Planning and Zoning Board
Agenda
September 13, 2022

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Dave Ferro
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM

Meeting Date: September 13, 2022

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the August 9, 2022 PZB Meeting

B. Site Plan – Camel Car Wash : A request by John Prins, of MDM Services, Inc., applicant and

agent, for Alachua Express Wash, LLC., property owner, for consideration of a Site Plan to construct a ± 3,500 square feet automatic car wash with associated site improvements on a ±1.62 acre subject property. Tax Parcel Number 03049-005-000 (Quasi-Judicial Hearing).

C. Site Plan – Dairy Queen: A request by John S., Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through with associated site improvements on a ±1.53 acre subject property. Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

D. Land Development Regulations Text Amendment: A request by Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).

E. Preliminary Plat – Fletcher Trace: A request by Travis Hastay , P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat of Fletcher Trace, which proposes the subdivision of a ±118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

F. Site Plan – Mi Apa Restaurant : A request by Daniel Young, P.E., of Causseaux, Hewett, and Walpole, Inc., applicant and agent, for Alachua Development Co, LLC., property owner, for consideration of a Site Plan to construct a ± 3,585 square feet restaurant with drive through service and with associated site improvements on a ±1.14 acre subject property. Tax Parcel Number 03067-601-002 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Approval of the Minutes of the August 9, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Technician

RECOMMENDED ACTION:

Approve the Minutes of the August 9, 2022 PZB Meeting.

Summary

Approval of the Minutes of the August 9, 2022 PZB Meeting.

ATTACHMENTS:

Description

- August 9, 2022 Minutes

Planning and Zoning Board
Minutes
August 9, 2022

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Dave Ferro
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: August 9, 2022

Meeting Location: James A. Lewis Commission Chambers

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

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. Member Virginia Johns and School Board Member Tina Certain were absent.

INVOCATION

Chair Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Joe Hancock moved to approve the agenda; seconded by Member William Menadier.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the July 12, 2022 PZB Meeting

Member Dave Ferro moved to approve the minutes as amended; seconded by Vice Chair Hancock.

Passed by unanimous consent.

B. Land Development Regulations Text Amendment: A request by Seth Wood of Causseaux, Hewett & Walpole, Inc. to amend Article 4, Table 4.4-1 of the City of Alachua Land Development Regulations (LDRs), to allow self-service storage as a permitted use in the Industrial Light Warehousing (ILW) zoning district.

Principal Planner Adam Hall, AICP, advised the Board that the Staff requested the text amendment be deferred until the next Planning and Zoning Board Meeting held on September 13, 2022.

Vice Chair Hancock moved to defer the text amendment; seconded by Member Menadier.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess stated the next Planning and Zoning Board Meeting will be September 13, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Hancock moved to adjourn; seconded by Member Ferro.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Site Plan – Camel Car Wash : A request by John Prins, of MDM Services, Inc., applicant and agent, for Alachua Express Wash, LLC., property owner, for consideration of a Site Plan to construct a ± 3,500 square feet automatic car wash with associated site improvements on a ±1.62 acre subject property. Tax Parcel Number 03049-005-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua Express Wash, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua Express Wash, LLC ., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by John Prins, of MDM Services, Inc., applicant and agent for Alachua Express Wash, LLC., property owner, for consideration of a Site Plan proposing the construction of an approximately 3,500 square foot automatic car wash with associated site improvements on a ±1.62 acre subject property.

The subject property is located north of US Highway 441, west of NW 161st Terrace, and south of NW 163rd Lane.

The proposed development will convey the development's stormwater runoff to the existing HighPoint Crossings stormwater system. Access to the site will be provided by one connection to NW 163rd Lane and one connection to NW 161st Terrace. There are no connections to US 441 proposed with this application.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Camel Car Wash Site Plan - Part 1
- Camel Car Wash Site Plan - Part 2
- Camel Car Wash Site Plan - Part 3
- Public Notice Materials for the 09/13/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of an ±3,500 square foot automatic car wash (Camel Car Wash) with associated site improvements
APPLICANT/AGENT:	John Prins MDM Services, Inc.
PROPERTY OWNER:	Alachua Express Wash, LLC
LOCATION:	North of US Hwy 441, west of NW 161st Terrace, south of NW 163rd Lane
PARCEL ID NUMBER:	03049-005-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	I-75/US 441 Gateway Overlay
ACREAGE:	±1.62
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua Express Wash, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua Express Wash, LLC ., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.*

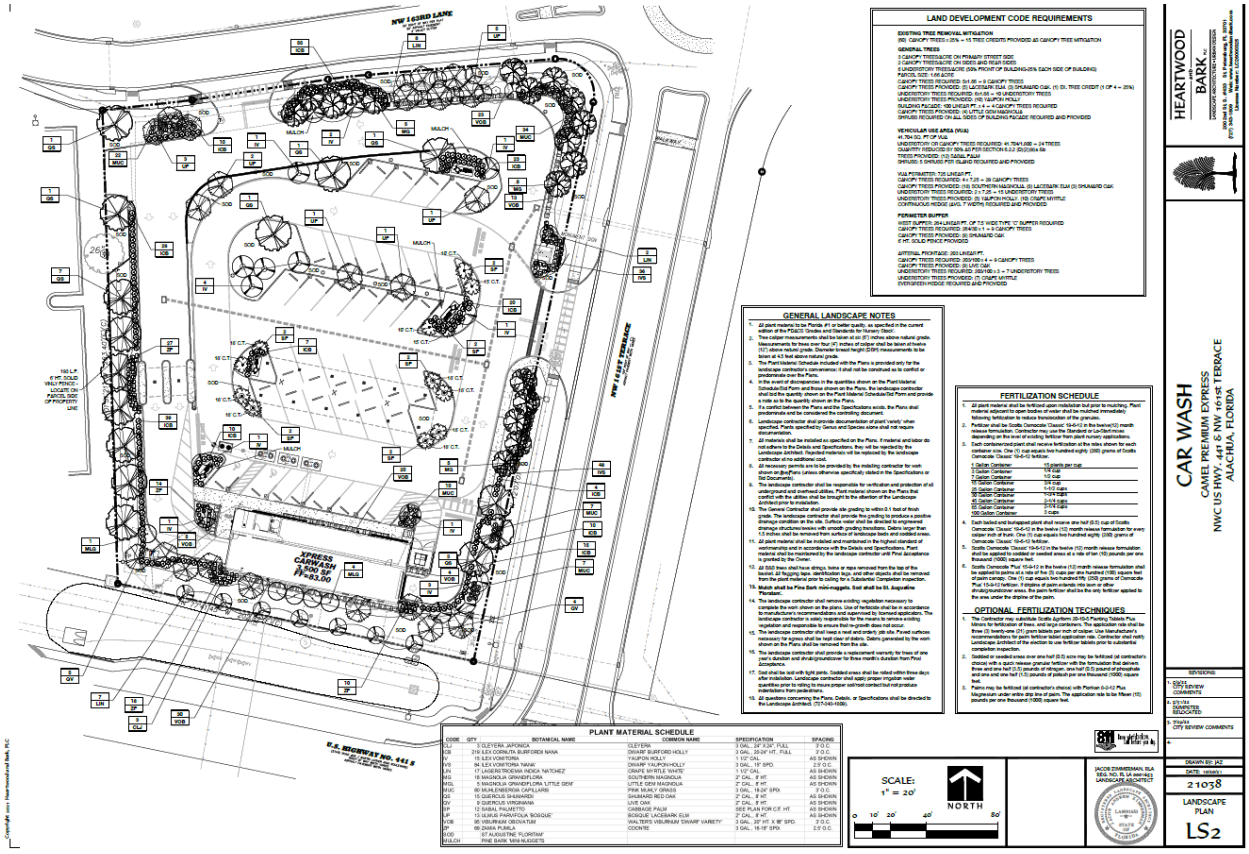
SUMMARY

This application is a request by John Prins, of MDM Services, Inc., applicant and agent for Alachua Express Wash, LLC., property owner, for consideration of a Site Plan proposing the construction of an approximately 3,500 square foot automatic car wash with associated site improvements on a ±1.62 acre subject property.

The subject property is located north of US Highway 441, west of NW 161st Terrace, and south of NW 163rd Lane.

The proposed development will convey the development's stormwater runoff to the existing HighPoint Crossings stormwater system. Access to the site will be provided by one connection to NW 163rd Lane and one connection to NW 161st Terrace. There are no connections to US 441 proposed with this application.

Illustration 1. Camel Car Wash Site Plan – Landscape Plan



SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of

the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map

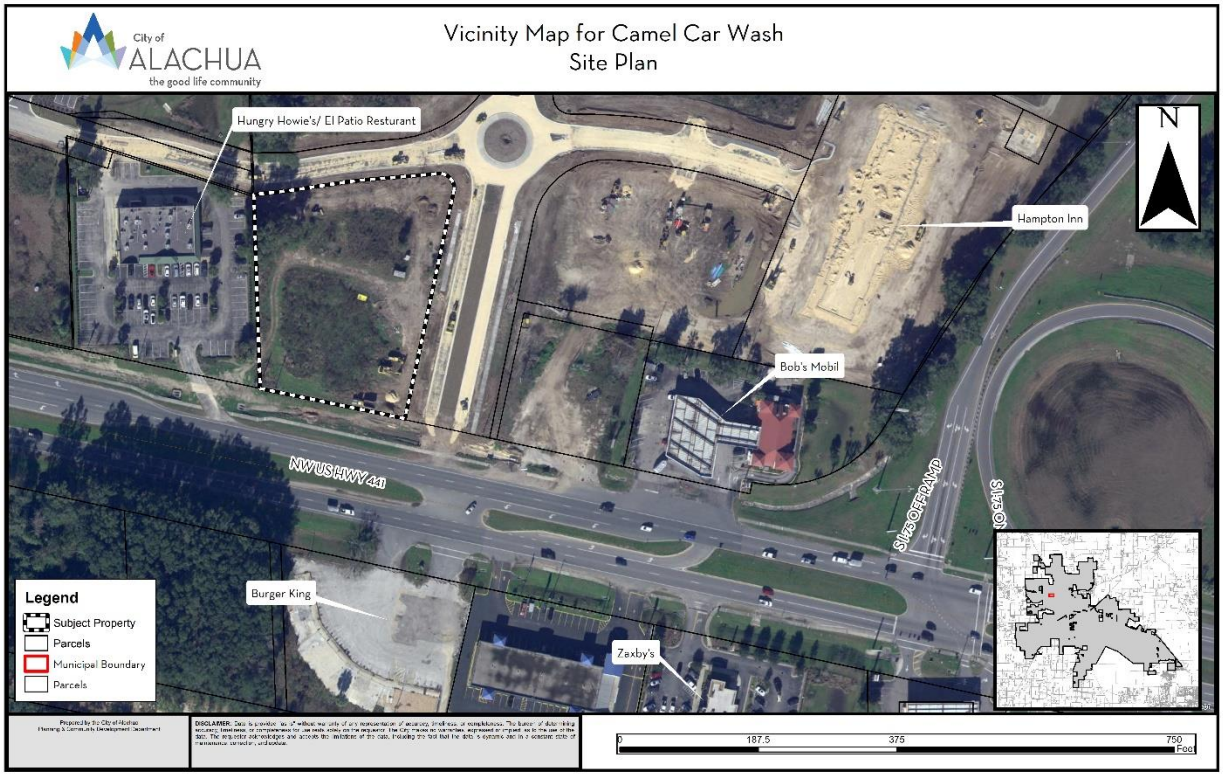


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Drive-through restaurant	Commercial	CI
East	Vacant Commercial	Commercial	CI
West	Restaurant	Commercial	CI

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on October 28, 2021 at the Holiday Inn Express located at 16367 NW 167th Boulevard. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 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*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, 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.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. **Auto-oriented uses;**
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed site plan would be consistent with permitting an auto-oriented use. There is no proposed change of future land use designation or zoning designation.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: 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: All new development shall be

planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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: 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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the 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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential

subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

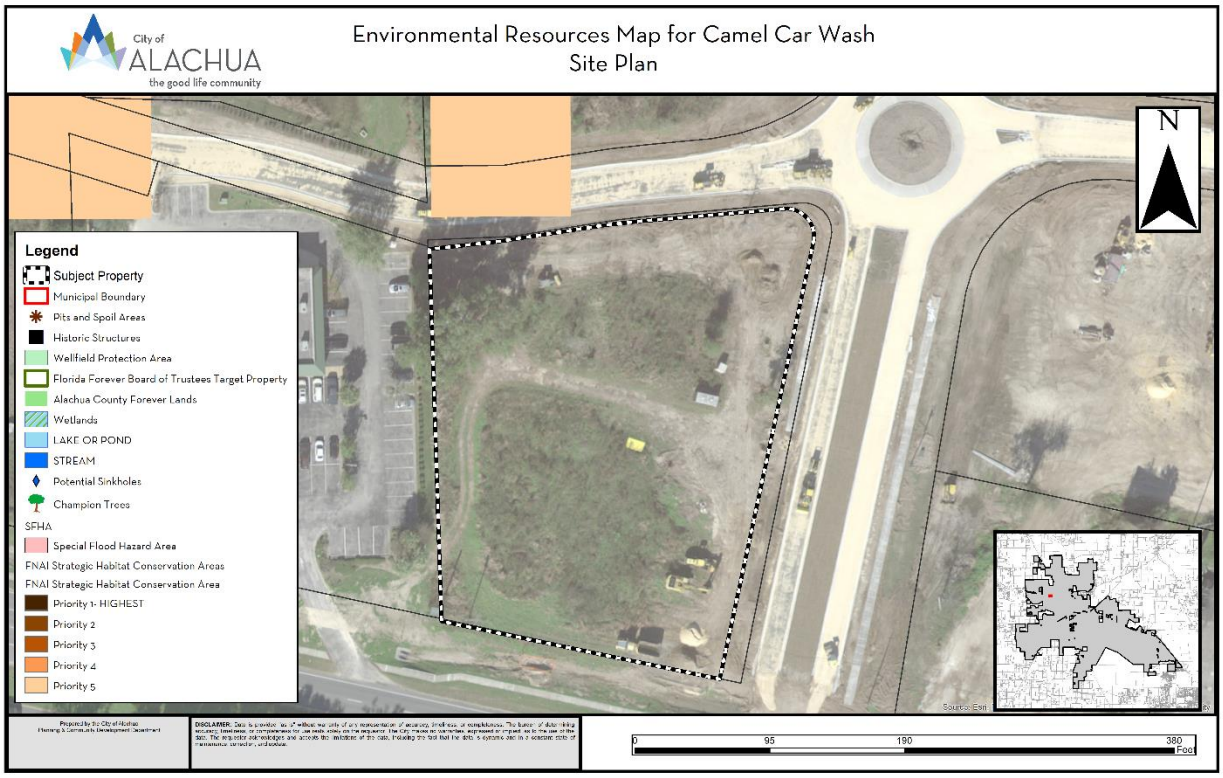
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 2. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each

regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

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

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

Soil Survey

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

There are two (2) soil type found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	1.5
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Somewhat limited	98.5

Evaluation: The soil types present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive. Table 4.1-1 found within Article 4 of the City's LDRs lists the use "carwash or auto detailing" as permitted within the CI zoning district.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The proposed use is an automatic car wash. This use is subject to the use-specific standards found in Section 4.3.4 (J)(5) of the City's LDRs. These standards are as follows:

(a)Minimum separation. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

(b)On-site circulation. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(c)Trash storage. Provide adequate, enclosed trash storage facilities on the site.

(d)Automatic carwash with automotive service station. An automatic carwash shall be considered an accessory use to a gasoline sales use (full-service, mini-

service or self-service) when it is located on the same lot. The automatic carwash shall be governed by the use and dimensional standards applicable to the gas sales use.

(e)Transitional use area requirement. When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, such uses may not be closer than 100 feet from the residential district boundary line.

The proposed site plan demonstrates compliance with all of the applicable standards above.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

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

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

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

US 441/I-75 GATEWAY OVERLAY DISTRICT

Section 3.7.2(C) of the LDRs establishes the US 441/I-75 Gateway Overlay District. These standards are intended to recognize of the importance of promoting the City as an attractive, vibrant, and economically prosperous community. The purpose of the US 441/I-75 Gateway Overlay District include welcoming existing and future residents and visitors to the City; establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District; creating an enhanced visual gateway to an area that serves as a main entrance to the City; improving the sense of place and community; and maintaining and enhancing property values.

The standards of Section 3.7.2(C) apply to all lands located within 2,000 feet of the U.S. Highway 441 / Interstate 75 interchange. The subject property is located within the US 441/I-75 Gateway Overlay District and is therefore subject to compliance with the requirements of Section 3.7.2(C).

Section 3.7.2(C)(5) establishes development standards for development within the US 441/I-75 Gateway Overlay District. These standards establish requirements for building design and orientation; fencing; outside storage areas; street buffers; the location of parking and loading areas; and signage.

The application has been reviewed for and is found to be in compliance with the applicable standards of Section 3.7.2(C).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development. The application is proposing a 3,500 square foot automatic carwash (ITE Code 948).

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

As the proposed use is non-residential, an analysis of the recreational and education level of services impact was not completed for this application.

Traffic Impact

The ITE Trip Generation Manual, 10th Edition indicates that the automated carwash use can be anticipated to generate the following trips: 706 (AADT), 41 (PM Peak), and 20 (AM Peak). A 20% pass-by reduction was applied based on a previous traffic study of a similar use.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From NCL to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to SCL)	6/D	Freeway	COMM	C
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	COMM	D

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

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 Interstate 75 (From NCL to US 441) [1]	Segment 2 Interstate 75 (From US 441 to SCL) [1]	Segment 5 US 441 (From SR 235 to I-75) [1]	Segment 6 US 441 (From I-75 to CR 235A) [1]
Average Annual Daily Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	239	239	2,368	2,052
Available Capacity[4]	61,861	35,405	14,051	9,034
Increase/Decrease in Daily Trips Generated by Development[5]	29	29	283	565
Residual Capacity After Development's Impacts[6]	61,832	35,376	13,768	8,469

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 5%, Segment 2 – 5%, Segment 5: 50%, Segment 6: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 1 Interstate 75 (From NCL to US 441) [1]	Segment 2 Interstate 75 (From US 441 to SCL) [1]	Segment 5 US 441 (From SR 235 to I-75) [1]	Segment 6 US 441 (From I-75 to CR 235A) [1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	19	19	199	171
Available Capacity[4]	5,133	2,356	1,166	687
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	2	2	17	33
Residual Capacity After Development's Impacts[6]	5,131	2,354	1,149	654

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 5%, Segment 2 – 5%, Segment 5: 50%, Segment 6: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	263,556
Available Capacity	727,027
Increase/Decrease in Potable Water Demand from Application[3]	4,098
Residual Capacity	**722,929**
Percentage of Permitted Design Capacity Utilized	**68.57%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Source: Estimated based on calculations done by Gainesville Regional Utilities (GRU) regarding two similar car wash projects in City of Gainesville. GRU estimates a car wash to be 14.9 Equivalent Residential Connections (ERC) per car wash bay. 14.9 ERC multiplied by the 275 GPD per residential unit established in City of Alachua Comprehensive Plan Community Facilities Element Policy 4.1.C.2. yields 4,097.5 GPD.*

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	240,342
Available Capacity	501,658
Increase/Decrease in Sanitary Sewer Demand from Application[3]	3,725
Residual Capacity	**497,933**
Percentage of Permitted Design Capacity Utilized	**66.80%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Source: Estimated based on calculations done by Gainesville Regional Utilities (GRU) regarding two similar car wash projects in City of Gainesville. GRU estimates a car wash to be 14.9 Equivalent Residential Connections (ERC) per car wash bay. 14.9 ERC multiplied by the 250 GPD per residential unit established in City of Alachua Comprehensive Plan Community Facilities Element Policy 1.1.d(b) yields 3,725 GPD.*

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.00	7,851.88
Reserved Capacity[2]	38,439.28	7,015.17
Increase/Decrease in Demand Generated by Application[3]	41.86	7.64
New River Solid Waste Facility Capacity[4]	50 years	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*

2 *City of Alachua July 2022 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sq. ft./day x 3,488.86 sq. ft.) x 365)/2,000)*

4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
ALACHUA EXPRESS WASH, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Cross Access Easement to provide for access across the subject property between ingress/egress point(s) to the site and to adjacent properties. The Applicant further agrees that the Cross Access Easement 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 the Cross Access Easement.
2. The Applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. The Public Utilities 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 the Public Utilities Easements.
3. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
4. The Applicant agrees that Conditions 1-3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 through 4 as stated herein.

EXHIBIT "B"

TO

ALACHUA EXPRESS WASH, LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 23, 2022

Also sent by electronic mail to john@mdmservices.com

John Prins
MDM Services, LLC
1055 Kathleen Rd
Lakeland, FL 33805

RE: Notice of Hearing to be Scheduled for the Camel Car Wash Site Plan

Dear Mr Prins:

On August 22, 2022 the City of Alachua received your updated application for the above referenced 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 and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 13, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, August 29, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, August 29, 2022.*** . These signs will be ready for pick up from City Hall after 12 PM on Thursday, August 25, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, September 12, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 11, 2022**

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

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

8/9/2022

RE: **Camel Carwash Site Plan, Submittal Comments Rev 1**

Public Services has reviewed the subject project (Aug 04, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 07, 2022 Submittal** **Sheet CV-S** In keeping with official COA Planning terminology, please change title from "CIVIL CONSTRUCTION PLANS FOR": to "CIVIL SITE PLAN FOR:" Please call out the Utility Providers, which is customary. Add text similar to: UTILITY PROVIDERS POTABLE WATER & WATER FOR FIRE SERVICE: CITY OF ALACHUA SANITARY SEWER SERVICE: CITY OF ALACHUA ELECTRIC SERVICE: CITY OF ALACHUA GAS SERVICE: GAINESVILLE REGIONAL UTILITIES Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal**

NO.	COMMENTS
	Approved
2.	**Comment on Apr 07, 2022 Submittal** **Sheet C-1.0** **ADA Ramp** ADA Ramp Note: The ADA Ramp shall conform to FDOT & CITYOF ALACHUA standards and details, not to ALDOT details. Thus please change note to: "ADA RAMP PER FDOT & CITY OF ALACHUA STANDARDS & DETAIL 403" Please add COA Standard Detail 403 to document. **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
3	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 1 of 3** **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". **UTILITY NOTES:** Change numbers of existing utility notes to 5. thru 13. Add Utility Notes as follows" "1. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". 2. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE". 3. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". 4. PROVIDE TRACER WIRE FOR WATER AND WASTEWATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM."

