development Orders Total		87	13	131	19	1325	212	2483	327	4359	420	7767	763	4743	451	0	0	316	38	0	0	985	100	356	35	2338	199	1417	146	450	64	2720	270	5934	605
Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED																																			
PR24-0005	Westside Commons Rezoning	0	0	0	0	0	0	0	0	1,873	190	3,122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1,249	126	1,561	158
Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED																																			
PSP23-0012	Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	765	43	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	0	0	0	0	0	0	0	0	0	0	0	0	64	29	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	185	12	0	0	0	0	0	0	0	0	0	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	0	0	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	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	4	35	5
PSP22-0021	Main Street Urgent Care SP	0	0	0	0	0	0	0	0	0	0	0	0	109	13	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	393	129
PSP22-0020	Wawa SP	0	0	0	0	0	0	0	0	0	0	1,190	108	1,116	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	297	27	372	34
PSP23-0005	Convergence Research Park Residential Phase 2 Final P	0	0	0	0	0	0	518	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	519	51	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	45	6
PPP23-0002	Farmlands Final PD Plan	0	0	0	0	0	0	0	0	855	86	1,317	132	1,548	155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	323	32	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	32
PSP23-0016	Kirkland Farms Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	661	66	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	131	26	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	186
PSP23-0011	Pleasant Solar SEP & SP	0	0	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	0	0	0	0	0	1	0
PSP23-0014	Firestone SP	0	0	0	0	0	0	0	0	0	0	69	13	138	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	96	8	0	0	0	0	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	0	0	0	0	0	0	260	27	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,084	108	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	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0014	Tomoka Hills Golf Facility Site Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0007	Fletcher Trace Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	32	0	0	0	0	0	0	0	0	0	0	151	16
PSP24-0008	Fletcher Trace Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	334	31	0	0	0	0	0	0	0	0	0	0	167	16
PSP24-0009	Fletcher Trace Phase 3 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	349	37	0	0	0	0	0	0	0	0	0	0	175	19
PSP25-0004	Chick-fil-A Site Plan	0	0	0	0	0	0	0	0	0	0	940	62	1,175	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59	4	59	4
PSP25-0005	Evergen Site Plan	0	0	0	0	0	0	63	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	3	0	0	0	0
PSP24-0010	Convergence Research Park Residential Phase 3 Final P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	430	42	0	0	0	0	0	0	0	0
PSP25-0003	Royal Elements	0	0	0	0	0	0	45	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP25-0002	Kirkland Farms Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	755	80	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.

Project trips from Farmlands Final PD Plan removed from reserved trips for the roadway segment LOS analysis.

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

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

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

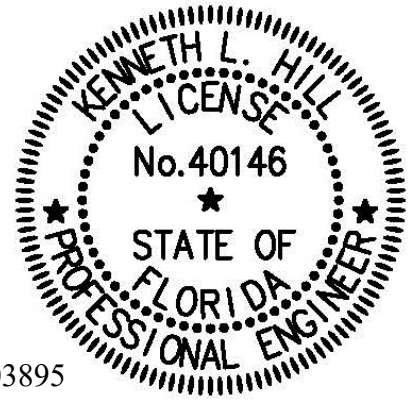
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