NO.	COMMENTS
	GREASE TRAP NOTE: Replace "MONTGOMERY" with "ALACHUA". Replace "ALABAMA" with "FLORIDA". **LEGEND** Add "W" line. Add Valve Symbol and WV Abbreviation. Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** Please add the following at the end of Utility Note 11: BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Aug 04, 2022 Submittal** **APPROVED**
4	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 2 of 3** **Water & Wastewater PUEs** Based upon COA review of the survey, neither the proposed water meters & supply lines nor the proposed CoA cleanout are in the existing PUE. Thus show PUEs for Water meters and water supply lines (Note the backflow preventer is the owner's responsibility and should not be within the PUE). COA-maintained cleanout & its upstream piping. **COA End of Maintenance** At the water meters and wastewater cleanout, please call out "COA END OF MAINTENANCE". **WATER SUPPLY WET TAP CONNECTIONS** Said connection shall be made by a pre-approved sub-contractor. Thus, please add the following text and leader:

NO.	COMMENTS
	"WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." **Detail of Potable & Irrigation Water Meters** Water meters will be furnished by COA. Thus delete model numbers with replacement text now reading: "NEW 2-INCH WATER METER FURNISHED BY COA". "NEW 1-INCH WATER METER (IRRIGATION) FURNISHED BY COA". Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
5.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 3 of 3** **Connection of proposed N-S 6-inch SAN SEWER (SS) to existing E-W SSS** There is significant existing flow in the existing SS at the proposed point of connection. Thus, installation of this WYE & temporary stoppage of flow will be problematic. Although not shown, there is a relatively close existing manhole in the E-W SAN SEWER line. Connecting the proposed 6-inch SS at his manhole is thus suggested. Note that this manhole is not shown on the survey, but it is there. Please **submit** response & **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
6.	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** Based upon the above comments, please include COA Standard Details in the plans. COA will provide a link so that the design engineer can access COA Standard Details. COA standard details are available in both PDF & CAD format. It is suggested that the CAD-formatted details be added to the plans. As a minimum, please add the following details: 112

NO.	COMMENTS
	115 118 127 307 200 209 215 227 263 264 **Comment on June 28, 2022 Submittal** Reviewer did not find (attached) Detail 307. Please add. Please add (attached) Detail 324, which is the Temporary Barrier Detail Please add (attached) Detail 506, which is the Electrical Trench Detail **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Aug 04, 2022 Submittal** **APPROVED**
7.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0** Show the electric work on the Electrical Site Plan SE-1.0. But show the proposed easements for the electrical work on sheet C-4.0. On sheet C-4.0 first show the primary circuit from the electric box northwest of the canopy to the transformer. Then show as follows: Easement fot the primary circuit from the electric box northwest of the canopy to the transformer. Easement 10-foot around the transformer, all directions. **Comment on June 28, 2022 Submittal** See attached markup of C-4.0. Note that as shown in the submitted C-4.0, the primary circuit drop is connected to an electrical utility that is not COA. Thus, please change routing so it connects to a COA electric box. **Conditional Approval**

NO.	COMMENTS
	Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Aug 04, 2022 Submittal** **APPROVED**
8.	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Add the attached electric work scope that describes work done by CoA & that done by the Contractor. Essentially, the Contractor furnishes & installs the primary conduit. CoA installs the conductors within the primary conduit. CoA orders and installs the transformer. All other work, including all load side work, is done by the Contractor. All labor performed by CoA and all materials furnished by COA shall be paid for by the Contractor. **Comment on June 28, 2022 Submittal** **Approved**
9	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Show the primary circuit, which shall be buried. Call out conduit size and materials. Route the primary circuit from the electric box NW of the canopy to the transformer. There must be a 3-foot minimum distance between the edge of transformer pad and road leading to the carwash. Please relocate the transformer and call-out the 3-foot min distance requirement. Please **submit** response & **resubmit** this sheet. **Comment on June 28, 2022 Submittal** See attached markup of SE-1.0. Note that as shown in the submitted SE-1.0, the primary circuit drop is connected to an electrical utility that is not COA. Thus, please change routing so it connects to a COA electric box. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Aug 04, 2022 Submittal**

NO.	COMMENTS
	APPROVED
10	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** As a minimum, please add the following electric-related details: 506 Transformer pad detail – TBD – once load side voltage type is known, CoA will select the required transformer pad detail. **Comment on June 28, 2022 Submittal** **Approved**
11	**Comment on Apr 07, 2022 Submittal** **Transformer Sizing** Please provide load calculations so CoA can size the transformer. In lieu of load calculations, if there a standard size transformer for a 3500 sf car wash, please provide the standard size. Please provide the load side voltage requirements – how many phases, voltage. Please **submit** response and **submit** required information. **Comment on June 28, 2022 Submittal** **Approved**
12	**Comment on June 28, 2022 Submittal** Sheet C-6.5: Please provide detectable warnings of interlocking paver type, as per COA Standard Detail 403. See markup. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
	Comment on Aug 04, 2022 Submittal **APPROVED**
	END OF COMMENTS

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

August 9, 2022

Adam Hall, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Camel Car Wash

Dear Adam:

We have no further comments on the plans for Camel Car Wash Site Plan. All previous comments have been addressed.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, P.E.
President

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 14, 2022

Also sent by electronic mail to john@mdmservices.com

John Prins
MDM Services, LLC
1055 Kathleen Rd
Lakeland, FL 33805

RE: Project Assistance Team (PAT) Comments for Camel Car Wash Site Plan

Dear Mr Prins:

On June 28, 2022, the City of Alachua received your revised complete application for the Site Plan for Camel Car Wash. The application proposes the construction of a ±3,500 square foot automated car wash with associated site improvements on a ±1.66 acre subject property, located on Tax Parcel Number 03049-005-000.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, August 4, 2022.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. The four hard copies must be collated. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. 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. Additionally, please note that per the City's adopted Fee Schedule Resolution (Resolution 22-13), the initial application fees include one completeness review and two staff reviews. The second staff review has now been completed. As an additional review will be required prior to scheduling of item before the Planning and Zoning Board, a resubmittal fee qual to 25% of the of the original application fee must be submitted with all additional resubmittals. The original application fee was $2,700, therefore, the resubmittal fee that must be submitted with resubmission of this application is **$675.**

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

A. Land Rights

a. Please identify any easements required on the site plan (public utility, cross access, etc).
New Comment – Please label or otherwise provide key/ legend of provided easements on Sheet C-1.0.

B. Section 3.7.2 (C) – Interstate 75 and US 441 Gateway Overlay Standards

e. Please provide elevations and/or details of canopy structures to ensure compliance with Section 3.7.2 (C)(5)(a)(iv).
New Comment – Elevations and/or details of canopy structure not provided. Comment not addressed.

f. Please provide description or call out on architectural elevations which architectural elements are being utilized to meet Section 3.7.2 (C)(5)(a)(vi).
New Comment – Response does not completely address Code Section. Section 3.7.2 (C)(5)(a)(vi) states that:

(vi)Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:

a. Accent materials.
b. Public art.
c. Architectural details, such as tile work and molding integrated into the building facade.
d. Recesses and/or projections.
e. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
f. Varied roof lines.
g. Articulated cornice lines.
h. Canopies, awnings, and/or porticos.
i. Use of brick in at least 30 percent of the facade.
j. Window shutters.
k. Change in building materials.
l. Prominent public entrances defined by substantive architectural features.
m. Fountain or other water feature.

i. Per Section 3.7.2 (C)(5)(g), cross access must be provided to adjacent property owner to the west of subject parcel. This access must be provided at least to the property line and a cross access easement must be supplied. Please coordinate this easement with the City's Office of Compliance and Risk Management. Please call 386-418-6118.
New Comment – Please label or otherwise provide key/ legend of provided easements on Sheet C-1.0.

C. Section 6.1 – Off street parking and loading standards

b. Table 6.1-4 requires six (6) stacking spaces from the entry to the car wash. Please identify purpose of small canopy area. If cars will be stopped at that location to "place an order"

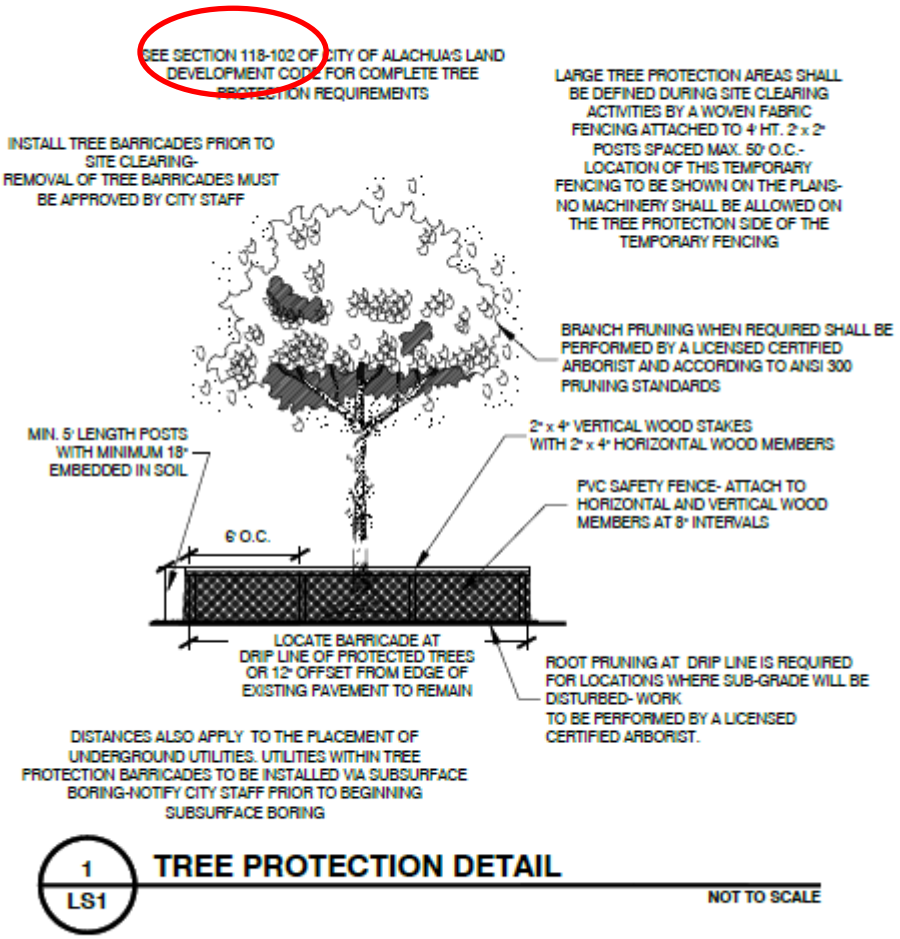
then the stacking would start from that location. Please revise plan to show 6 stacking spaces from that location.

New Comment – Vehicle stacking spaces must be measured from order station and must be measured end to end, not total. Each order lane must display 6 stacking spaces.

D. Section 6.2 – Tree protection and landscaping standards

a. Sheet LS1, Detail 1 cites a nonexistent section of the City of Alachua LDRs. Correct citation should be 6.2.1(D)(2)(a).

New Comment- This comment has not been addressed. Incorrect citation still present. Please see markup below:



F. Section 6.4 – Exterior Lighting Standards

f. Provide cutsheets showing that the proposed light fixtures have full cutoff lenses or hoods.

New Comment- Cutsheet or specifications for pole mounted light fixtures does not show full cutoff lenses or hoods. Please indicate if fixtures is so designed.

g. Pole mounted lights exceed height standards set forth in Section 6.4.5. Fixture mounting height maximum is 15'. Proposed fixture height is 18' (16' pole + 2' pedestal).

New Comment- Maximum height is exceeded. Proposed fixture height is located above maximum height of 15'. It appears that the top of the pole is at 15' but the light source is above this height.

G. Section 6.5 – Signage

a. Signage is not permitted through the site plan review process, but as it was included with the site plan, Staff has completed a courtesy review.
New Comment – Add Note to Sheet SG-DTL that signage is by separate permit and not reviewed or approved through Site Plan review process.

I. Outside Review

a. Please address all comments issued by Sergio Reyes, P.E, of eda consultants, inc. in a forthcoming letter. Once this letter is received from outside review, it will be forwarded to the applicant.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated July 12, 2022 and attached to this letter.

J. Miscellaneous/ General Comments

e. Provide calculation of open space as a percentage of the overall project site.
New Comment – Open space is defined as a vegetated area set aside for aesthetics, recreation, public gathering, protection of public health and safety, preservation of ecosystem function, or combination of these purposes. If the site is 64.70% impervious, the open space calculation of 59.65% must be incorrect. Please revise.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 13, 2022**

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

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

TR
7/13/2022

RE: **Camel Carwash Site Plan, Submittal Comments Rev 1**

Public Services has reviewed the subject project (June 28, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 07, 2022 Submittal** **Sheet CV-S** In keeping with official COA Planning terminology, please change title from "CIVIL CONSTRUCTION PLANS FOR": to "CIVIL SITE PLAN FOR:" Please call out the Utility Providers, which is customary. Add text similar to: UTILITY PROVIDERS POTABLE WATER & WATER FOR FIRE SERVICE: CITY OF ALACHUA SANITARY SEWER SERVICE: CITY OF ALACHUA ELECTRIC SERVICE: CITY OF ALACHUA GAS SERVICE: GAINESVILLE REGIONAL UTILITIES Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal**

NO.	COMMENTS
	Approved
2.	**Comment on Apr 07, 2022 Submittal** **Sheet C-1.0** **ADA Ramp** ADA Ramp Note: The ADA Ramp shall conform to FDOT & CITYOF ALACHUA standards and details, not to ALDOT details. Thus please change note to: "ADA RAMP PER FDOT & CITY OF ALACHUA STANDARDS & DETAIL 403" Please add COA Standard Detail 403 to document. **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
3	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 1 of 3** **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". **UTILITY NOTES:** Change numbers of existing utility notes to 5. thru 13. Add Utility Notes as follows" "1. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". 2. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE". 3. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". 4. PROVIDE TRACER WIRE FOR WATER AND WASTEWATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM."

NO.	COMMENTS
	GREASE TRAP NOTE: Replace "MONTGOMERY" with "ALACHUA". Replace "ALABAMA" with "FLORIDA". **LEGEND** Add "W" line. Add Valve Symbol and WV Abbreviation. Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** Please add the following at the end of Utility Note 11: BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
4	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 2 of 3** **Water & Wastewater PUEs** Based upon COA review of the survey, neither the proposed water meters & supply lines nor the proposed CoA cleanout are in the existing PUE. Thus show PUEs for Water meters and water supply lines (Note the backflow preventer is the owner's responsibility and should not be within the PUE). COA-maintained cleanout & its upstream piping. **COA End of Maintenance** At the water meters and wastewater cleanout, please call out "COA END OF MAINTENANCE". **WATER SUPPLY WET TAP CONNECTIONS** Said connection shall be made by a pre-approved sub-contractor. Thus, please add the following text and leader: "WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA."

NO.	COMMENTS
	Detail of Potable & Irrigation Water Meters Water meters will be furnished by COA. Thus delete model numbers with replacement text now reading: "NEW 2-INCH WATER METER FURNISHED BY COA", "NEW 1-INCH WATER METER (IRRIGATION) FURNISHED BY COA". Please **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
5.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 3 of 3** **Connection of proposed N-S 6-inch SAN SEWER (SS) to existing E-W SSS** There is significant existing flow in the existing SS at the proposed point of connection. Thus, installation of this WYE & temporary stoppage of flow will be problematic. Although not shown, there is a relatively close existing manhole in the E-W SAN SEWER line. Connecting the proposed 6-inch SS at his manhole is thus suggested. Note that this manhole is not shown on the survey, but it is there. Please **submit** response & **resubmit** this sheet. **Comment on June 28, 2022 Submittal** **Approved**
6.	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** Based upon the above comments, please include COA Standard Details in the plans. COA will provide a link so that the design engineer can access COA Standard Details. COA standard details are available in both PDF & CAD format. It is suggested that the CAD-fortnatted details be added to the plans. As a minimum, please add the following details: 112 115 118 127 307

NO.	COMMENTS
	200 209 215 227 263 264 **Comment on June 28, 2022 Submittal** Reviewer did not find (attached) Detail 307. Please add. Please add (attached) Detail 324, which is the Temporary Barrier Detail Please add (attached) Detail 506, which is the Electrical Trench Detail **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
7.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0** Show the electric work on the Electrical Site Plan SE-1.0. But show the proposed easements for the electrical work on sheet C-4.0. On sheet C-4.0 first show the primary circuit from the electric box northwest of the canopy to the transformer. Then show as follows: Easement for the primary circuit from the electric box northwest of the canopy to the transformer. Easement 10-foot around the transformer, all directions. **Comment on June 28, 2022 Submittal** See attached markup of C-4.0. Note that as shown in the submitted C-4.0, the primary circuit drop is connected to an electrical utility that is not COA. Thus, please change routing so it connects to a COA electric box. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
8.	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Add the attached electric work scope that describes work done by CoA & that done by the Contractor. Essentially, the Contractor furnishes & installs the primary conduit. CoA installs the conductors within the primary conduit. CoA orders and installs the transformer. All other work, including all load side work, is done by the Contractor. All labor performed by CoA and all materials furnished by COA shall be paid for by the Contractor. **Comment on June 28, 2022 Submittal** **Approved**
9	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Show the primary circuit, which shall be buried. Call out conduit size and materials. Route the primary circuit from the electric box NW of the canopy to the transformer. There must be a 3-foot minimum distance between the edge of transformer pad and road leading to the carwash. Please relocate the transformer and call-out the 3-foot min distance requirement. Please **submit** response & **resubmit** this sheet. **Comment on June 28, 2022 Submittal** See attached markup of SE-1.0. Note that as shown in the submitted SE-1.0, the primary circuit drop is connected to an electrical utility that is not COA. Thus, please change routing so it connects to a COA electric box. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
10	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** As a minimum, please add the following electric-related details:

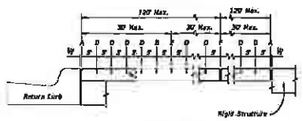
NO.	COMMENTS
	506 Transformer pad detail – TBD – once load side voltage type is known, CoA will select the required transformer pad detail. **Comment on June 28, 2022 Submittal** **Approved**
11	**Comment on Apr 07, 2022 Submittal** **Transformer Sizing** Please provide load calculations so CoA can size the transformer. In lieu of load calculations, if there a standard size transformer for a 3500 sf car wash, please provide the standard size. Please provide the load side voltage requirements – how many phases, voltage. Please **submit** response and **submit** required information. **Comment on June 28, 2022 Submittal** **Approved**
12	**Comment on June 28, 2022 Submittal** Sheet C-6.5: Please provide detectable warnings of interlocking paver type, as per COA Standard Detail 403. See markup. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
END OF COMMENTS	

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

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 520. Use 6" concrete for Sidewalks and Curb Ramps located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable treated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 10".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAILS)

OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

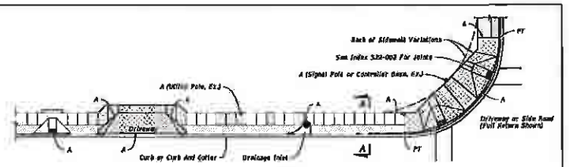
D- ½" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ½" Saw Cut Joints, 1½" Deep (within 72 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

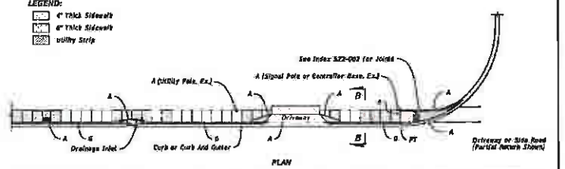


PLAN

SIDEWALK WITH UTILITY STRIP

LEGEND:

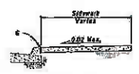
- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip



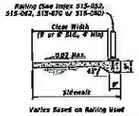
PLAN

SIDEWALK WITHOUT UTILITY STRIP

SECTION A-A



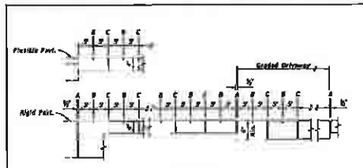
SECTION B-B



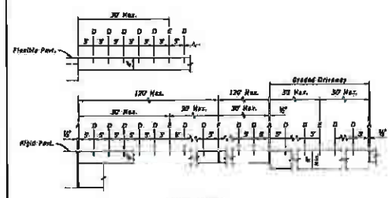
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	1 of 2



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

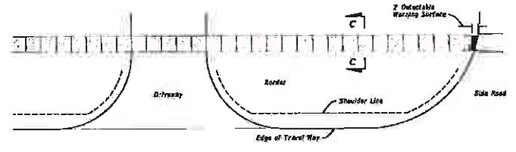
C- ½" Formed Open Joints

D- ½" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ½" Saw Cut Joints, 1½" Deep (within 72 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

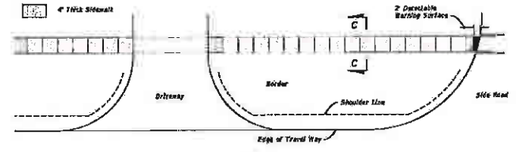


PLAN

CONTINUOUS SIDEWALK

LEGEND:

4" Thick Sidewalk



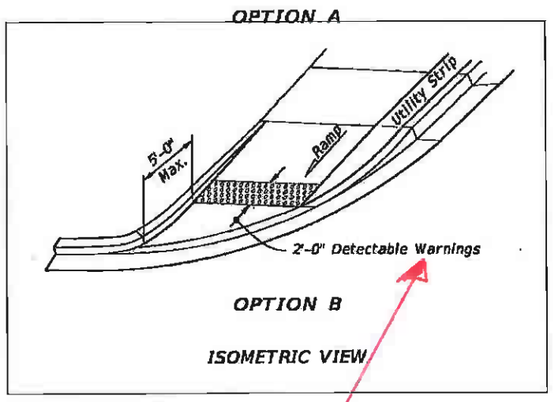
PLAN

DISCONTINUOUS SIDEWALK

SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	2 of 2



PROVIDE INTERLOCKING PAVERS AS PER COA STANDARD DETAIL 403

Know what's below. Call before you dig.

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CLIENT:
MAGNOLIA
WASH HOLDINGS
114 TRELLINGWOOD DRIVE,
MORRISVILLE, NC 27560
Phone: 919-760-7577

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 648-9130
FLORIDA CA #4057

NO.	DATE	REVISION DESCRIPTION
1	4/26/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAMIAN D. LESLIE 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.

DAMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Damian D. Leslie
Date: 2022.04.29 10:58:04-04'00'

DAMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

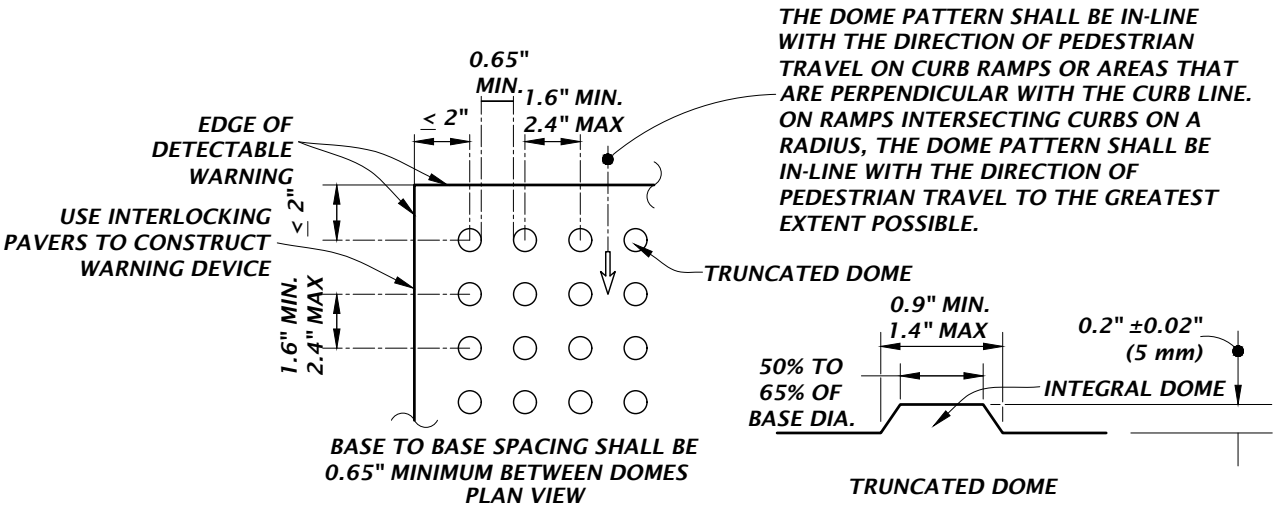
PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21148
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
FDOT DETAILS

SHEET NO:
C-6.5



1. *PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.*

2. *RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.*

3. *SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.*

4. *ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.*

5. *MATS ARE NOT ACCEPTABLE.*

6. *PROVIDE INTERLOCKING PAVERS AS FOLLOWS:*
   - *A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.*
   - *B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.*
   - *C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.*
   - *D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.*
   - *E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..*

7. *ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.*

403

ADA DETECTABLE WARNING

NTS

City of ALACHUA public services

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 28, 2022

Also sent by electronic mail to john@mdmservices.com

John Prins
MDM Services, LLC
1055 Kathleen Rd
Lakeland, FL 33805

RE: Project Assistance Team (PAT) Comments for Camel Car Wash Site Plan

Dear Mr Prins:

On April 7, 2022, the City of Alachua received your revised complete application for the Site Plan for Camel Car Wash. The application proposes the construction of a ±3,500 square foot automated car wash with associated site improvements on a ±1.66 acre subject property, located on Tax Parcel Number 03049-005-000.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on May 3, 2022 to discuss the needed revisions to the submitted application. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Tuesday, May 17, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. 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.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

A. Land Rights

a. Please identify any easements required on the site plan (public utility, cross access, etc).

B. Section 3.7.2 (C) – Interstate 75 and US 441 Gateway Overlay Standards

a. Section 3.7.2 (C)(5) requirement of 35% glazing would apply to west façade of building as it is visible from US 441.
b. Please verify that roll-up door is glazed on left (east elevation).
c. Please verify that "front elevation" is north elevation facing NW 163rd Lane.
d. Please verify that "rear elevation" is south elevation facing US 441.
e. Please provide elevations and/or details of canopy structures to ensure compliance with Section 3.7.2 (C)(5)(a)(iv).
f. Please provide description or call out on architectural elevations which architectural elements are being utilized to meet Section 3.7.2 (C)(5)(a)(vi).
g. Per Section 3.7.2 (C)(5)(c), the trash collection area must be incorporated into the principal structure.
h. For street buffer along US 441, the required canopy tree is live oak per Section 3.7.2 (C)(5)(d)(iii).
i. Per Section 3.7.2 (C)(5)(g), cross access must be provided to adjacent property owner to the west of subject parcel. This access must be provided at least to the property line and a cross access easement must be supplied. Please coordinate this easement with the City's Office of Compliance and Risk Management. Please call 386-418-6118.

C. Section 6.1 – Off street parking and loading standards

a. Provide number of employees on maximum shift.
b. Table 6.1-4 requires six (6) stacking spaces from the entry to the car wash. Please identify purpose of small canopy area. If cars will be stopped at that location to "place an order" then the stacking would start from that location. Please revise plan to show 6 stacking spaces from that location.
c. Per Section 6.1.9- 2 handicap accessible parking spaces would be required.
d. Table 6.1-1 does provide minimum parking requirement rate for carwash (one space per employee). A text interpretation by the City's LDR administrator is required in order to determine appropriate treatment of area where vehicles will be detailed. In order to aid in this determination can you please provide the following:
    i. Narrative explaining operation of the use
    ii. Will all the parking bays be used by customers for vacuuming their vehicles? Will any employees utilize any of the vacuum spaces?
    iii. Number of employees on largest shift
    iv. Hours of operation
    v. Approximate time in minutes that an average space would be occupied by a single user

D. Section 6.2 – Tree protection and landscaping standards

a. Sheet LS1, Detail 1 cites a nonexistent section of the City of Alachua LDRs. Correct citation should be 6.2.1(D)(2)(a).
b. Tree preservation table states the tree preservation credits will be used to offset the tree mitigation required. This is not permitted by City LDRs. However, Section 6.2.1 (D)(4)(b) allows for up to 25% of the trees provided for landscaping to be counted towards required tree mitigation.
c. Mitigation does not need to be provided for the 9" unknown tree.
d. Mitigation does not need to be provided for the 8" oak.

e. Section 6.2.2. (D)(1)(d)(ii) requires 6 under story trees per acre on the front (east side). This would result in 10 understory trees being required, but only 6 provided. Per Section 6.2.2. (D)(2)(b)(iv), palm trees count as understory trees at a rate of 3:1.
f. Section 6.2.2 (D)(1)(c)(iii) requires a row of shrubs along all building facades.
g. Section 6.2.2 (D)(2)(b) requires that the parking lot perimeter buffer be located exterior to the proposed parking lot. The required number of understory trees for the buffer have not been provided for the north, west, and east parking lot perimeter buffer. Staff calculates the number of understory trees required for the east and west parking lot perimeter buffer to be 5 understory trees, and the number of understory trees required for the north parking lot perimeter buffer to be 4.
h. Perimeter buffers are only shown for the west perimeter buffer. Required perimeter buffer is a 7.5' Type C buffer for all perimeters. South perimeter requires 7 canopy trees per the Type C buffer, but only 6 provided.
i. Section 6.2.3 (E)(1) requires 4 canopy trees per 100' of arterial buffer, placed every 25'. This would result in a requirement of 8 canopy trees placed every 25' along the US 441 buffer. Only 6 canopy trees provided along this buffer and spacing appears to be less than 25'. Additionally, please see comment B.h regarding compliance with the City of Alachua Gateway Overlay standards.

E. Section 6.3- Fencing standards

a. Please verify if any fencing is being proposed as a part of this site plan.
b. Please verify maximum height of proposed retaining wall.

F. Section 6.4 – Exterior Lighting Standards

a. Per Section 6.4.4 (C)(2), the maximum foot candles exceeded in the parking lot area.
b. Per Section 6.4.4 (C)(3), the maximum foot candles under canopies are exceeded.
c. Lights with Label B (Arrangement D180) exceed maximum lumens per Section 6.4.4 (D).
d. Site uniformity ratio exceeds 10:1 as required by Section 6.4.4 (E).
e. Show western property boundary in photometric plan. Appears that there is excessive spillover onto adjacent properties.
f. Provide cutsheets showing that the proposed light fixtures have full cutoff lenses or hoods.
g. Pole mounted lights exceed height standards set forth in Section 6.4.5. Fixture mounting height maximum is 15'. Proposed fixture height is 18' (16' pole + 2' pedestal).
h. Confirm canopy light fixtures will not project below canopy per Section 6.4.6 (A).

G. Section 6.5 – Signage

a. Signage is not permitted through the site plan review process, but as it was included with the site plan, Staff has completed a courtesy review.
b. Free standing sign is not a monument sign as required by Section 6.5.4 (D)(2).
c. East façade wall sign appears to exceed the 10% max sign area for wall signs. Façade area is 761 square feet, which would result in a maximum wall sign area of 76 square feet. The proposed sign is 111.67 square feet.

H. Section 6.8- Design standards for business uses

a. Please clarify if any provided glazing is spandrel glass.
b. Section 6.8.2 (B) requires connection to adjacent sidewalk network. Please provide at least one connection to the existing sidewalk system.
c. Per Section 6.2.8(C), cross access must be provided to adjacent property owner to the west of subject parcel. This access must be provided at least to the property line and a cross access easement must be supplied. Please coordinate this easement with the City's Office of Compliance and Risk Management. Please call 386-418-6118.

I. Outside Review

a. Please address all comments issued by Sergio Reyes, P.E, of eda consultants, inc. in a letter dated April 22, 2022 and attached to this letter.

b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 25, 2022 and attached to this letter.

J. Miscellaneous/ General Comments

a. Please provide fire flow required for proposed structures.
b. Site vicinity map on Plan cover sheet is incorrect. Please correct.
c. Add note or change title of plans – document is classified as a "Site Plan" under City of Alachua Land Development Regulations.
d. Sheet C1-0 refers to an ALDOT standard. Please correct.
e. Provide calculation of open space as a percentage of the overall project site.
f. Provide calculation of landscaped area as a percentage of the overall project site.
g. Sheet C1-0 does not identify zoning overlay: US 441/i75 Gateway overlay.
h. Verify water meter size. Please contact Public Services regarding capacity reservation fees for water and wastewater and to confirm location and infrastructure improvement area fees.
i. Identify and label items/ structures located near parking bays. Are these part of the vacuum systems? Please provide typical detail for these.
j. Please verify hours of operation for the proposed use.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 25, 2022**

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

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

TR 4/25/2022

RE: **Camel Carwash Site Plan**

Public Services has reviewed the subject project (Apr 07, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 07, 2022 Submittal** **Sheet CV-S** In keeping with official COA Planning terminology, please change title from "CIVIL CONSTRUCTION PLANS FOR": to "CIVIL SITE PLAN FOR:" Please call out the Utility Providers, which is customary. Add text similar to: UTILITY PROVIDERS POTABLE WATER & WATER FOR FIRE SERVICE: CITY OF ALACHUA SANITARY SEWER SERVICE: CITY OF ALACHUA ELECTRIC SERVICE: CITY OF ALACHUA GAS SERVICE: GAINESVILLE REGIONAL UTILITIES Please **resubmit** this sheet.
2.	**Comment on Apr 07, 2022 Submittal**

NO.	COMMENTS
	Sheet C-1.0 **ADA Ramp** ADA Ramp Note: The ADA Ramp shall conform to FDOT & CITYOF ALACHUA standards and details, not to ALDOT details. Thus please change note to: "ADA RAMP PER FDOT & CITY OF ALACHUA STANDARDS & DETAIL 403" Please add COA Standard Detail 403 to document. **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". Please **resubmit** this sheet.
3	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 1 of 3** **Grease Trap** As per COA Standards, minimum grease trap size is 1000 gals. Thus change note to "1000 GAL GREASE TRAP". **UTILITY NOTES:** Change numbers of existing utility notes to 5. thru 13. Add Utility Notes as follows" "1. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". 2. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE". 3. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". 4. PROVIDE TRACER WIRE FOR WATER AND WASTEWATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM." **GREASE TRAP NOTE:** Replace "MONTGOMERY" with "ALACHUA". Replace "ALABAMA" with "FLORIDA". **LEGEND** Add "W" line. Add Valve Symbol and WV Abbreviation.

NO.	COMMENTS
	Please **resubmit** this sheet.
4	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 2 of 3** **Water & Wastewater PUEs** Based upon COA review of the survey, neither the proposed water meters & supply lines nor the proposed CoA cleanout are in the existing PUE. Thus show PUEs for Water meters and water supply lines (Note the backflow preventer is the owner's responsibility and should not be within the PUE). COA-maintained cleanout & its upstream piping. **COA End of Maintenance** At the water meters and wastewater cleanout, please call out "COA END OF MAINTENANCE". **WATER SUPPLY WET TAP CONNECTIONS** Said connection shall be made by a pre-approved sub-contractor. Thus, please add the following text and leader: "WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." **Detail of Potable & Irrigation Water Meters** Water meters will be furnished by COA. Thus delete model numbers with replacement text now reading: "NEW 2-INCH WATER METER FURNISHED BY COA". "NEW 1-INCH WATER METER (IRRIGATION) FURNISHED BY COA". Please **resubmit** this sheet.
5.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0, 3 of 3** **Connection of proposed N-S 6-inch SAN SEWER (SS) to existing E-W SSS** There is significant existing flow in the existing SS at the proposed point of connection. Thus, installation of this WYE & temporary stoppage of flow will be problematic. Although not shown, there is a relatively close existing manhole in the E-W SAN SEWER line. Connecting the proposed 6-inch SS at his manhole is thus suggested. Note that this manhole is not shown on the survey, but it is there. Please **submit** response & **resubmit** this sheet.

NO.	COMMENTS
6.	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** Based upon the above comments, please include COA Standard Details in the plans. COA will provide a link so that the design engineer can access COA Standard Details. COA standard details are available in both PDF & CAD format. It is suggested that the CAD-formatted details be added to the plans. As a minimum, please add the following details: 112 115 118 127 307 200 209 215 227 263 264
7.	**Comment on Apr 07, 2022 Submittal** **Sheet C-4.0** Show the electric work on the Electrical Site Plan SE-1.0. But show the proposed easements for the electrical work on sheet C-4.0. On sheet C-4.0 first show the primary circuit from the electric box northwest of the canopy to the transformer. Then show as follows: Easement for the primary circuit from the electric box northwest of the canopy to the transformer. Easement 10-foot around the transformer, all directions.
8.	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Add the attached electric work scope that describes work done by CoA & that done by the

NO.	COMMENTS
	Contractor. Essentially, the Contractor furnishes & installs the primary conduit. CoA installs the conductors within the primary conduit. CoA orders and installs the transformer. All other work, including all load side work, is done by the Contractor. All labor performed by CoA and all materials furnished by COA shall be paid for by the Contractor.
9	**Comment on Apr 07, 2022 Submittal** **Sheet SE-1.0** Show the primary circuit, which shall be buried. Call out conduit size and materials. Route the primary circuit from the electric box NW of the canopy to the transformer. There must be a 3-foot minimum distance between the edge of transformer pad and road leading to the carwash. Please relocate the transformer and call-out the 3-foot min distance requirement. Please **submit** response & **resubmit** this sheet.
10	**Comment on Apr 07, 2022 Submittal** **Miscellaneous Standard Details** As a minimum, please add the following electric-related details: 506 Transformer pad detail – TBD – once load side voltage type is known, CoA will select the required transformer pad detail.
11	**Comment on Apr 07, 2022 Submittal** **Transformer Sizing** Please provide load calculations so CoA can size the transformer. In lieu of load calculations, if there a standard size transformer for a 3500 sf car wash, please provide the standard size. Please provide the load side voltage requirements – how many phases, voltage. Please **submit** response and **submit** required information.
	END OF COMMENTS

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

ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

April 22, 2022

Adam Hall, AICP
Principal Planner
Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Camel Premium Express Car Wash Civil Plan Review

Dear Adam:

The following are our review comments for the referenced project:

General Comments:

1. The site plan application listed the incorrect Tax Parcel number.
2. Drainage design Notes were not provided nor proof of Suwannee River Water Management District (SRWMD) permit or application for a permit. We did not review the submitted project for compliance with the master stormwater system because the above information was not provided.
3. The permit application and documentation provided indicate that the owner of the parcel is Alachua Express Wash, LLC, but all the plans show Magnolia Wash Holdings as owner. Please correct plans.
4. The Comprehensive Plan Consistency Analysis policy 1.3.d 3 indicates that "onsite Stormwater Management Facilities (SMF) are proposed, as illustrated in the Storm Drainage Plan. Submitted as part of this application. The SMF, in combination with the onsite pervious surface area, will ensure drainage improvements are met". Stormwater Management facilities or pervious pavement were not proposed within the submitted site plan except for stormwater pipes. Please clarify.

Plans

Sheet No CV-S

1. The Vicinity Map is not for this project. See requirements for Vicinity map, Site Plan Application, Attachments 1. d.
2. Add contact information for other consultants. Landscape, Surveyor, and Architect. Application form Item 1.b.
3. Property owner is incorrect.

ALTA/NSPS LAND TITLE SURVEY

1. Boundary and topographic survey must be signed and sealed by Florida register surveyor. Item 1.e of Site Plan Application

Sheet No D-1.0

1. There are some silt fence details that do not apply for this project: Stream protection, ditch bottom inlet protection. Include details of proposed facilities only.
2. Provide curb inlet protection for existing inlets within adjacent road. Provide detail for that type of protection
3. Add Construction Entrance and Fencing to the Legend.
4. It is not clear if proposed driveways are proposed to match existing edge of pavement or the edge of the gutter. The demolition plan calls for removing of the curbing and pavement, but plans depict existing gutter to remain. Please clarify

Sheet No C-1.0

1. Update call outs to reference FDOT Standards, not Alabama Standards.
2. The proposed site plan does not provide enough car staking serving the carwash building per code requirements.
3. Curb is missing along stacking lanes.
4. Add dimensions to Dumpster Enclosure.
5. Provide dimensioning of parking areas, driveways, tie building to property corners, canopies etc, Parking lot dimensions must meet city of Alachua code dimensional requirements.
6. Proposed parking spaces exceed the maximum allowed by code. Provide parking calculations of required parking, and maximum parking allowed.
7. Bicycle parking calculations are not provided, or bicycle parking proposed. Bicycle parking is required per city of Alachua code.
8. Clarify the proposed reclaim water service label
9. Label proposed buffers. No structures must be place within the buffers.
10. What FDOT Curb Ramps are you proposing? Please add labels corresponding to FDOT Index 522-022 and depict curb ramps accordingly.
11. Correct Tree Canopy covers for the site.
12. The site is within the Gateway Activity Center. Indicate that.
13. Correct the number of parking spaces provided. The proposed site plan shows 35 spaces, but the table indicates 36. Clarify.
14. Since the proposed site plans providing more than 25 spaces, 2 handicap parking spaces are required by code.
15. Change the listed Surveyor to the correct one listed in the Survey: Crow & Associates, Inc.
16. Identify symbols at the landscape islands in front of the carwash building. There are couple of the same symbols on other landscape islands. Clarify.

Sheet No C-1.1

1. Add tax parcel numbers and adjacent road names per Site Application Item 1. L.
2. Contour labels are not necessary in this sheet

Sheet No C-2.0

1. Provide proposed contours/grades to match existing grades around project.
2. Make sure the grading across the pedestrian walkway is less does not exceed to 2% per ADA requirements.
3. What is the purpose of the inlet located at the northeast corner of the site? It does not seem to be collecting a lot of runoff from the site or off- the site and without proposed contours/grades in that area is not possible to determine if it is required or not.
4. Add the slopes for the curb ramps. They must be less than or equal to 2% per ADA requirements.
5. Provide grades in front of the doors and at all the doors landings. Grades must be 2% of less in all directions.
6. The proposed stormwater piping connection to existing piping system is not very clear. Show existing pipe size, material, invert elevation, etc. and indicate how this will be connect to JB-1.
7. Provided enough grading details in both driveways to determine if meet cross walk ADA requirements
8. Please provide stormwater calculations demonstrating compliance with the existing Master Stormwater Facility including but not limited to drainage area, total impervious area, pipe capacity etc.

Sheet No C-3.0

1. Update Drainage Structure Schedule for proper Inlet depth to accommodate pipe size and still provide cover over the pipe and inlet.
2. Show all proposed pipes or existing pipes that the proposed structure is connecting to.
3. Proposed grading of the area around stormwater structure T-1 does not match detail grading. Please clarify
4. Revise elevations in the T1 – Trench Profile to reflect the contours shown. It seems to be showing 78.00’ on the sides and slope down towards the middle.
5. Again, provide proposed contours, grades around the site

Sheet No C-4.0

1. All the references must be to city of Alachua, Alachua County and State of Florida. Please correct all the references to other jurisdictions.
2. Sheet SD1 shows a grease trap detail of 1000 Gallons. This sheet proposed a grease trap of 750 gallons, which is the proposed size of the grease trap? Clarify.
3. Label size and material slope, invert elevation, etc of the existing utilities to be used to serve this project.
4. All proposed systems (water and sewer) must indicate pipe sizes type of material, proposed slopes (if applies to the system) invert and top elevations at the point of connections, etc.
5. Label source of water main detail. City of Alachua?
6. Water tap(s), water meter installation and irrigation and fire systems must be per city of Alachua Standards. Revise plans accordingly and provide details per city of Alachua details.

Sheet No C-5.0

1. Show Tree Barricade.
2. Protect existing inlets along the roads per prior comments
3. Revised all notes referring from Alabama Department of Environmental Management to reference the Florida Department of Environmental Protection if that applies to the item referenced.
4. There is no location or explanation how the including seed chart will be applied to this project or areas where seeding will be proposed.

Sheet No C-5.1

1. Some of the Silt Fence details are not required or proposed for this project. Please remove details that do not apply to this project
2. Fabric and Supporting Frame for Inlet Protection detail is not required or proposed for this project. Change to Gutter Buddy detail to protect existing curb inlets.

Sheet No C-6.0

1. Where is a retaining wall being proposed? Plans did not include any proposed retaining wall. Remove any information that is not pertinent to the proposed project.

Sheet No C-6.1

1. Clarify which FDOT Curb Ramp is being proposed in this project. Remove any information that is not pertinent to the proposed project.

Sheet No SD-1

1. Geotechnical note references Circle K Construction Manager. Update to proper project and authority.
2. Handicap ramps must be per FDOT details. Detail does not meet FDOT standards.
3. Remove any information that is not pertinent to the proposed project. Clarify where bollards are proposed as part of the plan. Some of the symbols were not label or were not included with the legend.
4. Grease trap detail indicates 1000 gallons. Water and Sanitary Plan calls for 750 gallons. Clarify.

Sheet No SD-2

1. Provide construction details, such as pipe inverts, slopes and top of tanks, clean inverts, etc. Plumbing plans are NOT part of the development plan approval.
2. Update notes to show correct numbering

Sheet no SD-3

1. Backflow preventer assembly must be per City of Alachua details. Provide detail, sizing, piping, etc. according to city of Alachua details.
2. Handicap striping detail shows 2 proposed handicap spaces. Overall plans proposed only 1 handicap space. Remove any information that is not pertinent to the proposed project.

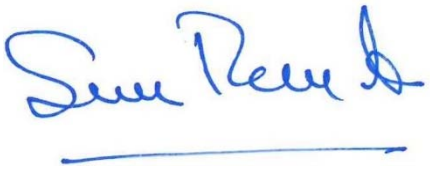
SG-SP-1

1. Signs are not part of the Site Plan review process. They are reviewed separately.

Landscape Plans

1. Reclaimed water system and grease trap are shown in different layout than in the Utility Plans. Update sheets to the intended design to avoid confusion during construction.

Sincerely,



Sergio Reyes, P.E.
President

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 19, 2022

Sent by electronic mail to john@mdmservices.com

John Prins
MDM Services, LLC
1055 Kathleen Rd
Lakeland, FL 33805

RE: Completeness Review: Camel Car Wash Site Plan Application

Dear Mr. Prins:

On April 7, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of Express Wash Acquisition Company, LLC and Magnolia Wash Holdings, LLC. The application proposes the construction of a ±3,500 square foot automated car wash with associated site improvements on a ±1.66 acre subject property, located on a portion of Tax Parcel Number 03049-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned revised application for completeness and finds that the application is complete. An in-depth review will now be performed and any issues identified will be discussed at a Project Assistance Team (PAT) meeting that will be scheduled separately from this letter.

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Sent by electronic mail to conrad@mdmservices.com

Conrad Palumbo
MDM Services, LLC
1055 Kathleen Rd
Lakeland, FL 33805

RE: Completeness Review: Camel Car Wash Site Plan Application

Dear Mr. Palumbo:

On January 18, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of Express Wash Acquisition Company, LLC and Magnolia Wash Holdings, LLC. The application proposes the construction of a ±3,500 square foot automated car wash with associated site improvements on a ±1.66 acre subject property, located on a portion of Tax Parcel Number 03049-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete. Additional information is needed to begin the review of the application, as outlined below. Please address the following deficiencies no later than 5:00 PM on Monday, January 31, 2022.

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

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

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

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

Please address the following:

1. Site Plan Applicant Information #3, Name of Owner (title holder).
    a. Submitted site plan application indicates that the title holder of the subject property is Express Wash Acquisition Company, LLC and Magnolia Wash Holdings, LLC. However, information from the Alachua County Property Appraiser indicates that the current title holder is Alachua A One, LLC.

Please verify. Property owner will need to submit authorized agent affidavit to permit MDM Services, LLC to submit applications for the subject property.

2. Site Plan Additional Information,#1, Contract for Sale.
    a. Submitted site plan application indicates that there is no contract for sale, however, submitted agreement appears to be a contract for sale of subject property. Please clarify or correct application.
3. Site Plan Attachment #1, Site Plan.
    a. #1.y.: Landscape plan not provided with digital set of site plans.
    b. #1.cc: Submitted architectural plans do not provide the following necessary information:
        i. glazing calculations of the front façade, any façade facing a street, and façade facing a publicly-accessible parking area, which is part of the development and consists of 15% of more of the required minimum off-street parking
        ii. Overall façade area calculations for the front façade, any façade facing a street and façade facing a publicly-accessible parking area, which is part of the development and consists of 15% of more of the required minimum off-street parking
        iii. Detail on the architectural plans depicting façade massing of 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
4. Site Plan Attachment #3, Fire Department Access and Supply.
    a. Fire flow calculations for the proposed building have not been submitted.
    b. Documentation from water purveyor stating available flow to subject property.
5. Site Plan Attachment #4, Concurrency Impact Analysis. An analysis of the application's impact on public facilities has not been provided. A sample analysis is available upon request.
6. Site Plan Attachment #5, Comprehensive Plan Consistency Analysis. An analysis of the application's consistency wit the City's Comprehensive Plan has not been submitted. A sample analysis is available upon request.
7. Site Plan Attachment #6, Mailing Labels. One (1) set of mailing labels for all property owners within 400 feet of the subject property and of all persons/organizations registered with the City to receive notices has not been provided.
8. Site Plan Attachment #8, Legal Description. Separate legal description of subject property has not been provided on a 8.5" x 11" sheet of paper (hard copy) and in Word format (electronic copy).
9. Site Plan Attachment #9, Proof of Ownership. Proof of ownership, such as copy of deed, has not been provided.