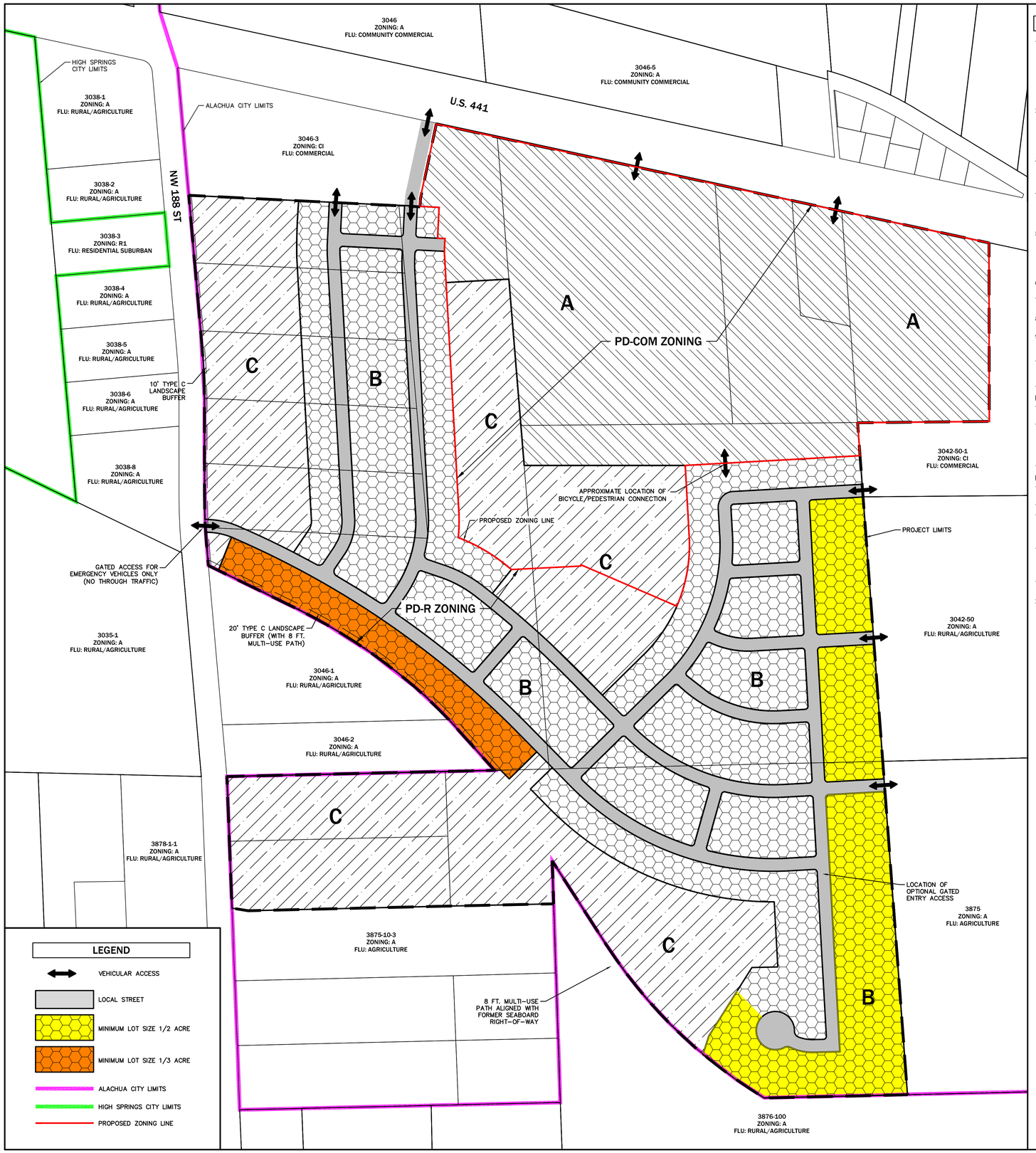
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)



GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C; COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/2 ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLING WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR. SEC. 4.3.1(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DERIVATIONS AND ADJUSTMENTS TO BASE LDR'S ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P101 FOR PD-COMM CROSS SECTIONS AND DIMENSIONAL STANDARDS.
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50 TO 100' OF PRIMARY BUILDING ENTRANCES AS PRACTICAL, PLACED OUTSIDE OF VEHICULAR AISLES AND WALKWAYS WITH A BIKE RACK THAT ALLOWS LOCKING OF THE FRAME AND WHEEL. THE LOCATION WILL BE DISTRIBUTED THROUGH THE RETAIL SITE AND OUTPARCELS. FINAL LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 2 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET IN GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE OUTPARCEL(S) RETAIL SERVICES/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING FOR THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM: 1 SPACE PER 305 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONTAINING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USERS.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFERS FOR THE PD-COMM. FOR THE OUTPARCEL(S) A MINIMUM OF 5' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.5.4(C)(3), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANT'S PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA(±) (AC)	AREA(±) (%)	PERMITTED USES	PERMITTED DENSITY/INTENSITY
	PROJECT LIMITS	182	100%		
A	DEVELOPMENT AREA 'A'	48	27%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT	450,000 S.F.
B	DEVELOPMENT AREA 'B'	81	44%	SINGLE FAMILY DETACHED	203 UNITS (2.5 DUA)
C	COMMON AREA/ STORMWATER/ OPEN SPACE	53	29%	SEE GENERAL NOTE 7	

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS

	PD-R AREA	PD-COM AREA
LOT AREA. MIN. (SF)	10,000 S.F.	---
LOT WIDTH. MIN. (FT)	50 FT.	---
SETBACKS:		
FRONT MIN. (FT)	20 FT.	20 FT.
REAR, MIN. (FT)	15 FT.	20 FT.
SIDE, MIN. (FT)	7.5 FT.	0 FT.
BUILDING STANDARDS:		
BUILDING HEIGHT, MAX. (FT)	65 FT.	65 FT.
LOT COVERAGE, MAX. (%)	40% (PER LOT)	80% (OVERALL)

NOTE:
IN THE PD-R AREAS, SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN SHEET 1
P101	PD MASTER PLAN SHEET 2
P200	UTILITY PLAN
P300	EXISTING CONDITIONS MAP

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/01/26
Sheet No.: P100

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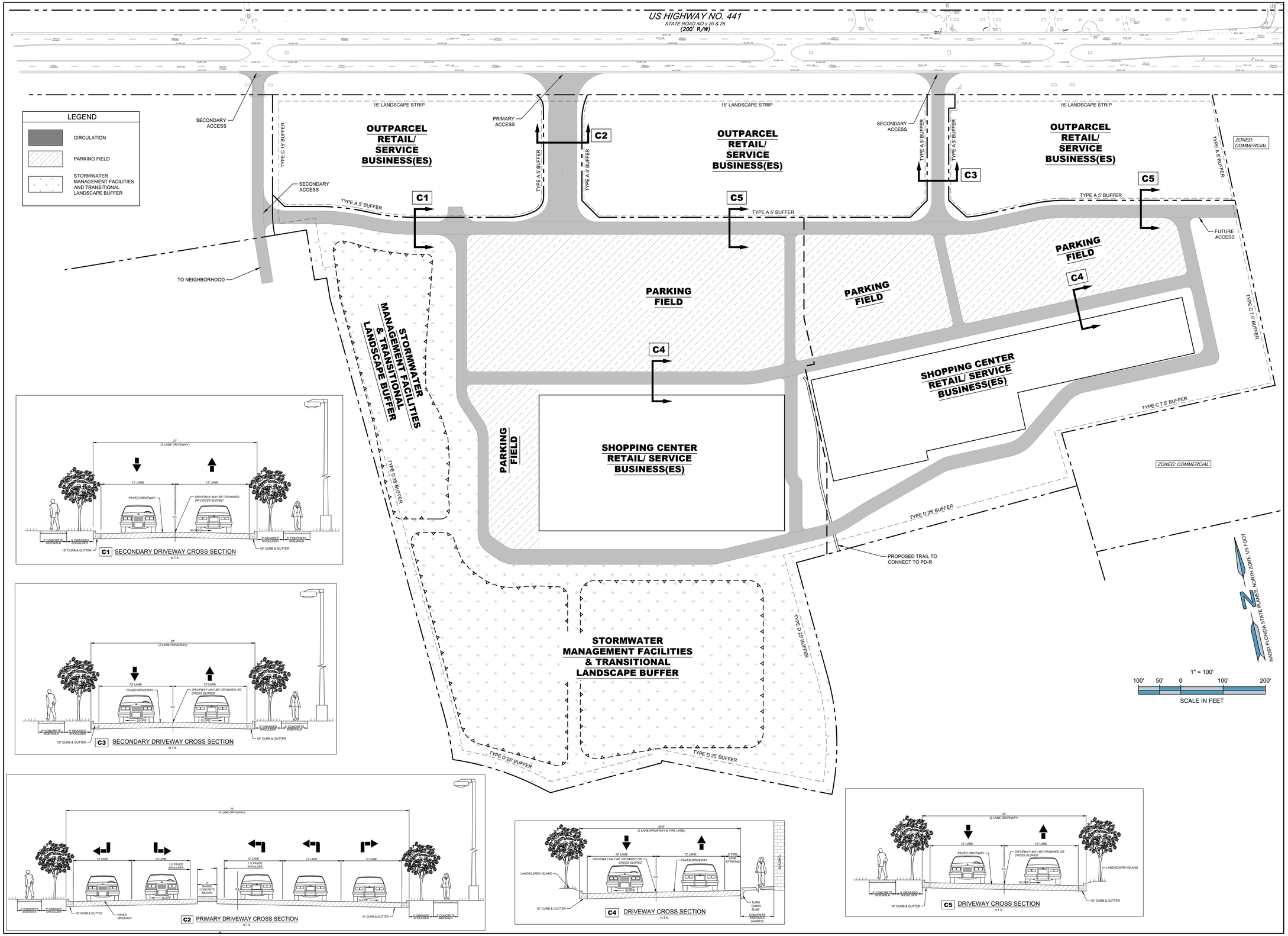