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Neighborhood Meeting Date: _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation: _____
8. Zoning Designation: _____
9. Acreage: _____
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   ** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

John Prins - Authorized Agent

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of June, 2022, by John Prins who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Karen Stone

Notary Public, State of Florida

My Commission Expires: June 21st 2022

NOTARY PUBLIC STATE OF FLORIDA
KAREN STONE
MY COMMISSION # HH 240777
EXPIRES: June 21, 2026

Project: MDM 21149

DRAINAGE REPORT

Camel Premium Car Wash

US 441 , Alachua, Florida

Prepared for:

MAGNOLIA
WASH HOLDINGS

Prepared by:

MDM Services, Inc.
Engineering, Environmental, and Construction

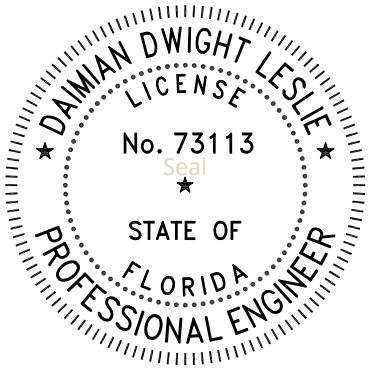
2151 W. Hillsboro Blvd., Suite 400
Deerfield Beach, Florida

Report Date: 08/02/2022

Revision Date:

Signature:

This item has been digitally signed and sealed by Daimian Leslie, PE, on date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Daimian Leslie, PE - FL Reg: 73113

Camel Premium Express Car Wash

1.1 PROJECT NAME: Camel Premium Express Car Wash

1.2 OWNER/APPLICANT: Magnolia Wash Holdings

1.2 PROJECT DESCRIPTION: Construct a 3500sf carwash, with vacuum facilities

1.4 PROJECT LOCATION: NW corner of the intersection of US Hwy 441 and the newly created NW 161 ST Terrace Alachua, FL.

1.5 SECTION/TOWNSHIP/RANGE: 9/8S/18E

1.7 TOTAL ACREAGE OWNER OR UNDER CONTROL: +/- 1.66 Ac.

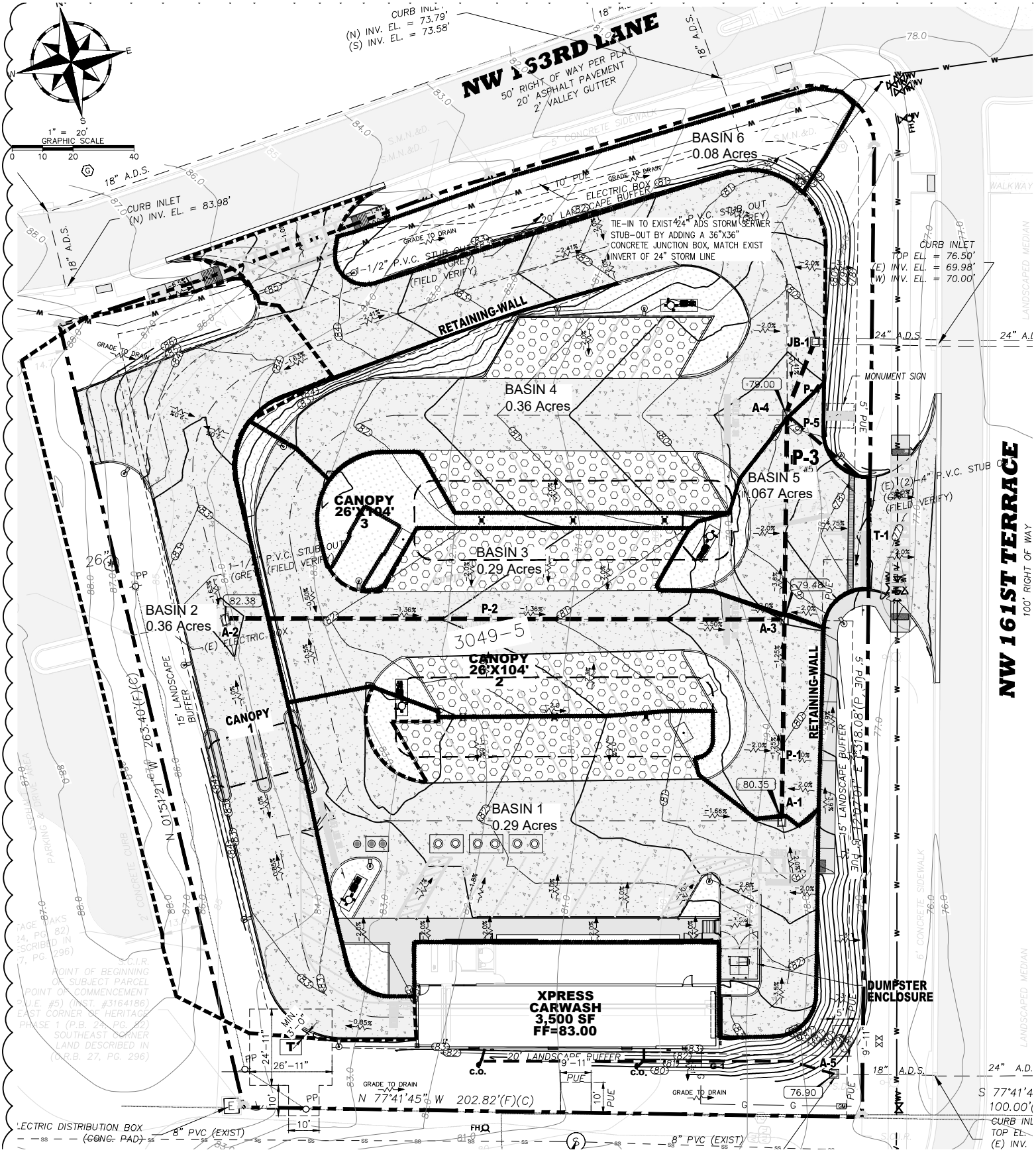
1.8 PROJECT SIZE: 1.66 Ac.

1.9 STORMWATER MANAGEMENT EXECUTIVE SUMMARY: Suwannee River Water Management District (SRWMD) issued permit ERP-001-230196-1 covering this project area. An excerpt from the permit "...Project consists of the construction and operation of a surface water management system serving a subdivision with an impervious area of 13.85 acres on a total project area of 24.79 acres in a manner consistent with the application package submitted by James McCauley with Alachua One, LLC, and the plans and calculations certified by Robert Walpole, with CHW, on or before July 14, 2017. The calculation, for the subdivision included only one on-site basin for the 24.79 acres. The attached report (by others and permitted through SRWMD), on page 7 states that the 1 basin will consist of 65% impervious for future development. Our challenge was to create a site plan (future development) that is 65% of the of the total purchased lot. Secondary, storm sewer calculations were developed to ensure the downstream pipe capacity is not exceeded (page 209shows that pipe 20's design pipe capacity at 23.74 cfs.

The attached plans document this project's compliance with the 65% requirement.

The following is to document the size of the storm sewer system and show the total Q of 11.06 cfs.

Rev 1


NW 153RD LANE
50' RIGHT OF WAY PER PLAT
20' ASPHALT PAVEMENT
2' VALLEY GUTTER
NW 161ST TERRACE
100' RIGHT OF WAY
1" = 20'
GRAPHIC SCALE
0 10 20 40
BASIN 6
0.08 Acres
BASIN 4
0.36 Acres
BASIN 5
.067 Acres
BASIN 3
0.29 Acres
BASIN 2
0.36 Acres
BASIN 1
0.29 Acres
CANOPY
26'X104'
3
CANOPY
26'X104'
2
CANOPY
1
XPRESS
CARWASH
3,500 SF
FF=83.00
DUMPSTER
ENCLOSURE
MONUMENT SIGN
RETAINING-WALL
CURB INLET
(N) INV. EL. = 73.79'
(S) INV. EL. = 73.58'
CURB INLET
(N) INV. EL. = 83.98'
CURB INLET
TOP EL. = 76.50'
(E) INV. EL. = 69.98'
(W) INV. EL. = 70.00'
TIE-IN TO EXIST 24" ADS STORM SEWER
STUB-OUT BY ADDING A 36"X36"
CONCRETE JUNCTION BOX, MATCH EXIST
INVERT OF 24" STORM LINE
1-1/2" P.V.C. STUB OUT (GREY)
(FIELD VERIFY)
4" P.V.C. STUB OUT (GREY)
(FIELD VERIFY)
(E) ELECTRIC BOX
ELECTRIC BOX (TYP)
GRADE TO DRAIN
20' LANDSCAPE BUFFER
15' LANDSCAPE BUFFER
10' PUE
5' PUE
18" A.D.S.
24" A.D.S.
8" PVC (EXIST)
N 01°51'21" W 263.40'(F)(C)
N 77°41'45" W 202.82'(F)(C)
S 77°41'4
100.00'(
P-1
P-2
P-3
P-4
P-5
JB-1
A-1
A-2
A-3
A-4
A-5
T-1
79.00
79.48
80.35
82.38
76.90
3049-5

Calculated Weight 'C'

Alachua Express Car Wash

INPUT

Basin 1

Area 0.29

C'

		AREA	C	TOTAL
1	Perv.	0.03	0.20	0.01
2	IMPER	0.22	0.95	0.21
3	Pavers	0.04	0.85	0.03
Totals		0.29		0.25
	Weighed	0.86		

Basin 2

Area 0.36

C'

		AREA	C	TOTAL
1	Perv.	0.19	0.20	0.04
2	IMPER	0.17	0.95	0.16
Total		0.36		0.20
	Weighed	0.55		

Basin 3

Area 0.29

C'

		AREA	C	TOTAL
1	Perv.	0.04	0.20	0.01
2	IMPER	0.17	0.95	0.16
3	Pavers	0.08	0.85	0.07
		0.29		0.24
	Weighed	0.82		

INPUT

Basin 4

Area 0.36

C'

		AREA	C	TOTAL
1	Perv.	0.04	0.20	0.01
2	IMPER	0.25	0.95	0.24
3	Pavers	0.07	0.85	0.06
Total		0.36		0.31
	Weighed	0.85		

Basin 5

Area 0.067

C'

		AREA	C	TOTAL
1	Perv.	0.01	0.20	0.002
2	IMPER	0.057	0.95	0.054
Total		0.067		0.056
	Weighed	0.84		

Basin 6

Area 0.08

C'

		AREA	C	TOTAL
1	Perv.	0.08	0.20	0.02
2	IMPER	0	0.95	0.00
				0.02
	Weighed	0.20		

All 'C' coeifficents are based on FDOT Drainage Design Guilde Table B-4
Pavers= pervious pavement-Steep

8/3/2022

Pipe Sizing Calculations

Design Frequency: 5 Yr storm -10 min. TC **Run:** Onsite Structures

FDOT Zone: Zone 5

Manning's n (HDPE): 0.012

***ALL ELEVATIONS ARE BASED ON NAVD88**

Main Trunk Line

Pipe No.	Upper Str. / Lower Str.	Length (ft)	Weighted Runoff "C"	Drain Area (ac)	tc (min)	tpipe (min)	Rainfall Intensity (in/hr)	Subtotal Area Runoff (cfs)	Upstream Pipe Runoff (cfs)	Branch Line Runoff (cfs)	Cumul Total Runoff (cfs)	Upper Ground Elev (ft)	Min. Grate Elev. / HGL Min / Cover Min	EL of Hydraulic Gradeline / Crown Elevation / Flow Line Elevation / Upper End (ft)	Lower end (ft)	Fall (ft)	Pipe Dia. (in)	Hydraulic Grade Line Design: Hyd. Rad. / Pipe Velocity (ft/s)	Manning "n" / Capacity (cfs)	Hyd.grade line (ft/ft) / Pipe Slope	use
JB-1	JB-1	40	0.00	0.00	0.00	0.06	6.9	6.79	4.27		11.06	79.76	73.08	72.08	72.00	0.08	24	0.50	0.012	0.0020	0.0020
													74.27	72.89	72.00						
	OUTFALL												74.27	70.89	70.00	0.89		11.67	36.65	0.0223	
P-4	A-4	23	0.85	0.36	10.00	0.06	6.9	2.12	4.27	0.39	6.79	79.00	73.23	72.23	72.08	0.15	15	0.31	0.010	0.0065	0.0065
													76.51	75.13	74.90						
	JB-1												76.51	73.88	73.65	0.23		6.86	8.42	0.0100	
P-3	A-4	64	0.83	0.29	10.0	0.17	6.9	1.67	1.37	1.23	4.27	79.48	73.32	72.32	72.23	0.09	18	0.38	0.012	0.0014	0.0014
													76.60	75.22	74.58						
	A-3												76.60	73.72	73.08	0.64		6.46	11.41	0.0100	
P-5	T-1	33	0.84	0.07	10.00	0.06	6.9	0.39			0.39	77.60	73.32	72.32	72.32	0.00	15	0.31	0.012	0.0000	0.0000
													77.34	75.96	74.97						
	A-4												77.34	74.71	73.72	0.99		9.90	12.15	0.0300	
P-2	A-2	101	0.55	0.36	10.00	0.34	6.9	1.37			1.37	82.38	73.45	72.45	72.32	0.13	12	0.25	0.012	0.0013	0.0013
													76.70	75.32	74.31						
	A-3												72.05	74.32	73.31	1.01		4.93	3.87	0.0100	
P-1	A-1	181	0.61	0.29	10.00	0.53	6.9	1.23			1.23	80.35	73.38	72.38	72.32	0.06	15	0.31	0.012	0.0003	0.0003
													80.76	79.38	77.57						
	A-3												72.05	78.13	76.32	1.81		5.72	7.02	0.0100	

***Bold indicates user input** **Italics indicate calculated values*

Table B-4: Runoff Coefficients for Storm Return Period ≤ 10 Years [a]

Slope	Land Use	Sandy Soils Min.	Sandy Soils Max.	Clay Soils Min.	Clay Soils Max.
Flat (0-2%)	Woodlands	0.10	0.15	0.15	0.20
	Pasture, grass, and farmland [b]	0.15	0.20	0.20	0.25
	Bare Earth	0.30	0.50	0.50	0.60
	Rooftops and pavement	0.95	0.95	0.95	0.95
	Pervious pavements [c]	0.75	0.95	0.90	0.95
	SFR: 1/2-acre lots and larger	0.30	0.35	0.35	0.45
	Smaller lots	0.35	0.45	0.40	0.50
	Duplexes	0.35	0.45	0.40	0.50
	MFR: Apartments, townhouses, and condominiums	0.45	0.60	0.50	0.70
	Commercial and Industrial	0.50	0.95	0.50	0.95
Rolling (2-7%)	Woodlands	0.15	0.20	0.20	0.25
	Pasture, grass, and farmland [b]	0.20	0.25	0.25	0.30
	Bare Earth	0.40	0.60	0.60	0.70
	Rooftops and pavement	0.95	0.95	0.95	0.95
	Pervious pavements [c]	0.80	0.95	0.90	0.95
	SFR: 1/2-acre lots and larger	0.35	0.50	0.40	0.55
	Smaller lots	0.40	0.55	0.45	0.60
	Duplexes	0.40	0.55	0.45	0.60
	MFR: Apartments, townhouses, and condominiums	0.50	0.70	0.60	0.80
	Commercial and Industrial	0.50	0.95	0.50	0.95
Steep (7%+)	Woodlands	0.20	0.25	0.25	0.30
	Pasture, grass, and farmland [b]	0.25	0.35	0.30	0.40
	Bare Earth	0.50	0.70	0.70	0.80
	Rooftops and pavement	0.95	0.95	0.95	0.95
	Pervious pavements [c]	0.85	0.95	0.90	0.95
	SFR: 1/2-acre lots and larger	0.40	0.55	0.50	0.65
	Smaller lots	0.45	0.60	0.55	0.70
	Duplexes	0.45	0.60	0.55	0.70
	MFR: Apartments, townhouses, and condominiums	0.60	0.75	0.65	0.85
	Commercial and Industrial	0.60	0.95	0.65	0.95

[a] Weighted coefficient based on percentage of impervious surfaces and green areas must be selected for each site.

[b] Coefficients assume good ground cover and conservation treatment.

[c] Depends on depth and degree of permeability of underlying strata.

Note: SFR = Single Family Residential
MFR = Multi-Family Residential

Hydrant Flow Test Report

Test Date 2/23/2022 **Test Time** 9:30 AM

Location

16135 US HWY 441
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by:Tom Whisenant
Witnessed by: Billy Jack Gourley

Notes

Flow Hydrant at Roundabout on NW163rd Lane
Read Hydrant along 441 at 16135

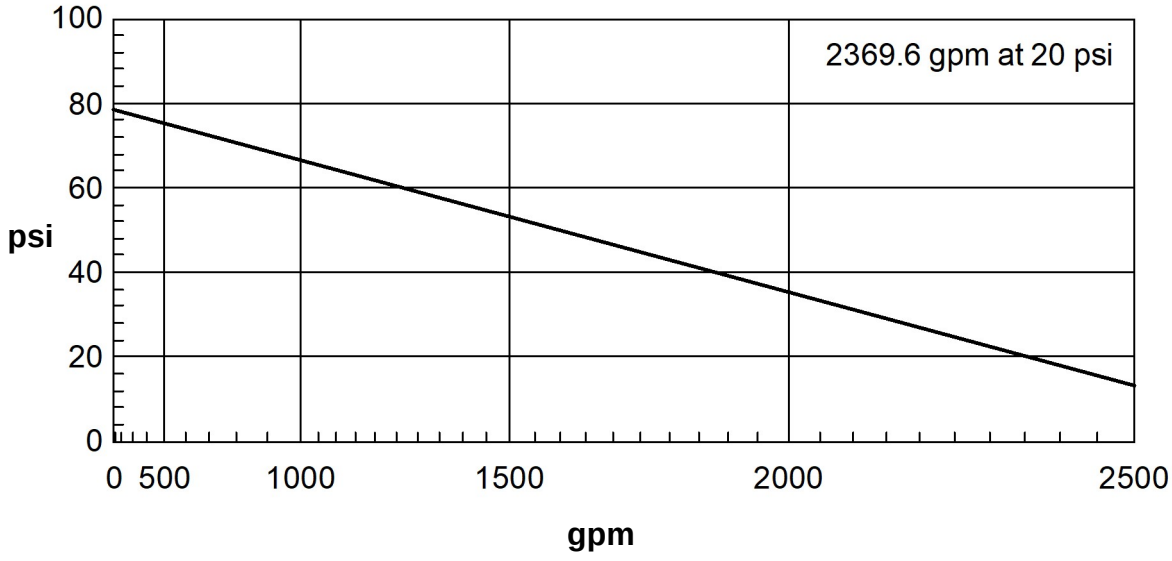
Read Hydrant

79 psi **static pressure**
49 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	24	822 gpm
#2	0	2.5	.9	24	822 gpm
				Total	1644 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

CONCURRENCY IMPACT ANALYSIS

Camel Premium Express Car Wash

22-0080

Professional Consultants

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

From: Seth Wood, Project Planner

Date: February 28, 2022

RE: Camel Premium Express Car Wash – Concurrency Impact Analysis

This Concurrency Impact Analysis is submitted for Camel Premium Express Car Wash, on a portion of Alachua County Tax Parcel 03049-000-000. The project area is located on the northern side of US 441, with NW 161st Terrace to its east and NW 163rd Lane to its north. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI). The proposed use is a ±3,488-square-foot automated car wash, with associated infrastructure and parking.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua January 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan.

Roadways / Transportation

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, does not provide AM Peak or Daily Total rates for automated car wash facilities, ITE Land Use Code 948. Trip generation figures are based on a study conducted for a similar automated car wash facility in the City of Gainesville, Florida. This study is provided as an attachment to this analysis.