ENGINEER:

FORESITE group

DEVELOPER:

RISE PARTNERS
CHATTANOOGA, TN

CONTACT: SAM BERRY

PROJECT:

FARMLANDS PLANNED DEVELOPMENT

ALACHUA, FLORIDA

SEAL:

REVISIONS	DATE
CITY COMMENTS	2026-03-16

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	ALACHUA, FL
DATE:	2026-03-04
TITLE:	PD MASTER PLAN
SHEET NUMBER:	P101
COMMENTS:	
JOB/FILE NUMBER:	00.2020.016

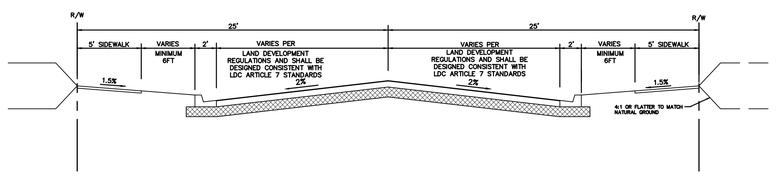


UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8–INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT–OF–WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8–INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON–SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE



PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

NOTE: PD–COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS
Drawn:	LBO
Checked:	TAR
Date:	03/23/26

Sheet No.: P200

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3042-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: EXISTING CONDITIONS MAP

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 03/23/26

Sheet No.: P300

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inc@gmail.com

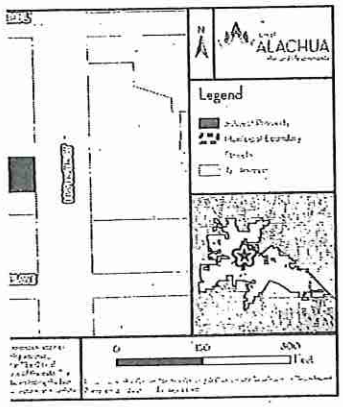
City of
ALACHUA

E OF PUBLIC
ING BEFORE
ANNING AND
NG BOARD
HE CITY OF
UA, FLORIDA

that the Planning and Zoning Board of
vill hold a public hearing on April 21,
e hearing will be held in the James A.
ambers in City Hall, located at 15100
chua, Florida, to consider the following:

i-0001 | Certificate of Appropriateness

pence (Applicant and Property Owner)
certificate of appropriateness for the
to a property in the City of Alachua
District. Subject property is located at
eet; Tax Parcel: 03663-001-001; FLU:
rict; Zoning: Central Business District
of Alachua Downtown Historic District.