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE Code	Variable (KSF)	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	Out	
Automated Car Wash*	948	3.488	20	9	11	41	14	27	706
Pass-By = 20% PM**			4	2	2	8	3	5	141
Net New Total Project Trips			*16*	*7*	*9*	*33*	*11*	*22*	*565*

**The ITE Trip Generation Manual does not provide Daily and AM peak hour volumes for the Automated Car Wash Land Use. The Trip Generation Memorandum provided for the Mr. Clean Carwash, dated October 13, 2021, was used to determine the trip generation for this project.*

*** **A pass-by study was performed by Buckholz Traffic in November 2000 for the Scrubs Car Wash located in Alachua County, Florida. The 20% pass-by rate derived from the study is applied to the daily, AM and PM peak trips to generate the estimated net new project trips.*

Conclusion: Approval of this application may generate **565 net new daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

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

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t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

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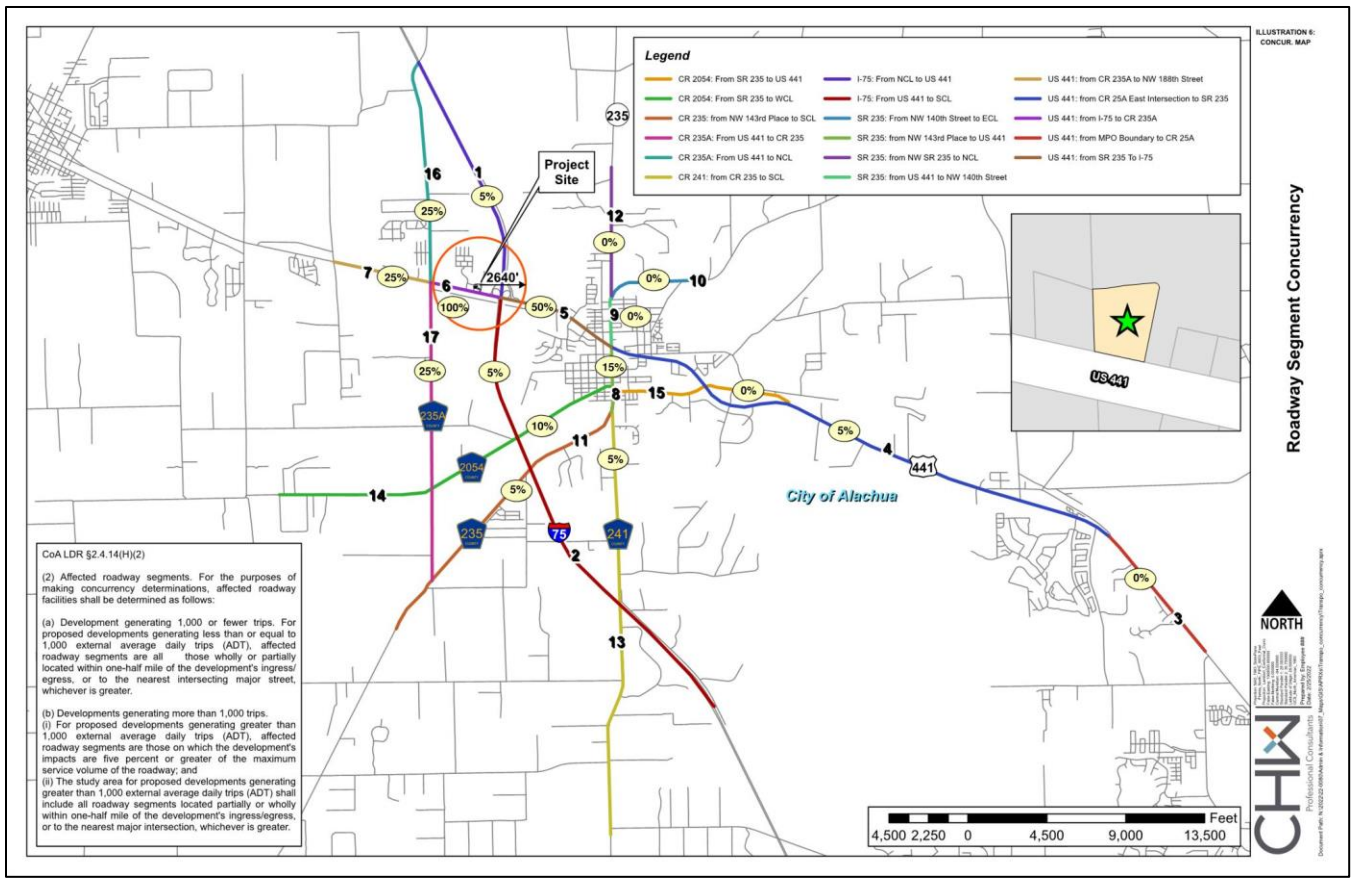

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is on US 441, west of I-75. The center point used for the one-half mile radius measurement was the approximate ingress/egress location on NW 161st Terrace. Trips are anticipated to be generated predominately by customers and employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Traffic System Category	**Segment 1:** I-75 From NCL to US 441		**Segment 2:** I-75 From US 441 to South City Limit		**Segment 5:** US Hwy 441 From SR 235 to I-75		**Segment 6:** US Hwy 441 From I-75 to CR 235A	
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	39,000	3,510	39,000	3,510
Existing Traffic[1]	38,841	4,078	65,627	6,891	24,204	2,299	30,111	2,861
Reserved Trips[1]	208	15	208	15	2,160	170	1,927	154
Available Capacity	52,551	4,157	25,765	1,344	12,636	1,041	6,962	495
Projected Trip Generation[2]	29	2	29	2	283	17	565	33
Available Capacity w/ Application approval	**52,522**	**4,155**	**25,736**	**1,342**	**12,353**	**1,024**	**6,397**	**462**

[1]*City of Alachua January 2022 Development Monitoring Report*
[2]*Note: Projected trip distribution percentage is estimated by 5% for Segment 1; 5% for Segment 2; 50% for Segment 5; and 100% for Segment 6.*

Conclusion: There is available capacity on all affected roadways with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	798,843
Percentage of Permitted Design Capacity Utilized[1]	65.27%
Projected Potable Water Demand from Proposed Project[2]	4097.5
Residual Capacity after Proposed Project	**794,745.5**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Estimated based on calculations done by Gainesville Regional Utilities (GRU) regarding two similar car wash projects in City of Gainesville. GRU estimates a car wash to be 14.9 Equivalent Residential Connections (ERC) per car wash bay. 14.9 ERC multiplied by the 275 GPD per residential unit established in City of Alachua Comprehensive Plan Community Facilities Element Policy 4.1.C.2. yields **4,097.5 GPD**.*

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	642,899
Percentage of Permitted Design Capacity Utilized[1]	57.14%
Projected Potable Water Demand from Proposed Project[2]	3,725
Residual Capacity after Proposed Project	**639,174**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Estimated based on calculations done by Gainesville Regional Utilities (GRU) regarding two similar car wash projects in City of Gainesville. GRU estimates a car wash to be 14.9 Equivalent Residential Connections (ERC) per car wash bay. 14.9 ERC multiplied by the 250 GPD per residential unit established in City of Alachua Comprehensive Plan Community Facilities Element Policy 1.1.d(b) yields 3,725 GPD.*

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,754.19	3,240.14
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**7.64**

1. *Source: City of Alachua January 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sq. ft./day x 3,488.86 sq. ft.) x 365)/2,000)*

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

ATTACHMENTS

I. Trip Generation Study for Mr. Clean Carwash—Gainesville, FL

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Camel Premium Express Car Wash

22-0080

Professional Consultants

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Seth Wood, Project Planner
Date:	February 28, 2022
RE:	Camel Premium Express Car Wash – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for Camel Premium Express Car Wash, on a portion of Alachua County Tax Parcel 03049-000-000. The project area is located on the northern side of US 441, with NW 161st Terrace to its east and NW 163rd Lane to its north. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI). The proposed use is a ±3,488-square-foot automated car wash, with associated infrastructure and parking.

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 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial, and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments

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t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

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The proposed use, an auto-oriented use, is allowed within the Commercial FLU category. This application is for development of an automated car wash with canopied area. Development will be consistent with standards set forth by the Commercial FLU category and CI Zoning District.

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;

The application proposes an ingress/egress point onto NW 161st Terrace, and an ingress/egress point onto NW 163rd Lane. There is a 6-foot concrete sidewalk that runs parallel to NW 161st Terrace, and a 5-foot concrete sidewalk that runs parallel to NW 163rd Lane. When the ingress/egress points are built, crosswalks connecting the sidewalks on either side of these access points will be installed, in order to ensure safe travel for pedestrians. An 8-foot concrete sidewalk will also be installed adjacent to the car wash facility on its northern side, allowing employees to walk safely from their cars to the car wash facility. Beyond travel by employees, pedestrian utilization of the facility is not anticipated, due to the auto-oriented nature of the proposed use.

2. Buffering from adjacent existing/potential uses;

The project site is bound by US 441 to the south, NW 163rd Lane to the north, and NW 161st Terrace to the east. Land to the west shares the project site's Commercial Future Land Use (FLU) designation and Commercial, Intensive (CI) Zoning designation, and is currently developed with multiple eating establishments, one of which containing a drive-through facility.

Per LDR Table 6.2-2., a 7.5-foot Type C buffer is required between the proposed use and the use to the west. Per LDR §6.2.2(D)(2)(b), a parking area buffer (5-foot min., 7.5-foot average) is also required. As shown on the site plan, all parking areas are buffered by a 15-to-20-foot landscape buffer.

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes to designate 32.63% of the project site as pervious area. The 10% minimum open space requirement is met.

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

Onsite Stormwater Management Facilities (SMF) are proposed, as illustrated in the Storm Drainage Plan submitted as part of this application. The SMF, in combination with the onsite pervious surface area, will ensure drainage requirements are met.

5. Placement of signage;

All proposed signage will adhere to the policies stated in Section 6.5 of Article 6 of the City of Alachua LDR. A site signage plan is submitted as part of this application.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and

preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

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

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

The proposed on-site parking area is designed for safe onsite circulation with minimal vehicle and pedestrian conflicts. Crosswalks across ingress/egress points allow pedestrians to safely cross the project site entryways. An 8-foot concrete sidewalk will also be installed to the north of the car wash facility, allowing employees to walk safely from their cars to the car wash facility. A fire truck path plan is submitted as part of this application, demonstrating safe circulation of a fire truck on the property.

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

Future Land Use Element (FLUE) Policy 2.4.a states that the minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The submitted Landscape Plan demonstrates that this 10% requirement is met.

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

There are no environmental features or significant resources on-site that warrant protection.

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

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

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

The project site is ±72,134.13 square feet, or ±1.66 acres, which is limited to a FAR of 0.75. The building proposed is a one-story, ±3,488.86 sq. ft. structure. This yields a Floor Area Ratio (FAR) of 0.05. The proposed development onsite will not exceed the permitted FAR.

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 project site is in the Gateway Activity Center, per the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. This development will provide an economically productive use on this currently vacant parcel located along a major corridor, and will help in promoting the attractiveness, vibrance, and economic prosperity of the City of Alachua. This project also aligns with the intent of the Corporate Corridor Activity Center, contributing to the City's economic development by adding job opportunities and business along the US 441 corridor.

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.

The proposed automated car wash facilities (Institute of Transportation Engineers (ITE) Land Use Code 948) will not result in a degradation of transportation Level of Service (LOS) standards, as is demonstrated in the complementary Concurrency Impact Analysis memorandum submitted as part of this application. Per LDR §2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's proposed ingress/egress. These segments were determined to be Segments 1, 2, 5, and 6 for the project, per the map included as part of the January 2022 Development Monitoring Report.

According to the January 2022 Development Monitoring Report, there is adequate capacity on the affected roadway segments to handle the increase in AADT created by the proposed application. This is demonstrated in the Concurrency Impact Analysis submitted as part of this application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

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.

The site's soil types are Kendrick Sand, 2 to 5 percent slopes (hydro group: B), and Arredondo-Urban Land Complex, 0 to 5 percent slopes (hydro group: A). According to the NRCS soil database, these soil types are well-drained.

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

The site's infill development creates new business and employment opportunities in the City. The infill development protects Alachua's unique character of existing neighborhoods by

locating businesses in areas designated for commercial uses on the Future Land Use Map. Locating an automated car wash in this location increases the intensity of the US 441 corridor in a manner that is compatible with existing development in the area. The proposed project will help maintain and enhance economic vitality within the City of Alachua by generating business and job opportunities.

Community Facilities Element

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

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

The proposed development will allow a net increase of ±3,488.86 sf of non-residential uses. Per the City of Alachua January 2022 Development Monitoring Report, there is a residual capacity of 642,899 gallons per day for Sanitary Sewer facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed non-residential use will not exceed this residual capacity.

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

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

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

The proposed development will allow a net increase of ±3,488.86 sf of non-residential uses. Per the City of Alachua January 2022 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed non-residential use will not exceed this build-out capacity.

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

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

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

The proposed development will allow a net increase of ±3,488.86 sf of non-residential uses. Per the City of Alachua January 2022 Development Monitoring Report, there is a residual capacity of 798,843 gallons per day for Potable Water facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed non-residential use will not exceed this residual capacity.

Antoinette Endelicatio
5562 NW 93rd Ave.,
Gainesville, FL – 32653

Dan Rhine
288 Turkey Creek,
Alachua, FL – 32615

Tom Gorman
9210 NW 59th St.,
Alachua, FL – 32653

Richard Gorman
5716 NW 93rd Ave.,
Alachua, FL – 32653

Peggy Arnold
410 Turkey Creek,
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Hugh Calderwood
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Jean Calderwood
PO BOX 2307,
Alachua, FL – 32615

Lisia Jenkins
PO BOX 1071,
Alachua, FL - 32616

Alachua A One LLC
15260 NW 147th Dr., Ste 100.,
Alachua, FL – 32615

Bob's Mobile LLC
22211 W Newberry Rd.,
Newberry, FL – 32669

Alachua A One LLC
15260 NW 147th Dr., Ste 100.,
Alachua, FL – 32615

Alachua Highpoint LLC
15260 NW 147th Dr., Ste 100.,
Alachua, FL – 32615

Alachua Gateway Center Surfacewater Management Association Inc
PO BOX 969,
Alachua, FL – 32616

Talal Properties LTD & Tarek Properties LTD
1326 E Lumsden Rd.,
Brandon, FL – 33511

Alachua FL 0716 LLC
100 2nd Ave. South, Ste 1103-S,
Petersburg, FL – 33701

Alachua County Farm Bureau Inc
16206 NW 163rd Ln.,
Alachua, FL – 32615

The City of Alachua
PO BOX 9,
Alachua, FL – 32616

The City of Alachua
PO BOX 9,
Alachua, FL – 32616

Sarcav LLC
2567 River Enclave Ln.,
Jacksonville, FL – 32226

T & H Property Group LLC
3580 N Main St.,
Gainesville, FL – 32609

Dwarkadhish Investments Inc.
1800 S Atlantic Ave.,
Daytona Beach, FL – 32118

T & H Property Group LLC, C/O
Bravo Florida LLC
4220 Edison Lake Pkwy.,
Mishawaka, IN 46545

Colliers International
Rory Causseaux
107 SW 7th Street
Gainesville, FL 32601

Magnolia Wash Holdings
Forrest Peters
5821 Fairview Rd., Ste 400
Charlotte, NC 28209

ct. 31, from 6 – 8 p.m.

Nov. 5: Newberry lomecoming Parade, ponsored by Newberry ligh School Student overnment. The parade ill begin at 3 p.m. at ie high school track nd will travel north n 258th Street, head ast on Newberry Road nd turn south on Larry eene Avenue to end at ie school. Residents re encouraged to come ut and support the high chool and enjoy a fun-lled parade to help elebrate this year's omecoming.

Nov. 6: Alachua aturday nights with ee concerts at Legacy ark, 5 p.m. – 9 p.m. aster than Flash & am Wheaton. Food rucks and concessions vailable.

Nov. 6: The Waldo rea Historical Society luseum will be open om 9 a.m. – 1 p.m. ie museum is located Waldo City Square, 450 N.E. 148th venue. Stop by and ke a train ride into the st.

Nov. 6: McIntosh 90s Festival, the 47th nual festival will be ld live on Saturday, ov. 6, 2021. Over 0 arts, crafts, plants, d antique vendors. pected attendance is ,000 to 35,000. Live ks up and down the eets of historic homes d around Van Ness rk (5835 Avenue G, cIntosh FL 32664),

Neighborhood Meeting Notice

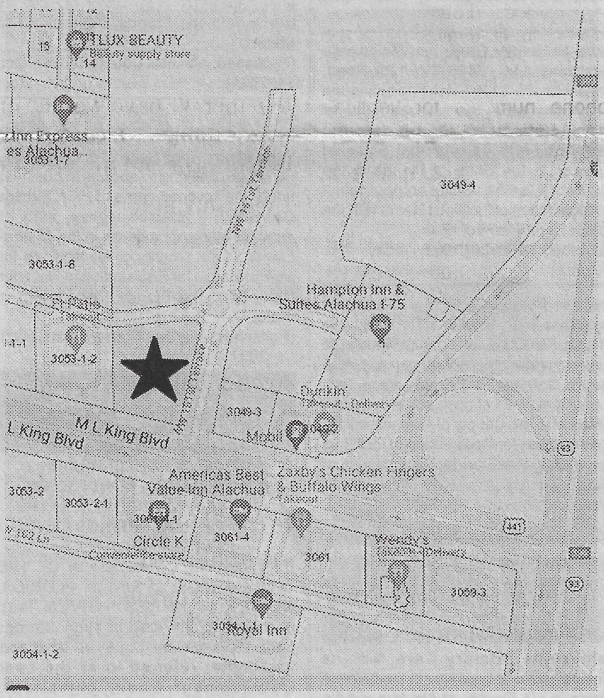
For the development of a commercial property located at the corner of M. L. King Blvd (US441) & NW 161st Terrace & NW 163rd Lane, Alachua, Florida.

Date: October (Thursday) 28th, 2021

Time: 5:30pm – 7:00pm

Place: Holiday Inn Express & Suites – 16367 NW 167th Blvd, Alachua, FL 32615

Contact: Conrad Palumbo 863-646-9130 ext. 114



MDM will be holding a neighborhood meeting to discuss and answer questions concerning a proposed commercial project. The property boundary lines U.S. HWY 441 (MLK Blvd), NW 161st Terrance & NW 163rd Lane, and is approx. 1.66 acres. This project will consist of site development of an unimproved vacant lot, to be subdivided from a larger parcel (Parcel ID 03049-000-000). And the new construction of a ground up "Automated Tunnel Carwash", structure to be 3,710SF. The proposed site will include a trash enclosure, employee & customer parking as well as ADA accessibility parking, free vacuum positions with canopies, payment kiosk & landscape island sections. Access drives to the property are proposed off NW 161st Terrace & NW 163rd Lane. The internal systems are supported by a water purification treatment with reverse osmosis. This automated carwash will host 3-minute washes, fast payment system, and free vacuum services. Please join MDM Services, Inc. an Engineering, Design Build Company. To discuss this scope of work and project goals.

(Published: Alachua County Today - October 14, 2021)

ces of Worship

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING - AUTOMATED TUNNEL CARWASH,** was published in said newspaper in the issues of **October 14, 2021.**

Affiant further says that *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 **14th day of October, 2021** by **H. 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 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

engineering • environmental • construction

1055 Kathleen Road, Lakeland, FL 33805. Tel (863)646-9130 Fax (863)648-1106
2151 W. Hillsboro Blvd, Ste 401, Deerfield Beach, FL 33442 Tel. (954)427-3076

City of Alachua
Neighborhood Meeting Notice

For the development of a commercial property located at the corner of M. L. King Blvd (US441) & NW 161st Terrace & NW 163rd Lane, Alachua, Florida.

Date: October (Thursday) 28th, 2021

Time: 5:30pm – 7:00pm

Place: Holiday Inn Express & Suites – 16367 NW 167th Blvd, Alachua, FL 32615

Contact: Conrad Palumbo 863-646-9130 ext. 114

MDM will be holding a neighborhood meeting to discuss and answer questions concerning a proposed commercial project. The property boundary lines U.S. HWY 441 (MLK Blvd), NW 161st Terrance & NW 163rd Lane, and is approx. 1.66 acres. This project will consist of site development of an unimproved vacant lot, to be subdivided from a larger parcel (Parcel ID 03049-000-000). And the new construction of a ground up "Automated Tunnel Carwash", structure to be 3,710SF. The proposed site will include a trash enclosure, employee & customer parking as well as ADA accessibility parking, free vacuum positions with canopies, payment kiosk & landscape island sections. Access drives to the property are proposed off NW 161st Terrace & NW 163rd Lane. The internal systems are supported by a water purification treatment with reverse osmosis. This automated carwash will host 3-minute washes, fast payment system, and free vacuum services. Please join MDM Services, Inc. an Engineering, Design Build Company. To discuss this scope of work and project goals.

Neighborhood meetings are mandatory for site-specific amendments to the Official Zoning Atlas (Section 2.4.2), planned developments (Section 2.4.3), special exception permits (Section 2.4.4), site plans (Section 2.4.9) and major subdivision preliminary plats (Section 2.4.10(G)(3)). Neighborhood meetings are optional for any other applications under these LDRs. Any party in attendance at the neighborhood meeting may submit an additional written summary indicating their understanding of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information they deem appropriate. This written summary may include a response to the applicant's written summary of the neighborhood meeting. The written summary shall be included with the application materials and be made available for public inspection.

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS. SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAYLINE OF U.S. HIGHWAY NO. 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 01°51'21" W, ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 263.40 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 163RD LANE PER THE PLAT OF HIGHPOINT CROSSING, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE N 83°30'58" E, A DISTANCE OF 50.25 FEET; THENCE N 81°19'24" E, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 83°40'52" E, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET, THENCE N 85°06'29" E, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S 41°21'31" E, A DISTANCE OF 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH T CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE S 12°07'01" W, A DISTANCE OF 318.08 FEET TO A POINT OF INTERSECTION WITH THE AFORMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 441; THENCE RUN N 77°41'45" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 202.82 FEET TO THE POINT OF BEGINNING.

engineering • environmental • construction

1055 Kathleen Road, Lakeland, FL 33805. Tel (863)646-9130 Fax (863)648-1106

2151 W. Hillsboro Blvd, Ste 401, Deerfield Beach, FL 33442 Tel. (954)427-3076

August 26, 2022

City of Alachua Planning & Community Development Division
Office of Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Project No: 21149
Alachua Camel Wash
Martin Luther King Blvd (US441) & Northwest 161st Terrace
Alachua, FL 32615

Written Summary of Neighborhood Meeting

(1) Those in attendance:
Barrett Sathianathan of MDM Services
Conrad Palumbo of MDM Services
Connor Bennett of Camel Car Wash

(2) A summary of the issues related to the development proposal discussed:
No issues were discussed as there were no meeting attendees other than the hosts (Barrett, Conrad, and Connor)

(3) Comments by those in attendance:
No attendees other than the hosts

(4) Any other information deemed appropriate:
N/A

Thank you for your time,

Sincerely,

John Prins

John Prins
Permit Manager

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3399173 5 PG(S)
2/16/2022 3:15 PM
BOOK 4978 PAGE 452
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1066365
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $6,440.00
Intang. Tax: $0.00

PREPARED BY:

MORRIS, MANNING, AND MARTIN, LPP
1600 ATLANTA FINANCIAL CENTER
3343 PEACHTREE ROAD, NE
ATLANTA, GA 30326

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 16-21-0131

ESCROW NO.: Z2137539-KJV

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Prepared by:
Morris, Manning, and Martin, LPP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

After Recording, Return To:
Morris, Manning, and Martin, LPP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326
Attention: Frederick C.C. Boyd, III, Esq.

Identification (Folio) Nos.: [03049-000-000]

SPECIAL WARRANTY DEED

STATE OF FLORIDA §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ALACHUA §

THAT, ALACHUA A ONE, LLC, a Florida limited liability company, whose address is 15260 NW 147th Drive, Suite 100, Alachua, FL 32615 Attention: James McCauley ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration paid by ALACHUA EXPRESS WASH, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is c/o A&M Capital Opportunities, 1 Pickwick Plaza, 3rd Floor, Greenwich, CT 06830, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Alachua County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "Property").

This conveyance, however, is made and accepted subject to those certain matters set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions"), to the extent the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, other than as set forth in the Permitted Exceptions, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions. Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple and that it has good right and lawful authority to sell and convey the Property.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, without warranty express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property.

EXECUTED the 10th day of February 2022, to be effective February 10, 2022.

SELLER:

ALACHUA A ONE, LLC

By: _____ (SEAL)
Name: James W. McCauley
Title: Manager

Signed, Sealed and Delivered
in the Presence of:

_____
(Witness 1 – Signature)

Virginia McCormac
(Witness 1 – Printed Name)

_____
(Witness 2 – Signature)

Ryan C. Curtis
(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on February 10, 2022, by James W. McCauley, as Manager of ALACHUA A ONE, LLC, a Florida limited liability company, on behalf of the limited liability company, and, who is: ✓ personally known to me or ____ who has provided a valid driver's license as identification (check one).

RYAN C. CURTIS
Commission # GG 923645
Expires January 20, 2024
Bonded Thru Troy Fain-Insurance 800-385-7019

_____
(Signature)

_____
(Type or Print Name)
My Commission Expires:_____
My Commission Number is:_____

Exhibit "A"

Legal Description of Property

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 01°51'21" W, ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 263.40 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 163RD LANE PER THE PLAT OF HIGHPOINT CROSSING, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 83°30'58" E, A DISTANCE OF 50.25 FEET; THENCE N 81°19'24" E, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 83°40'52" E, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE N 85°06'29" E, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S 41°21'31" E, A DISTANCE OF 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE S 12°07'01" W, A DISTANCE OF 318.08 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 441; THENCE RUN N 77°41'45" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 202.82 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Subdividers Agreement for Highpoint Crossing by and between Alachua A One LLC and the City of Alachua recorded in Official Records Book 4632, Page 640.

3. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments, as contained in that certain Declaration of Covenants, Conditions, and Restrictions recorded in Official Records Book 4650, Page 844; and as may be subsequently amended.