g, all interested parties may appear
spect to the application. Copies of the
le for public inspection at the Planning
velopment Department, 15100 NW
a, Florida, on any regular business day
:30 a.m. to 6:00 p.m. one week prior to
ritten comments on the application may
g address: City of Alachua, Planning and
ent, P.O. Box 9, Alachua, FL 32616.
nt to Section 286.0105, Florida Statutes,
any decision made at the public hearing,
l of the proceedings, and that, for such
ed to ensure that a verbatim record of
ide, which includes the testimony and
he appeal is to be based. In accordance
with Disabilities Act, any persons with
reasonable accommodation in order to
ting should call the City Clerk at (386)
t 48 hours prior to the public hearing.

ua County Today - April 09, 2026)

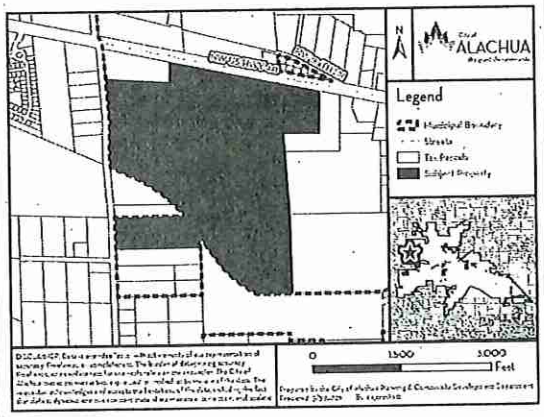
City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PR26-0002 | Farmlands Commercial Amendment to the Official Zoning Atlas (Rezoning)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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 - April 09, 2026)

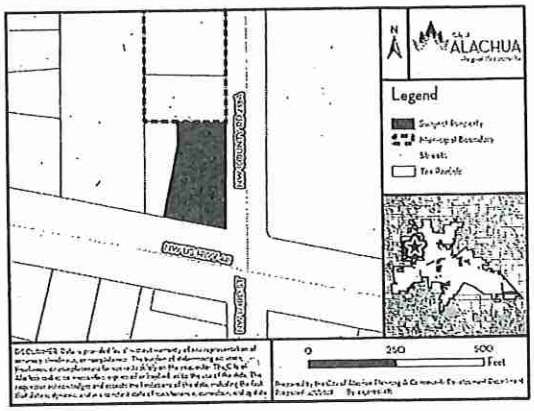
City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PSP25-0009 | Westside Commons – Chipotle Site Plan

A request by Alakai Acquisitions, LLC (Applicant/Agent) on behalf of Alachua Outparcel LLC (Property Owner) for a site plan proposing the construction of a ± 2,366 square foot restaurant with drive-through service with associated site improvements on a ± 0.88-acre subject property generally located at the northwest corner of US Highway 441 and NW 173rd Street (CR 235A) (Tax parcel 03044-001-002 (portion thereof)). FLU: Commercial; Zoning: Community Commercial (CC).



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 - April 09, 2026)

City of ALACHUA
the good life community

MAILED
APR 0 6 2026

RODOLFO VALLADARES
CITY MANAGER

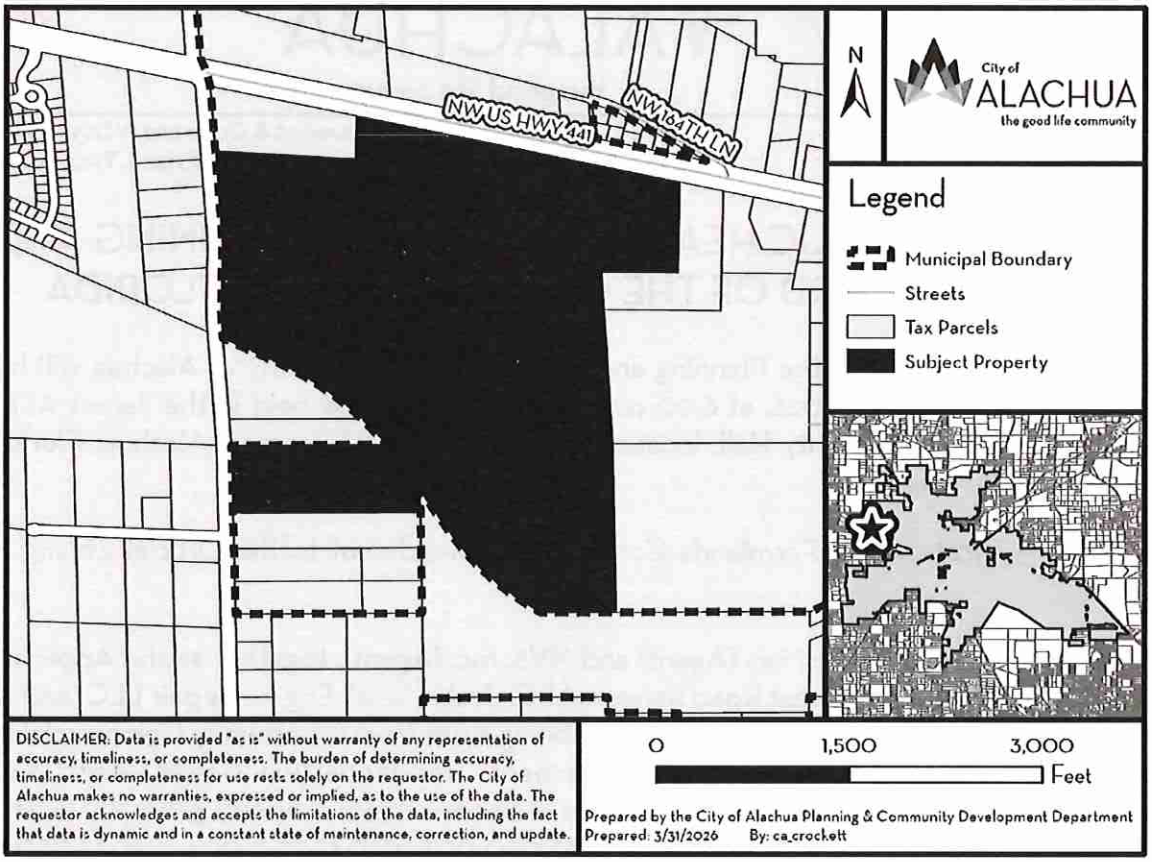
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 21, 2026, 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 #: PR26-0002 | Farmlands Commercial Amendment to the Official Zoning Atlas (Rezoning)

A request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182-acre subject property generally located at 16650 NW US Highway 441 (Tax Parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). Current FLU: Low Density Residential, Moderate Density Residential, Community Commercial; Proposed FLU: Moderate Density Residential, Community Commercial, Commercial; Current Zoning: CC, CI, PD-R; Proposed Zoning: PD-R, PD-COMM.



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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
APR 06 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
APR 0 6 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M &
CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

MAILED
APR 06 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 4/6/26 FOR THE Farmlands Commercial Rezoning
(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)

Eight
(Number of signs)

Posted Notice Location Map
PR26-0002 | Farmlands Commercial

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 regular 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

0 250 500 1,000 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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: Farmlands Commercial **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): April 21, 2026 **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).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), ~~Community~~ Commercial Intensive (CI), and Planned development Residential (PD-R) to PD-R and Planned Development Commercial (PD-comm)

DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM

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LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM

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LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial

APPLICATION NO.: PB 26-00026

APPLICATION TYPE: Rezoning

CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the Zoning of the Subject Property from Community Commercial (CC), Commercial Intensive (CI), and Planned development residential (PD-R) to PD-R and Planned Development - Commercial (PD-Com

DATE OF PUBLIC HEARING(S): April 21, 2026 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

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the Zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM

AT PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA 26-0002

APPLICATION TYPE: ReZoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)

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ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PSSC26-0002
APPLICATION TYPE: SSCPA
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from low density residential, moderate density residential, and Community Commercial to moderate density residential, Community Commercial, and Commercial
DATE OF PUBLIC HEARING(S): April 21, 2026 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
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PR26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development (Residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM
AT PM
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LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
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APPLICATION NO.: PSSC26-0002
APPLICATION TYPE: SSCPA
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NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PR26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): April 21, 2026 AT 6:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
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386-418-6121
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmland's Commercial
APPLICATION NO.: PH26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI) and Planned Development Residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): April 21, 2026 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



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