4. Easement(s) in favor of City of Alachua set forth in instrument(s) recorded in Official Records Book 4650, Page 887.

MDM
engineering • environmental • construction

1055 Kathleen Road, Lakeland, FL 33805. Tel (863)646-9130 Fax (863)648-1106
2151 W. Hillsboro Blvd, Ste 401, Deerfield Beach, FL 33442 Tel. (954)427-3076

August 26, 2022

City of Alachua Planning & Community Development Division
Office of Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Project No: 21149
Alachua Camel Wash
Martin Luther King Blvd (US441) & Northwest 161st Terrace
Alachua, FL 32615

Suwannee River Water Management District – Environmental Resource Permit Statement

Please see the print-out from the Suwannee River Water Management District e-permitting portal on the following page, we are still in the process of obtaining an Environmental Resource Permit from Suwannee River Water Management District

Thank you for your time,

Sincerely,

John Prins

John Prins
Permit Manager

Project Information

Information as of 26-Aug-2022 12:24:18 AM

Project Number	242312 - 2	**Project Name**	Alachua Express Wash		
Sequence Type	New/Creation	**Permit Type**	ERP Permit Determination/Exemption	**County**	Alachua (Alachua)
Received	07/27/2022	**Decision**		**Expiration**	
Description					
Status	Pending	**Recommendation**		**Current Process Stage**	**Pending RAI Response**
Applicant	MDM Services Inc	**Owner**		**Agent**	MDM Services Inc
Consultant	MDM Services Inc	**Wetlands**	No		
Reviewer(s)	Mary Diaz ; Ashley Stefanik (386) 362-1001; Sara Zybell ; Leidy dos Santos ;				

Copy Link | District Map | Google Map | Comments

Documents (6)

Change View | Export

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	07/27/2022	298835	Application	System Generated Online Application Report
Application	Fee	07/27/2022	93267	Fee	System Generated Online Fee Receipt
Application	Map	07/27/2022	871916	Map	Alachua Vicinity Map
Application	Calculations	07/27/2022	910187	Calculations	Storm Sewer Calculations
Application	Plans	07/27/2022	8953053	Plans	Site Plans
RAIs, RAI Responses and Timeframe Correspondence	RAI :: Main/Cover Letter	08/04/2022	111471	RAI :: Main/Cover Letter	Main Letter

MDM
engineering • environmental • construction

1055 Kathleen Road, Lakeland, FL 33805. Tel (863)646-9130 Fax (863)648-1106
2151 W. Hillsboro Blvd, Ste 401, Deerfield Beach, FL 33442 Tel. (954)427-3076

August 26, 2022

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Office of Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Project No: 21149
Alachua Camel Wash
Martin Luther King Blvd (US441) & Northwest 161st Terrace
Alachua, FL 32615

Paid Tax Records

Taxes for Alachua Express Wash were not yet due and payable when it closed on the property purchased for the Alachua Express Wash Automatic tunnel carwash project.

Thank you for your time,

Sincerely,

John Prins

John Prins
Permit Manager

CIVIL PLANS

CV-S	COVER SHEET
SURVEY	SURVEY OF SITE - SHEET 1
D-1.0	SITE DEMOLITION PLAN
C-1.0	SITE PLAN
C-1.1	OVERLAY SITE PLAN
C-2.0	SITE GRADING & DRAINAGE PLAN
C-2.1	DRIVE SECTIONS
C-3.0	SITE DRAINAGE PLAN
C-4.0	WATER & SANITARY PLAN
C-5.0	EROSION CONTROL PLAN
C-5.1	EROSION CONTROL DETAILS
C-6.0	CURB WALL DETAIL
C-6.1	COA STANDARD DETAILS
C-6.2	COA STANDARD DETAILS
C-6.3	COA STANDARD DETAILS
C-6.4	COA STANDARD DETAILS
C-6.5	FDOT DETAILS
C-6.6	FDOT DETAILS
C-6.7	FDOT DETAILS
SD-1	MISC. STANDARD DETAILS
SD-2	MISC. STANDARD DETAILS
SD-3	MISC. STANDARD DETAILS
SD-4	SITE EQUIPMENT DETAILS
LS1	TREE PRESERVATION PLAN
LS2	LANDSCAPE PLAN
LS3	LANDSCAPE DETAILS
LS4	IRRIGATION PLAN
LS5	IRRIGATION DETAILS
SE-1	SITE ELECTRICAL
PH-1.0	PHOTOMETRIC PLAN
TE-1	TRASH ENCLOSURE
SG-SP-1	SITE SIGNAGE PLAN
SG-SP-2	SITE SIGNAGE ELEVATIONS
SG-DTL	MONUMENT SIGN DETAILS
TR-1.0	FIRE TRUCK PATH PLAN

CANOPY PLANS

CE-1.0	PAY STATION CANOPY ELEVATIONS
CE-2.0	VACUUM STATION CANOPY ELEVATIONS
CE-3.0	VACUUM STATION CANOPY ELEVATIONS

BUILDING PLANS

CW-A0.0	LIFE SAFETY & ACCESSIBILITY FLOOR PLAN
CW-A2.0	EXTERIOR ELEVATIONS

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF BOB HITCHCOCKS MAIN ST. & PEGGY RD. ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 77.19' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

PROJECT DESCRIPTION

CIVIL SITE PLANS FOR:

CAMEL PREMIUM EXPRESS CAR·WASH

CAMEL PREMIUM EXPRESS CAR WASH
MARTIN LUTHER KING BOULEVARD (US441) & NORTHWEST 161ST TERRACE
ALACHUA, FLORIDA

OWNER

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615

Phone: 919-760-7577

DEVELOPMENT CONTACTS

CITY OF ALACHUA BUILDING DEPARTMENT
(386) 418-6100
15100 NW 142 TERRACE
ALACHUA, FLORIDA 32615

PLANNING & COMMUNITY DEVELOPMENT
(386) 418-6121
15100 NW 142 TERRACE
ALACHUA, FLORIDA 32615

PUBLIC SERVICES
CARRILLO, JEANENE
(386) 418-6140
15100 NW 142 TERRACE
ALACHUA, FLORIDA 32615

FIRE AND RESCUE
15040 NW US HWY 441
ALACHUA, FL 32615
352-384-3101

POLICE
15000 NW 142 TERRACE
ALACHUA, FL 32615
386-462-1396

POLICE
15000 NW 142 TERRACE
ALACHUA, FL 32615
386-462-1396

UTILITY PROVIDERS

POTABLE WATER & WATER FOR FIRE SERVICE: CITY OF ALACHUA
SANITARY SEWER SERVICE: CITY OF ALACHUA
ELECTRIC SERVICE: CITY OF ALACHUA
GAS SERVICE: GAINESVIILE REGIONAL UTILITIES

ENGINEER

MDM SERVICES, INC.
engineering • environmental • construction

1055 KATHLEEN ROAD
LAKELAND, FLORIDA 33809

CONTACT: PROJECT MANAGER –SANDIE OWENS
Phone: (863) 646–9130 EXT/ 107 (OFFICE)
(863) 559–3800 (MOBILE)

ENGINEER OF RECORD:

CODE INFORMATION

1. APPLICABLE CODES:

BUILDING:	2020 FLORIDA BUILDING CODE - BUILDING, 7TH EDITION
PLUMBING:	2020 FLORIDA BUILDING CODE - PLUMBING, 7TH EDITION
MECHANICAL:	2020 FLORIDA BUILDING CODE - MECHANICAL, 7TH EDITION
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE (NEC)
ENERGY:	2020 FLORIDA BUILDING CODE - ENERGY CONSERVATION CODE, 7TH EDITION
ACCESSIBILITY:	2020 FLORIDA BUILDING CODE - ACCESSIBILITY, 7TH EDITION
FIRE :	2020 FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION

OWNER:
ALACHUA EXPRESS WASH, LLC.
16139 NW US HWY 441
ALACHUA, FL, 32615
PHONE: 919-760-7577

ENGINEER:
MDM SERVICES, INC.
1055 KATHLEEN ROAD
LAKELAND, FLORIDA 33805
CONTACT: RICHARD R. MORRIS
PHONE: 954-427-3076

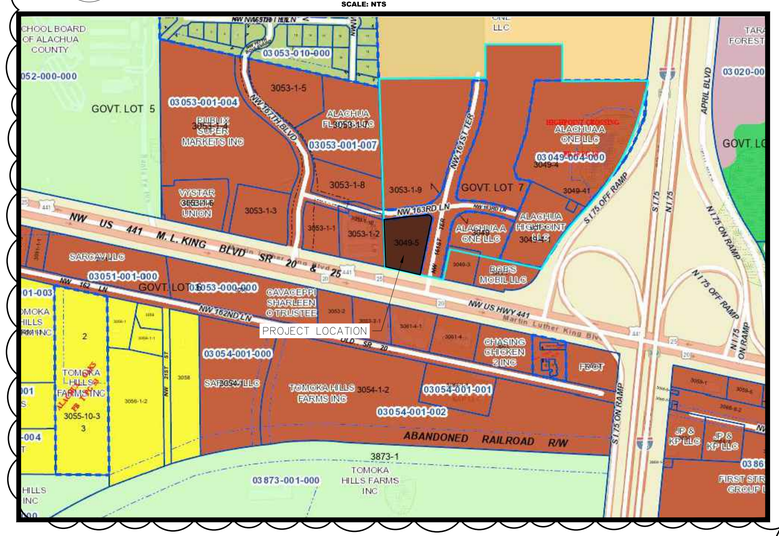
LANDSCAPE:
HEARTWOOD AND BARK PLC
200 2ND ST. S. #433
ST. PETERSBURG, FL 33701
PHONE: 727-343-1809

SURVEYOR:
CROW & ASSOCIATES INC.
2004 THONOTOSASSA RD. STE #102
PLANT CITY, FL 33563
PHONE: 813-754-0505

ARCHITECT:
MDM SERVICES, INC.
1055 KATHLEEN ROAD
LAKELAND, FLORIDA 33805
CONTACT: RICHARD R. MORRIS
PHONE: 954-427-3076

SITE VICINITY MAP

VICINITY MAP
SCALE: NTS



LEGAL DESCRIPTION

(AS SURVEYED)

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 441 (RIGHT–OF–WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT–OF–WAY LINE, RUN N 01°51'21" W, ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 263.40 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF NW 163RD LANE PER THE PLAT OF HIGHPOINT CROSSING, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT–OF–WAY LINE, N 83°30'58" E, A DISTANCE OF 50.25 FEET; THENCE N 81°19'24" E, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 83°40'52" E, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE N 85°06'29" E, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S 41°21'31" E, A DISTANCE OF 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE S 12°07'01" W, A DISTANCE OF 318.08 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO 441; THENCE RUN N 77°41'45" W, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 202.82 FEET TO THE POINT OF BEGINNING.

Know what's below. Call before you dig.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE 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.

DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022
DAIMIAN D. LESLIE
FLORIDA #PE73113

"THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY US UNDER OUR SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS."

GENERAL PROJECT NOTES

A. All construction shall comply with applicable building codes and local restrictions. Contractors must comply with contractor registration requirements of all governing authorities.
B. Approved plans shall be kept in a plan box and shall not be used by workmen. All construction sets shall reflect same information. Contractor shall maintain one complete set of plans on the premises in good condition at all times. this shall include all addenda.
C. The contractor shall field verify all conditions and dimensions prior to starting any work and shall be responsible for all work and materials including those furnished by subcontractors and owner.
D. Discrepancies between portions of the contract documents, drawings and specifications are not intended. The contractor is to clarify any such discrepancies with the owner prior to commencing work.
E. Stated dimensions take precedence over graphics, do not scale drawings to determine locations. The owner shall be notified of any such discrepancies prior to continuing with work.
F. Contact owner for instructions prior to the continuation of work should any unusual conditions become apparent during grading or foundation construction. Existing elevations and locations to be jointed shall be verified by the contractor prior to construction. If they differ from those shown on the drawings, the contractor shall notify the owner so that modifications can be made before proceeding with the work.
G. It shall be the responsibility of the contractor to locate all existing utilities whether shown herein or not and to protect them from damage. The contractor shall bear the expense of repair or replacement of utilities or other property damaged by operations in conjunction with he execution of the work after so located.
H. For construction details not shown, use the manufacturer's approved shop drawings / data sheets in accordance with the project specifications.
I. Fire extinguishers to be installed at heights designated by owner and in compliance with local fire code. Final fire extinguisher locations shall be approved by fire marshal.
J. G.C.to get application for "knox/access box" from the fire marshals office. Box is to be installed prior to final inspection.

VERSION:

DATES

- ⚠1 4/28/22 PER CITY COMMENTS
- ⚠2 7/26/22 PER PLANNING & COMM.

STORE NUMBER
0000
MDM PROJECT NUMBER
21149

CV-S

CAMEL WASH MLK BLVD (US441) & NW 161ST TERRACE ALACHUA, FL C.W. BLDG. (35'-0"x100'-0")

LEGAL DESCRIPTION
(AS SURVEYED)

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 01°51'21" W, ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 263.40 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 163RD LANE PER THE PLAT OF HIGHPOINT CROSSING, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 83°30'58" E, A DISTANCE OF 50.25 FEET; THENCE N 81°19'24" E, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 83°40'52" E, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE N 85°06'29" E, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S 41°21'31" E, A DISTANCE OF 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE S 12°07'01" W, A DISTANCE OF 318.08 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 441; THENCE RUN N 77°41'45" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 202.82 FEET TO THE POINT OF BEGINNING.

LEGEND:
** AS APPLICABLE*

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	V.F.	VINYL FENCE
SMN&D	SET MAG NAIL & DISK P.S.M.#5761	COR.	CORNER
L.B.	LICENSED BUSINESS	F.F.	FINISHED FLOOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	INV.	INVERT
		EL.	ELEVATION
		T.O.B.	TOP OF BANK
FPKN&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D	DEED	E.P.	EDGE OF PAVEMENT
P	PLAT	C.E.	COVERED ENTRY
F	FIELD	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
ASPH.	ASPHALT	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
D.E.	DRAINAGE EASEMENT	T.B.M.	TEMPORARY BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT	S.S.M.H.	SANITARY SEWER MANHOLE
PG.	PAGE	A/C	AIR CONDITIONER UNIT
O.R.B.	OFFICIAL RECORDS BOOK	INST.	INSTRUMENT
S.S.M.H.	SANITARY SEWER MANHOLE	S.D.O.	SHOWN FOR DIRECTION ONLY
A.D.S.	ADVANCED DRAINAGE SYSTEM	ST.M.H.	STORM WATER MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE	P.V.C.	POLY VINYL CHLORIDE
		M.E.S.	MITERED END SECTION

TREE LEGEND:
⬡ Camphor Tree (2)
✱ Oak Tree (4)

NOTES:

1. THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES, IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
2. SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
3. TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
4. WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
5. TREE SYMBOLS ARE NOT TO SCALE.
6. TREE SIZE, SPECIES AND CONDITION SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION (TREE EXPERT).

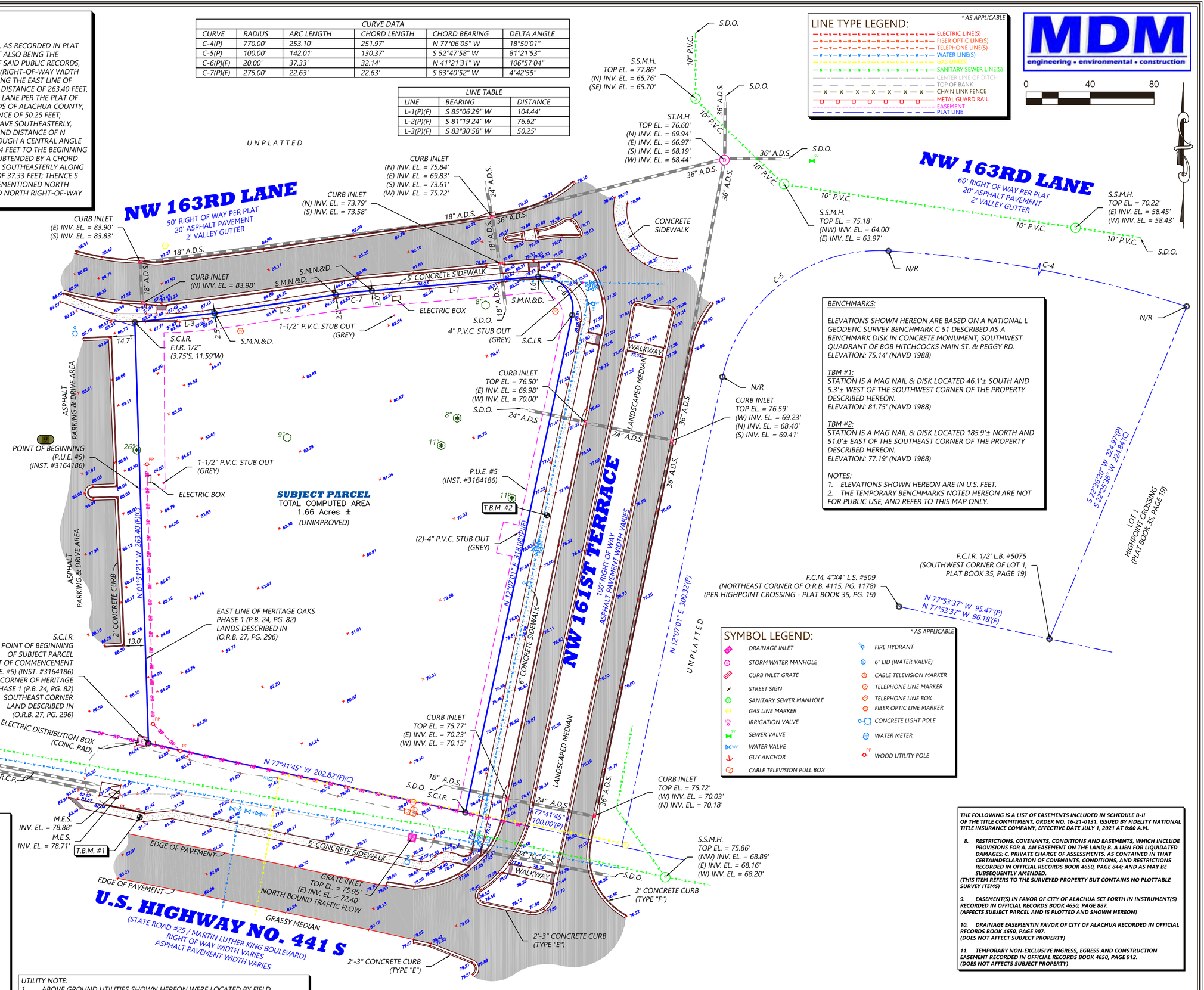
CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-4(P)	770.00'	253.10'	251.97'	N 77°06'05" W	18°50'01"
C-5(P)	100.00'	142.01'	130.37'	S 52°47'58" W	81°21'53"
C-6(P)(F)	20.00'	37.33'	32.14'	N 41°21'31" W	106°57'04"
C-7(P)(F)	275.00'	22.63'	22.63'	S 83°40'52" W	4°42'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1(P)(F)	S 85°06'29" W	104.44'
L-2(P)(F)	S 81°19'24" W	76.62'
L-3(P)(F)	S 83°30'58" W	50.25'

LINE TYPE LEGEND:
** AS APPLICABLE*
- ELECTRIC LINE(S)
- FIBER OPTIC LINE(S)
- TELEPHONE LINE(S)
- WATER LINE(S)
- GAS LINE(S)
- SANITARY SEWER LINE(S)
- CENTER LINE OF DITCH
- TOP OF BANK
- CHAIN LINK FENCE
- METAL GUARD RAIL
- EASEMENT
- PLAT LINE

MDM engineering • environmental • construction

0 40 80



SYMBOL LEGEND:
** AS APPLICABLE*
- DRAINAGE INLET
- STORM WATER MANHOLE
- CURB INLET GRATE
- STREET SIGN
- SANITARY SEWER MANHOLE
- GAS LINE MARKER
- IRRIGATION VALVE
- SEWER VALVE
- WATER VALVE
- GUY ANCHOR
- CABLE TELEVISION PULL BOX
- FIRE HYDRANT
- 6" LID (WATER VALVE)
- CABLE TELEVISION MARKER
- TELEPHONE LINE MARKER
- TELEPHONE LINE BOX
- FIBER OPTIC LINE MARKER
- CONCRETE LIGHT POLE
- WATER METER
- WOOD UTILITY POLE

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF BOB HITCHCOCKS MAIN ST. & PEGGY RD.
ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 77.19' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

SURVEYORS NOTES:
1. *THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.*
2. *THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 16-21-0131, HAVING AN EFFECTIVE DATE OF JULY 1, 2021 AT 08:00 A.M.*
3. *SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.*
4. *BEARINGS SHOWN HEREON BASED ON PLAT (W. LINE SUBJECT PARCEL BEING N 01°51'21" W).*
5. *THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.*
6. *PURPOSE OF SURVEY: ENGINEERING DESIGN.*
7. *THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.*
8. *NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.*
9. *THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.*
10. *THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USE WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.*
11. *THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.*
12. *THIS SURVEY MEETS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.*

UTILITY NOTE:
1. ABOVE GROUND UTILITIES SHOWN HEREON WERE LOCATED BY FIELD OBSERVATIONS.
2. UNDERGROUND UTILITY LINES SHOWN HEREON WERE LOCATED PER THE FIELD MARKED LOCATIONS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
3. UTILITY SYMBOLS ARE NOT TO SCALE.

THE FOLLOWING IS A LIST OF EASEMENTS INCLUDED IN SCHEDULE B-II OF THE TITLE COMMITMENT, ORDER NO. 16-21-0131, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 1, 2021 AT 8:00 A.M.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. PRIVATE CHARGE OF ASSESSMENTS, AS CONTAINED IN THAT CERTAINDECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 844; AND AS MAY BE SUBSEQUENTLY AMENDED.
(THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)

9. EASEMENT(S) IN FAVOR OF CITY OF ALACHUA SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 887.
(AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

10. DRAINAGE EASEMENTIN FAVOR OF CITY OF ALACHUA RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 907.
(DOES NOT AFFECT SUBJECT PROPERTY)

11. TEMPORARY NON-EXCLUSIVE INGRESS, EGRESS AND CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 912.
(DOES NOT AFFECTS SUBJECT PROPERTY)

To Alachua A One LLC, a Florida limited liability 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.

Michael D. Crow, P.S.M.
FLORIDA LICENSE NO. P.L.S. #5761
CERTIFICATE OF AUTHORIZATION L.B. #7936

DWG. NO.: 210717	LAST DATE OF FIELDWORK: 8/14/2021	DRAWN BY: JB	DATE PREPARED: 9/13/2021	FIELD CREW: NP, JS	CHECKED BY: BT, MC	PARCEL ID#: 03049-000-000	REVISIONS:

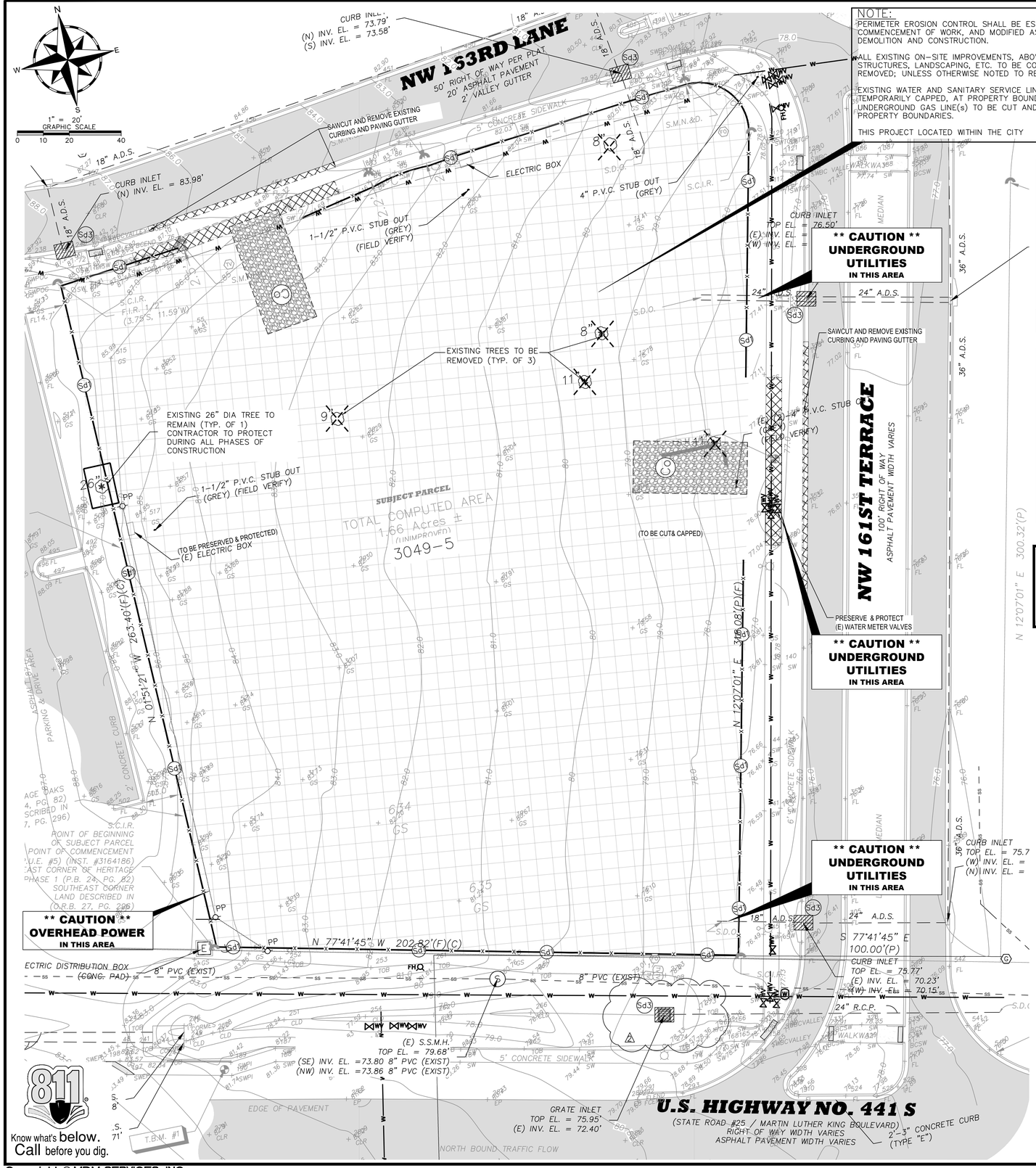
SHEET # 1 OF 1 SHEET

FLOOD ZONE DESIGNATION
THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "X" PER THE FLOOD INSURANCE RATE MAP FOR: ALACHUA COUNTY, FLORIDA. COMMUNITY PANEL: # 12001C 0120 D, DATED: 6/16/2006

SURVEY DATUM
HORIZONTAL DATUM **NAD 83**
VERTICAL DATUM **NAVD 88**

Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORIZATION # 7936
2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563
*PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM*

ALTA / NSPS LAND TITLE SURVEY
FOR
ALACHUA A ONE LLC



NOTE:
PERIMETER EROSION CONTROL SHALL BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK, AND MODIFIED AS NECESSARY THROUGHOUT DEMOLITION AND CONSTRUCTION.

ALL EXISTING ON-SITE IMPROVEMENTS, ABOVE & BELOW GROUND, STRUCTURES, LANDSCAPING, ETC. TO BE COMPLETELY DEMOLISHED AND REMOVED; UNLESS OTHERWISE NOTED TO REMAIN.

EXISTING WATER AND SANITARY SERVICE LINES TO BE CUT, AND TEMPORARILY CAPPED, AT PROPERTY BOUNDARIES. EXISTING UNDERGROUND GAS LINE(s) TO BE CUT AND TEMPORARILY CAPPED AT PROPERTY BOUNDARIES.

THIS PROJECT LOCATED WITHIN THE CITY

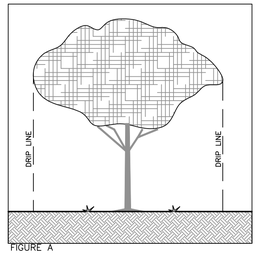


FIGURE A

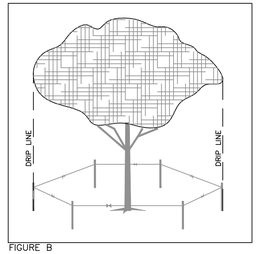


FIGURE B

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED

TREE PRESERVATION IS SHOWN ON SHEET LS1

REMOVAL LEGEND

- AREA TO BE CLEAR & GRUBBED FOR DRAINAGE IMPROVEMENT
- EXIST PAVEMENT TO BE REMOVED

GENERAL SCOPE OF WORK NOTES:

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND **10 DAY NOTICE OF DEMOLITION** FOR BUILDING & SITE TEAR DOWN, REMOVAL AND CLEAN-UP, DESCRIBED FOLLOWING:

1. INSTALL 5' (MIN) HIGH TEMPORARY CHAIN LINK FENCE AROUND CONSTRUCTION SITE.
2. DISCONNECTION OF EXISTING ELECTRICAL, TELEPHONE, WATER, AND SEWER SERVICES TO SITE.
3. INSTALLATION OF EROSION AND SEDIMENTATION PROTECTION PERIMETER OF PROPERTY AND DRAINAGE STRUCTURES AS OCCUR.
4. REMOVAL OF ALL EXISTING STRUCTURES
5. REMOVAL OF DRIVEWAY CONCRETE/PAVEMENT, SIDEWALKS, UG UTILITIES (ELECTRICAL, WATER, SEWER & STORM DRAINAGE NOT DESIGNATED TO REMAIN).

EROSION CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. A CONSTRUCTION EXIT PAD MUST BE INSTALLED AT ALL POINTS OF INGRESS AND EGRESS.
3. BMP'S (SITE EROSION CONTROLS) SHALL BE INSPECTED AND REPAIRED WEEKLY AND WITHIN 24 HOURS OF RAIN EVENTS OR .75" OR GREATER. THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROLS SHALL BE CHECKED DAILY. EROSION & SEDIMENTATION CONTROLS SHALL BE MAINTAINED AT ALL TIMES.
4. COPIES OF THE QUALIFIED PROFESSIONAL / QUALIFIED CREDENTIALED INSPECTOR (QCI) INSPECTOR REPORTS SHALL BE SUBMITTED TO THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
5. THE CONTRACTOR SHALL SIZE, INSTALL AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE, PER THE TO THE FLORIDA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.
6. ANY DISTURBED AREA(S) MAY NOT REMAIN DENUDED > 10 DAYS MUST BE TEMPORARILY STABILIZED.
7. SILT FENCE: REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1/4 THE HEIGHT OF THE BARRIER.
8. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE.
9. INSPECTIONS: CONTRACTOR SHALL INSPECT AND DOCUMENT EROSION AND SEDIMENT CONTROL MEASURES AND REPAIR AS NEEDED MIN. 2 TIMES PER WEEK AND AT LEAST 72 HOURS APART.

BARRIER REQUIREMENTS AND SPECIFICATIONS:

HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER, OR UPRIGHT STAKES SPACED AT 4-5' INTERVALS OF NO LESS THAN 2" X 2" LUMBER, CONNECTED BY TWINE FLAGGED PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES.
A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE

TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE, A PHYSICAL SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIPLINE, EXCEPT WHERE STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIPLINE.

THE DRIP LINE OF A TREE IS THE IMAGINARY VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE BRANCHES TO THE GROUND (FIGURE A).

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS. (FIGURE B)

EROSION CONTROL LEGEND

CODE	PRACTICE	SYMBOL	FDOT FIGURE
Co	CONSTRUCTION EXIT		V-19
Sd1	SEDIMENT BARRIER TYPE A SILT FENCE		V-2
Sd2	INLET INSERT SEDIMENT TRAP (OPT. SILT SAVER)		V-18
Sd3	CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM		V-19

SEE SHEET C-5.1 FOR FDOT DETAILS

EXISTING SITE AREAS:

TOTAL SITE AREA:	72,134.13 SQ.FT. OR 1.66 ACRES.
TOTAL IMPERVIOUS AREA:	508.71 SQ.FT. OR 00.71% OF SITE
TOTAL PERVIOUS AREA:	71,625.42 SQ.FT. OR 99.29% OF SITE
	100.00% OF SITE

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
2	7/26/22	PER PLANNING & COMM.
1	4/28/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE ON THE DATE ADJACENT TO THE SEAL.

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
DEMOLITION SITE PLAN

SHEET NO:
D-1.0

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SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS

N
W E
S

1" = 20'
GRAPHIC SCALE
0 10 20 40

TIE-IN TO EXIST CONC. DRIVE MATCH PAVEMENT GUTTER AND CURB GRADE ELEVATIONS

(N) 45 L.F. 5' WIDE CROSS WALK IN ACCORDANCE W/FDOT

(N) 17 L.F. OF 24" WIDE STOP BAR STRIPING, CLASS 2, TYPE "A" IN ACCORDANCE W/FDOT

(N) 30" HIGH INTENSITY STOP SIGN (TYP.) R3-2 36"X36"

TIE-IN TO EXIST CONC. DRIVE MATCH PAVEMENT GUTTER AND CURB GRADE ELEVATIONS

"ADA RAMP PER FDOT INDEX 522-002 & CITY OF ALACHUA STANDARDS & DETAIL 403 (TYP)

NW 163RD LANE
50' RIGHT OF WAY PER PLAT
20' ASPHALT PAVEMENT
2' VALLEY GUTTER

6" CONC. CURB (TYP)

14 L.F. OF 6" DBL. YELLOW PAINT IN ACCORDANCE W/FDOT

(N) SIGN CARWASH ENTRANCE

RETAINING-WALL
(N) 163 LF RETAINING WALL SEE SHEET C6.0 FOR DETAILS

NEW 6" CONC. PARKING, DRIVE - SEE SHEET SD-1 FOR DETAILS

CANOPY 26'X104' 3

CANOPY 26'X104' 2

CANOPY 1

(N) SIGN CARWASH ENTRANCE

MONUMENT SIGN

ONE WAY DO NOT ENTER

STOP BAR

MIN 6 VEHICAL STACKING SPACES PER LANE

CROSS ACCESS EASEMENT

15' LANDSCAPE BUFFER

HANDICAP PARKING SEE DTL SHEET SD-3

12-6" CONCRETE BOLLARDS SEE SD1 FOR DETAILS (TYP)

PAY STATION

1000 GAL. GREASE TRAP TRAFFIC RATED W/SAMPLE PORT

NEW CAR WASH RECLAIM 3 TANK SYSTEM TRAFFIC RATED

EMPLOYEE PARKING

VACUME PUMP SEE SHEET SD4

VACUME STAND SEE SHEET SD4

4" THK. CONC. SIDEWALK

NO CURB

4-6" CONCRETE BOLLARDS SEE SD1 FOR DETAILS (TYP)

XPRESS CARWASH 3,500 SF FF=83.00

DUMPSTER ENCLOSURE

FOR WATER CONNECTIONS SEE SHEET C-4.0

FOR GAS CONNECTIONS SEE SHEET C-4.0

20' LANDSCAPE BUFFER

2-6" CONCRETE BOLLARDS SEE SD1 FOR DETAILS (TYP)

ADA RAMP PER FDOT & COA STANDARDS & DETAIL 403 (TYP)

TOTAL COMM. SITE = 1.66 Acres ± (NET IMPROVED)

3049-5

TIE-IN TO EXIST CONC. SIDE WALK MATCH GRADE ELEVATIONS PER FDOT INDEX 522-002 (TYP)

TIE-IN TO EXIST CONC. DRIVE MATCH PAVEMENT GUTTER AND CURB GRADE ELEVATIONS

ADA DETECTABLE WARNING PER FDOT INDEX 522-002 & CITY OF ALACHUA STANDARDS & DETAIL 403 (TYP)

(N) 54 L.F. 5' WIDE CROSS WALK IN ACCORDANCE W/FDOT

14 L.F. OF 6" DBL. YELLOW PAINT IN ACCORDANCE W/FDOT

NW 161ST TERRACE
100' RIGHT OF WAY
ASPHALT PAVEMENT WIDTH VARIES

TIE-IN TO EXIST CONC. DRIVE MATCH PAVEMENT GUTTER AND CURB GRADE ELEVATIONS

REPLACE EXIST WM COVERS WITH HEAVY DUTY TRAFFIC RATED COVERS (DUCTILE IRON RINGS & LOCKING LIDS)

TIE-IN TO EXIST CONC. SIDE WALK MATCH GRADE ELEVATIONS PER FDOT INDEX 522-002 (TYP)

(N) 19 L.F. OF 24" WIDE STOP BAR STRIPING, CLASS 2, TYPE "A" IN ACCORDANCE W/FDOT

(N) 30" HIGH INTENSITY STOP SIGN (TYP.) R3-2 36"X36"

(N) 5' SIDEWALK W/HANDRAILS SEE COA & FDOT DETAILS

6" CONCRETE BOLLARDS SEE SD1 FOR DETAILS (TYP)

RETAINING-WALL

4" THK. CONC. SIDEWALK

6' CONCRETE SIDEWALK

LANDSCAPE BUFFER

5' CONCRETE SIDEWALK

WALKWAY

EDGE OF PAVEMENT

NORTH BOUND TRAFFIC FLOW

U.S. HIGHWAY NO. 441 S
(STATE ROAD #25 / MARTIN LUTHER KING BOULEVARD)
RIGHT OF WAY WIDTH VARIES
ASPHALT PAVEMENT WIDTH VARIES

T.B.M. #1

S.C.I.R.

S.D.D.

S.M.N.&D.

L.S.

F.F.E.

P.U.E.

PP

T.B.M. #2

N 77°41'45" W 202.82'(F)(C)

S 77°41'45" E 100.00'(P)

S85° 06' 28.34"W

S53° 04' 41.11"E 51.95'

N 12°07'01" E 300.32'(P)

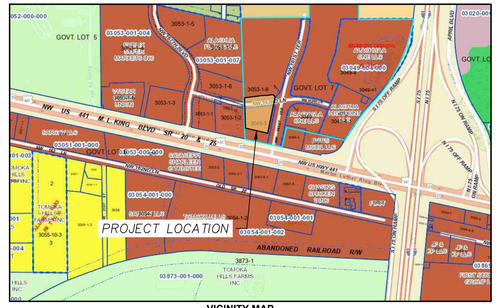
S 12°07'01" E 318.08'(P)

S85° 21' 11" W 263.40'(F)(C)

POINT OF BEGINNING OF SUBJECT PARCEL
POINT OF COMMENCEMENT P.U.E. #5 (INST. #3164186) EAST CORNER OF HERITAGE PHASE 1 (P.B. 24, PG. 82) SOUTHEAST CORNER LAND DESCRIBED IN (O.R.B. 27, PG. 296)

TAGE OAKS 24, PG. 82) SCRIBED IN 27, PG. 296)

Know what's below. Call before you dig.



VICINITY MAP
NTS

EXISTING SITE AREAS:

TOTAL SITE AREA:	72,134.13 SQ.FT. OR 1.66 ACRES.
TOTAL IMPERVIOUS AREA:	508.71 SQ.FT. OR 00.71% OF SITE
TOTAL PERVIOUS AREA:	71,625.42 SQ.FT. OR 99.29% OF SITE
	100.00% OF SITE

PROPOSED SITE AREAS:

TOTAL SITE AREA:	72,134.13 SQ.FT. OR 1.66 ACRES.
TOTAL IMPERVIOUS AREA	45,141.63 SQ.FT. OR 62.58% OF SITE
TOTAL PERVIOUS AREA:	26,992.50 SQ.FT. OR 37.42% OF SITE
	100.00% OF SITE

EXISTING IMPERVIOUS AREA:	508.71 SQ.FT. OR 00.71% OF SITE
PROPOSED IMPERVIOUS AREA:	45,141.63 SQ.FT. OR 62.58% OF SITE
TOTAL IMPERVIOUS DIFFERENCE AREA:	44,632.92 SQ.FT. OR 61.87% OF SITE

PROPOSED CANOPY-3 AREA:

CANOPY
PROPOSED 104' x 26'

CANOPY AREA:	2,675 SQ.FT. COVERING 3.71% OF SITE
TOTAL CANOPY. HEIGHT	15'-0" TBD
CANOPY CLEAR HEIGHT	12'-4" TBD

I. THE CAMEL WASH FACILITY IS A TUNNEL CARWASH. CUSTOMERS ENTER THE PAY BOOTH TO THE CARWASH. ONCE THE VEHICLE IS WASHED THE CUSTOMER CAN DRIVE AROUND AND PARK AT ONE OF THE VACUUM SPACES TO VACUUM AND HAND DRY THE VEHICLE.

II. THE CUSTOMERS USE THE VACUUM SPACES. EMPLOYEES USE THE EMPLOYEE DESIGNATED PARKING SPACES.

III. NUMBER OF EMPLOYEES IS 3 AT PEAK HOURS.

IV. HOURS OF OPERATION IS 8 A.M TO 8 P.M DAILY

V. 15 MINS. IS THE AVERAGE TIME A VACUUM SPACE IS USED

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF 808 HITCHCOCKS MAIN ST. & PEGGY RD. ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 77.19' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

LEGEND:

- (N) 6" CONCRETE PAVEMENT SEE SD1 FOR DETAILS
- (N) SOD SEE LANDSCAPE PLANS
- (N) CONCRETE PAVEMENT AND GUTTER
- (E) CONCRETE PAVEMENT
- (N) NEW
- (E) EXIST
- (F) (N) FIRE EXTINGUISHER
- (N) CONCRETE BOLLARD UNDER CANOPY & AT END OF SIDEWALKS
- (N) PERVIOUS PAVERS 8508.35 SQ.FT 11.80% OF SITE
- (4254.175 PERVIOUS WAS USE FOR DRAINAGE CALCULATIONS)

PROPOSED CARWASH AREA:

FLOOR AREAS: (1-STORY BUILDING)

TOTAL CARWASH. SQ.FT. EXTERIOR	3,488.86 SQ.FT. OR 4.71 OF SITE
HEIGHT MAX	30'-0"

PROPOSED CANOPY-1 AREA:

CANOPY
PROPOSED 32' x 16'

CANOPY AREA:	512 SQ.FT. COVERING 0.71% OF SITE
TOTAL CANOPY. HEIGHT	13'-0"
CANOPY CLEAR HEIGHT	12'-4"

PROPOSED CANOPY-2 AREA:

CANOPY
PROPOSED 104' x 26'

CANOPY AREA:	2,675 SQ.FT. COVERING 3.71% OF SITE
TOTAL CANOPY. HEIGHT	15'-0" TBD
CANOPY CLEAR HEIGHT	12'-4" TBD

PROPOSED DUMPSTER ENCLOSURE:

SPLIT FACE BLOCK W/ CEDAR FENCE OVER STEEL GATE DUMPSTER

PROPOSED 12'-4 x 11'-9" AREA:	144.88 SQ.FT. COVERING 0.20% OF SITE
HEIGHT	7'-0"

CURRENT ZONING/LAND USE:

OVERLAY DISTRICT — WITHIN THE GATEWAY ACTIVITY CENTER US 441/175 GATEWAY OVERLAY

EXISTING: CI
PROPOSED: CI

PARKING:

MAXIMUM PARKING ALLOWED:

CARWASH: 1 space per employee	3-EMPLOYEES MAX= 3 SPACES
1 SPACE FOR 400 SF GROSS FLOOR AREA:	3,488.86 SQ.FT./400 SQ.FT. = 9

PARKING PROVIDED:

(2) 12'x23' HANDICAP SPACE W/5' UNLOADING ZONE
(2) 9'x23' STANDARD PARKING SPACES
(31) 13'x23' VACUUMED STALLS SPACES

(35) TOTAL SPACES PROVIDED > 12 SPACES REQUIRED

PARKING SPACES DESIGNED AS LOW IMPACT DEVELOPMENT SEE GRADING AND DRAINAGE PLAN SHEET C-2.0 & C-3.0

AREA OPEN SPACE: 25,460.72 SQ.FT. COVERING 35.30% OF SITE

BUILDING SETBACK:

NORTH ℄ = 20'	(FRONT)	
SOUTH ℄ = 20'	(BACK)	
WEST ℄ = 0'	(SIDE)	
EAST ℄ = 0'	(SIDE)	

LANDSCAPE SETBACK:

The minimum landscaped buffer width shall be 15 feet.

AREA LANDSCAPE SPACE: 25,460.72.21 SQ.FT. COVERING 35.30% OF SITE

OWNER:
MAGNOLIA WASH HOLDINGS
CONTACT:

ENGINEER:
MDM SERVICES, INC.
1055 KATHLEEN ROAD
LAKELAND, FLORIDA 33805
CONTACT: RICHARD R. MORRIS
PHONE: 954-427-3076

LANDSCAPE:
HEARTWOOD AND BARK PLC
200 2ND ST. S. #433
ST. PETERSBURG, FL 33701
PHONE: 727-343-1809

SURVEYOR:
CROW & ASSOCIATES INC.
2004 THONOTOSASSA RD. STE #102
PLANT CITY, FL 33563
PHONE: 813-754-0505

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

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engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
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1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/03/2022
DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
SITE PLAN

SHEET NO:
C-1.0

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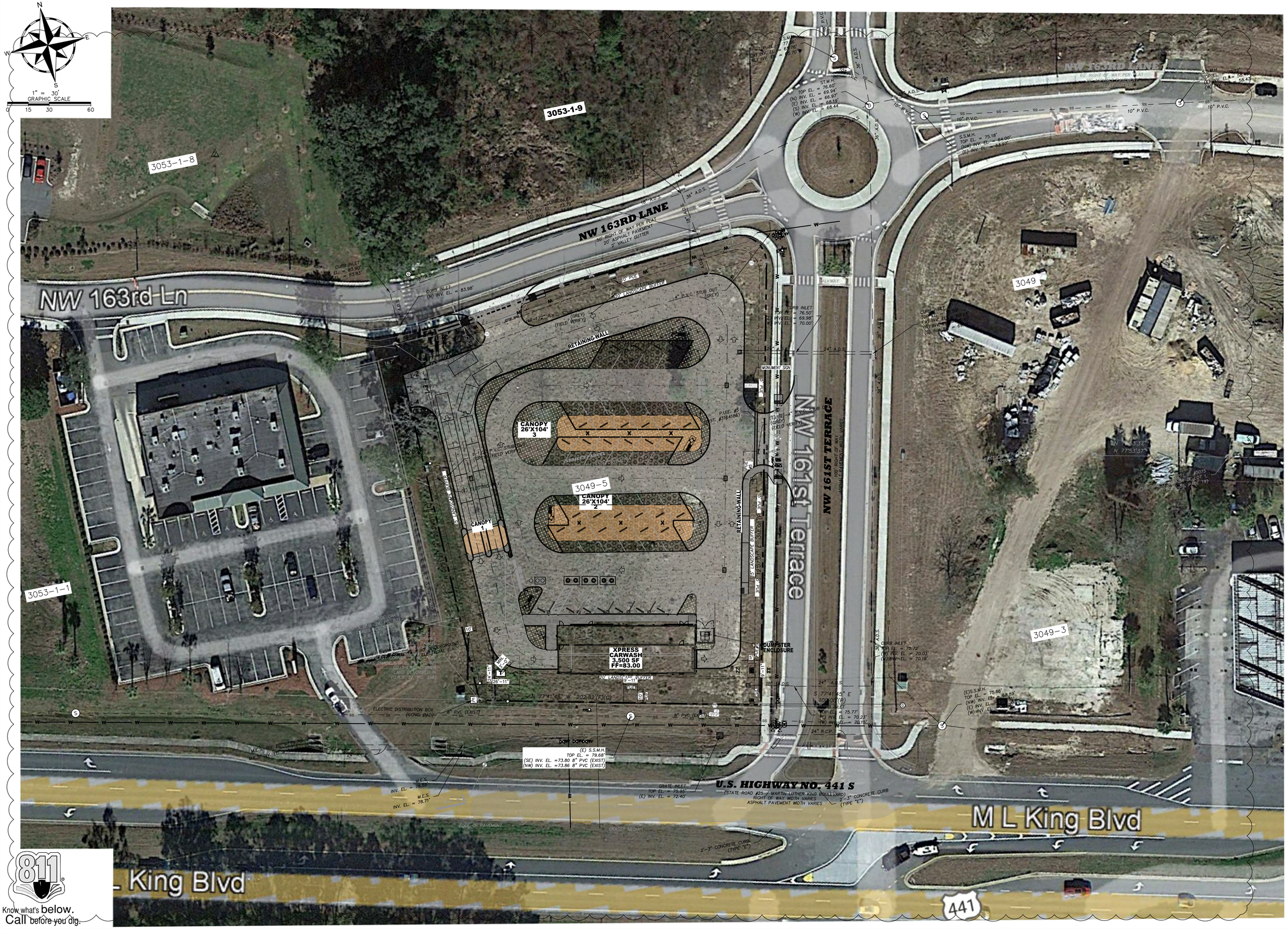

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Alachua, FL, 32615
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DAIMIAN DWIGHT LESLIE
LICENSE
No. 73113
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

OVERLAY SITE PLAN

SHEET NO:

C-1.1

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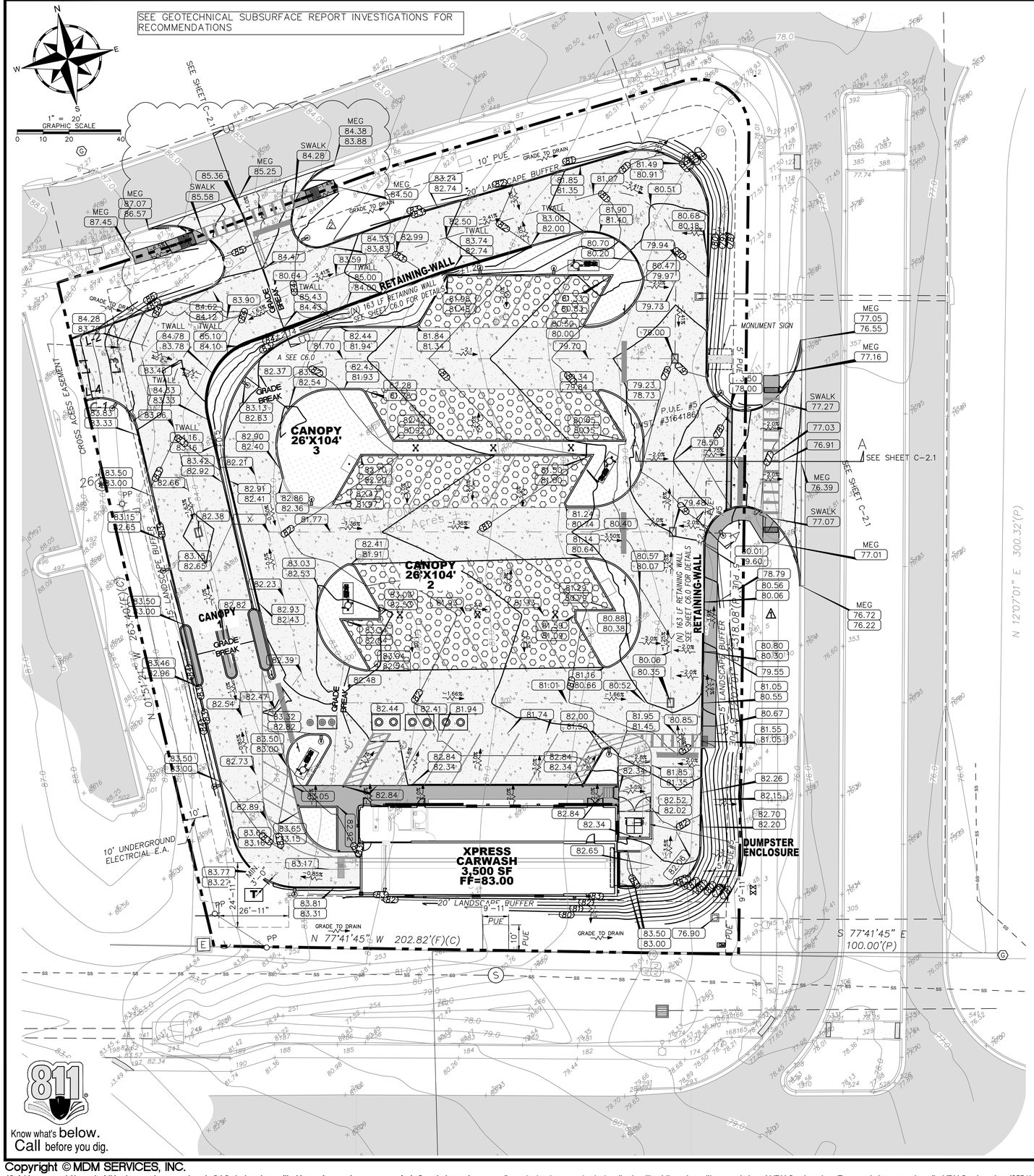
SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS



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BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF BOB HITCHCOCKS MAIN ST. & PEGGY RD. ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 77.19' (NAVD 1988)

NOTES:
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2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

EXISTING SITE AREAS:

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TOTAL IMPERVIOUS AREA:	508.71 SQ.FT. OR 00.71% OF SITE
TOTAL PERVIOUS AREA:	71,625.42 SQ.FT. OR 99.29% OF SITE
	100.00% OF SITE

PROPOSED SITE AREAS:

TOTAL SITE AREA:	72,134.13 SQ.FT. OR 1.66 ACRES.
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PROPOSED IMPERVIOUS AREA:	45,141.63 SQ.FT. OR 62.58% OF SITE

TOTAL IMPERVIOUS DIFFERENCE AREA: 44,632.92 SQ.FT. OR 61.87% OF SITE

PROPOSED CARWASH AREA:

DRAINAGE NOTES:

CONTRACTOR SHALL PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. A FILTER CLOTH SHALL BE PLACED AT THE SIDES AND BOTTOM OF THE UNDERGROUND TANK EXCAVATION WITH A MINIMUM 4 FOOT LAP AT THE TOP, WHEN USING PEA-GRAVEL BACKFILL.

DRAINAGE INSPECTION:

THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND GOVERNING AUTHORITIES, 48 HOURS IN ADVANCE TO OBTAIN A DRAINAGE INSPECTION. THE DRAINAGE SYSTEM MUST BE INSPECTED PRIOR TO BACK FILLING.

LEGEND:

- (N) 6" CONCRETE PAVEMENT SEE SD1 FOR DETAILS
- (N) SOD SEE LANDSCAPE PLANS
- (N) CONCRETE PAVEMENT AND GUTTER
- (E) CONCRETE PAVEMENT
- (N) NEW
- (E) EXIST
- (F) (N) FIRE EXTINGUISHER

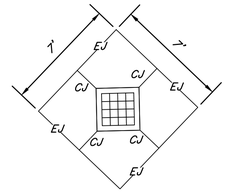
T.I. = TOP OF ISLAND
M.E.G = MATCH EXISTING GRADE
INV = INVERT
FIN. FL. = FINISH FLOOR ELEVATION
T.O.W = TOP OF WALKWAY (SIDEWALK)

GRADE BOX REPRESENTATION

00.00	TOP OF CURB ELEVATION
00.00	FINISH GRADE ELEVATION
999.99	FINISH GRADE ELEVATION

NOTES:

1-DRAINAGE DESIGN IS A PRIVATE SYSTEM
2-THE DRAINAGE SYSTEM WILL NOT HAVE ANY ADVERSE EFFECT ON THE STATE ROW



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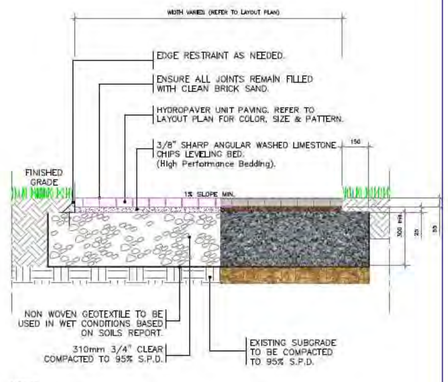

NOTES:
1. ALL DIMENSIONS IN MILLIMETERS
2. HPB LAYER NOT TO EXCEED 40mm IN DEPTH. DO NOT USE LIMESTONE SCREENINGS.
3. IN SANDY SOILS, BASE DEPTH TO BE 450mm DEEP.
4. CONFIRM SOIL CONDITIONS WITH A QUALIFIED SOILS ENGINEER PRIOR TO INSTALLATION OF BASE.
5. USE AN EDGE RESTRAINT ON ALL AREAS ABUTTING SOD.

hydro PAVERS® STANDARD CONSTRUCTION DETAIL

HYDROPAVERS® PAVING OR EQUAL

DRAWN BY: mpl	CHECKED BY: mpl	DRAWING NUMBER:
DATE: APR. 26, 2018	SCALE: 1:15	

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

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engineering • environmental • construction
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08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
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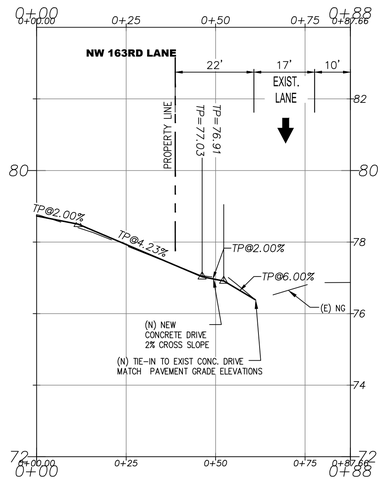
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

SITE GRADING PLAN

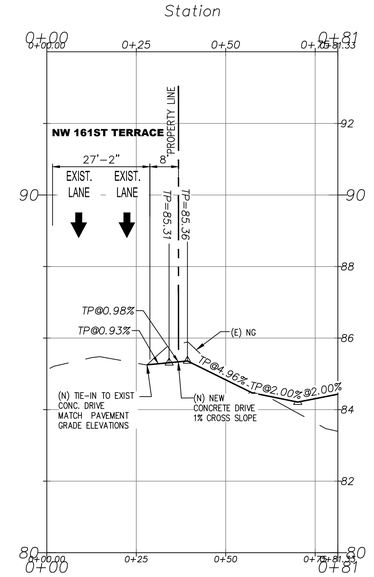
SHEET NO:

C-2.0



NW 163RD LANE
DRIVEWAY
SECTION A

SCALE: HORZ. 1"=20'
VERT. 1"=2'



NW 161ST TERRACE
DRIVEWAY
SECTION B

SCALE: HORZ. 1"=20'
VERT. 1"=2'

Know what's **below.**
Call before you dig.

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

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DAIMIAN DWIGHT LESLIE
LICENSE
No. 73113
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT.
CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL
PREMIUM EXPRESS
CAR WASH
MLK BLVD(US441) &
NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

DRIVE SECTIONS

SHEET NO:

C-2.1

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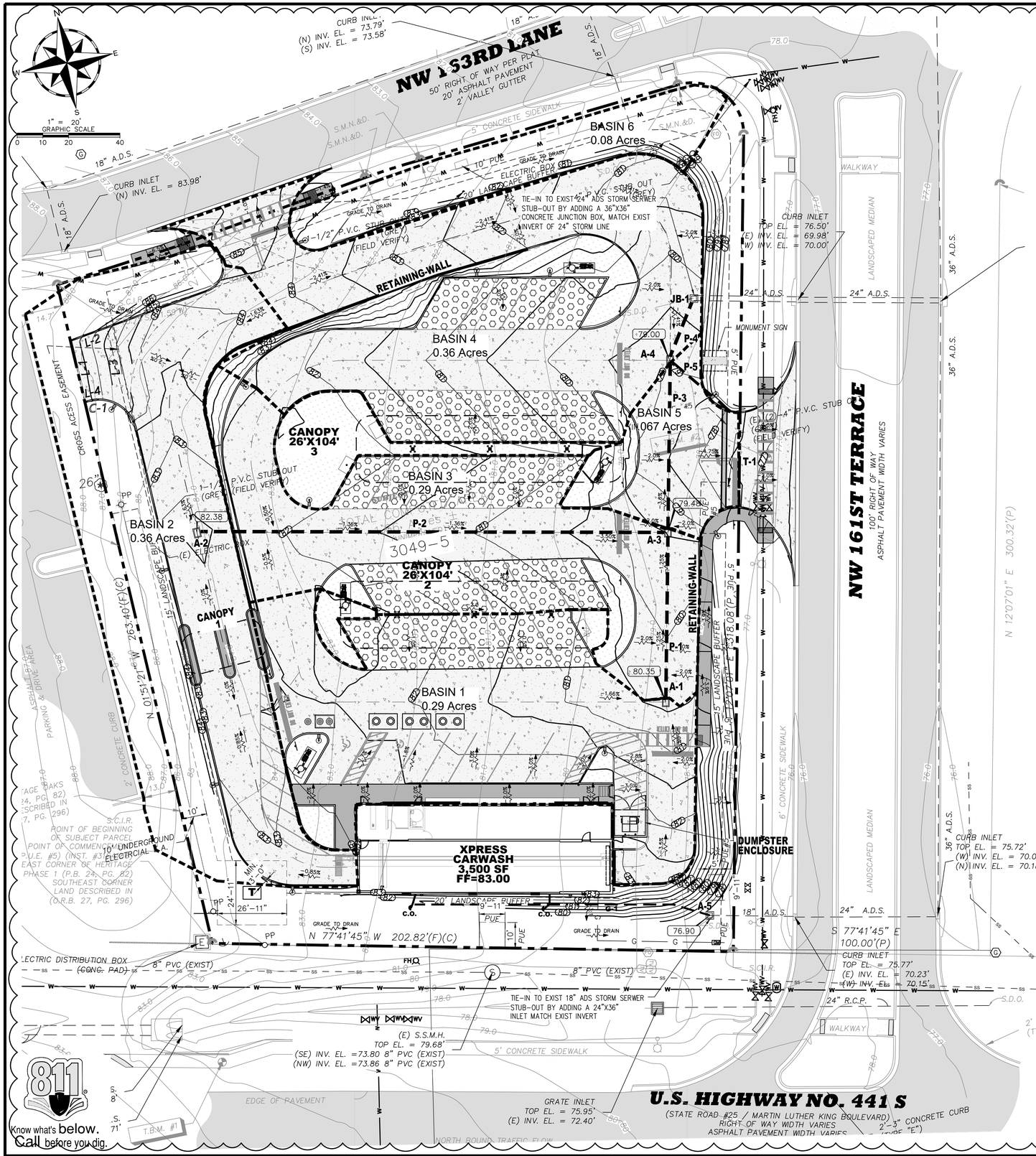


DRAINAGE STRUCTURE SCHEDULE

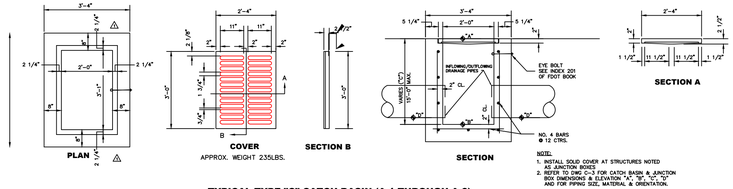
STRUCTURE NUMBER	STRUCTURE DESCRIPTION	TOP ELEV. "A"	BOTTOM ELEV. "B"	DEPTH "C"	PIPE OPENING INFORMATION "D" SIZE	INVERT	DIRECTION	COVER
					17.57 OD			
A-1	2x3 TYPE C CATCH BASIN 425-052	80.35	73.97	6.38	15" HDPE	73.97	N	5.02
A-2	2x3 TYPE C CATCH BASIN 425-052	82.38	76.42	5.96	15" HDPE	76.42	E	4.60
A-3	2x3 TYPE C CATCH BASIN 425-052	79.48	73.33	6.15	15" HDPE 15" HDPE 15" HDPE	73.33 74.59 73.33	S W N	4.79 3.53 4.79
A-4	2x3 TYPE C CATCH BASIN 425-052	79.00	70.76	8.24	15" HDPE 12" HDPE 15" HDPE	72.66 73.20 70.76	S SE N	4.98 3.35 6.88
JB-1	3x3 TYPE A JUNCTION BOX	79.76	70.13	9.63	15" HDPE (E) 24" ADS	72.40 70.13	S E	8.27 5.77
A-5	2x3 TYPE C CATCH BASIN 425-052	76.90	70.30	6.60	8" PVC (E) 18" ADS	73.82 70.28	W E	3.03 5.38

SITE PIPE SCHEDULE

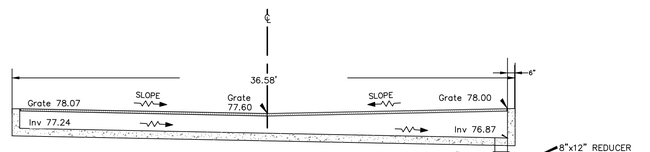
PIPE NO.	LF	PIPE	SLOPE	INV.IN	INV.OUT
P-1	66	15" HDPE	1.00%	73.97	73.33
P-2	184	15" HDPE	1.00%	76.42	74.59
P-3	67	15" HDPE	1.00%	73.33	72.66
P-4	41	15" HDPE	1.00%	70.76	72.40
P-5	30	12" HDPE	1.00%	73.50	73.20

GUTTER SCHEDULE

PIPE NO.	LF	PIPE	SLOPE	INV.IN	INV.OUT
G-1	115	8" PVC	3.50%	77.85	73.82



TYPICAL TYPE "C" CATCH BASIN (A-1 THROUGH A-6)
SEE FDOT DETAILS FOR ADDITONAL INFORMATION



T1- TRENCH SECTION

NEW ACO FG200 CHANNEL SYSTEM W/
ADA GRATE (4 SECTIONS) OF F803 THRU
F806 W/ 8" VERT. OUTLET

LEGEND:

(N) 6" CONCRETE PAVEMENT
SEE SD1 FOR DETAILS

(N) SOD
SEE LANDSCAPE PLANS

(N) CONCRETE PAVEMENT AND GUTTER
(E) CONCRETE PAVEMENT

(N) NEW
(E) EXIST

Ⓕ (N) FIRE EXTINGUISHER

T.I. = TOP OF ISLAND
M.E.G = MATCH EXISTING GRADE
INV = INVERT
FIN. FL. = FINISH FLOOR ELEVATION
T.O.W = TOP OF WALKWAY (SIDEWALK)

GRADE BOX REPRESENTATION
00.00 TOP OF CURB ELEVATION
00.00 FINISH GRADE ELEVATION
999.99 FINISH GRADE ELEVATION

NOTES:

1–DRAINAGE DESIGN IS A PRIVATE SYSTEM
2–THE DRAINAGE SYSTEM WILL NOT HAVE ANY ADVERSE EFFECT ON THE STATE ROW

SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS

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FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
STORM DRAINAGE PLAN

SHEET NO:
C-3.0

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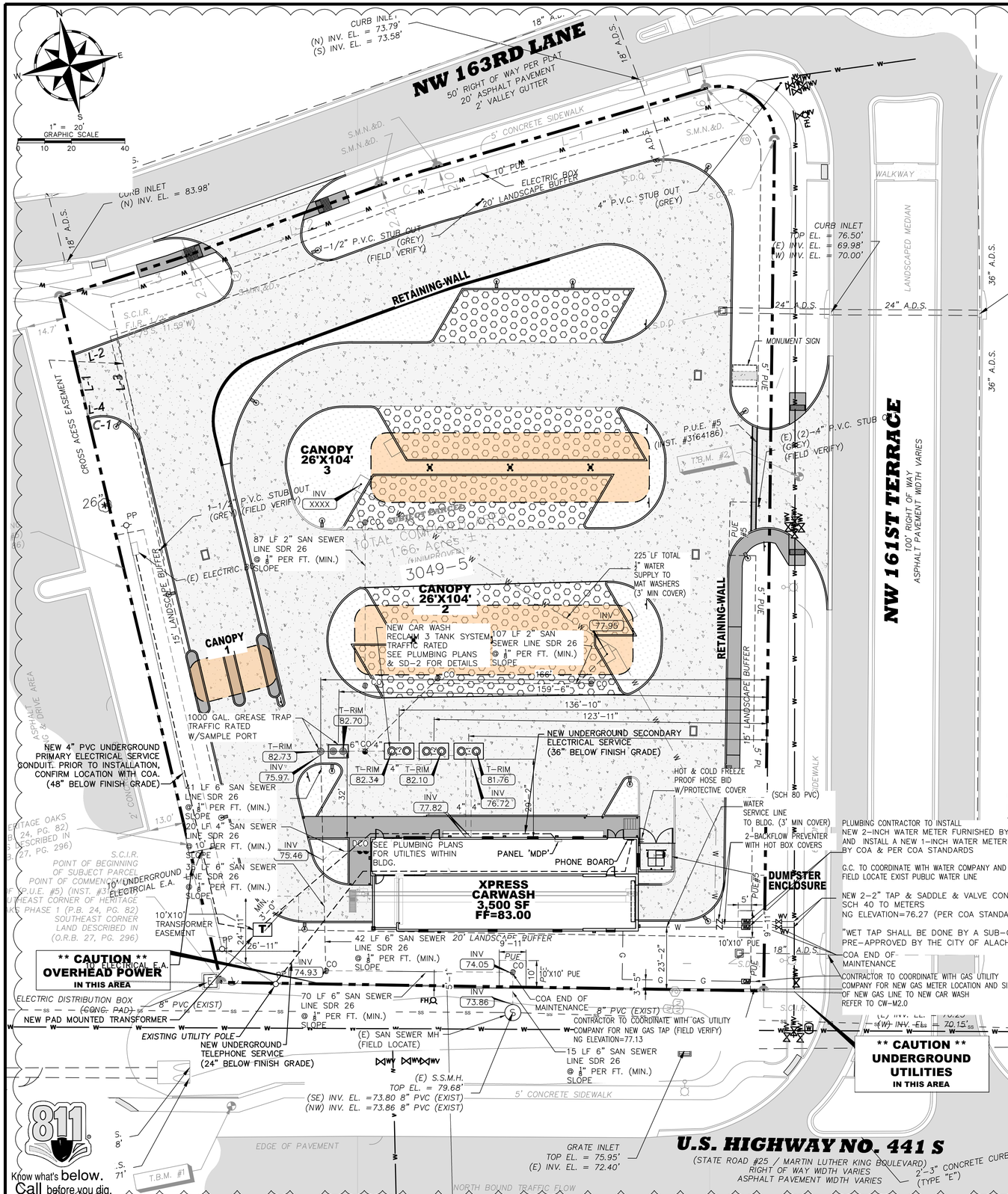


GREASE TRAP NOTE:

THE GREASE TRAP MUST BE SIZED BY THE PLUMBING ENGINEER TO MEET CITY OF ALACHUA ORDINANCES REGULATING THE DISCHARGE LIMITS OF FATS, OILS, AND GREASE. THE GREASE TRAP MUST MEET STATE OF FLORIDA LAWS REGARDING LIMITED ACCESS. THE TRAP MUST HAVE A TRAFFIC RATED LID, EITHER DUCTILE IRON OR CAST IRON. THE TRAP MUST BE MAINTAINED BY THE OWNER AT ALL TIMES.

NOTE:
G.C. TO FIELD VERIFY ALL EXISTING UTILITIES. CONTRACTOR TO EXERCISE CAUTION WHEN WORKING AROUND OTHER UTILITIES INCLUDING MUNICIPAL GAS, WATER, SEWER, ETC. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO MUNICIPAL UTILITIES.

LEGEND:

- (N) 6" CONCRETE PAVEMENT SEE SD1 FOR DETAILS
- (N) SOD SEE LANDSCAPE PLANS
- (N) CONCRETE PAVEMENT AND GUTTER
- (E) CONCRETE PAVEMENT
- (N) NEW / (E) EXIST
- W — (N) WATERLINE
- G — (N) GAS LINE
- CO — (N) SANITARY LINE
- WM — (N) WATER METER
- (N) BACK FLOW PREVENTER
- WV — (N) WATER VALVE
- WV — (E) WATER VALVE
- GM — (N) GAS METER

COA & FDOT DETAILS

SEE SHEETS
C-6.1 FOR WATER DETAILS
C-6.2 FOR SANITARY SEWER DETAILS
C-6.3 PAVEMENT DETAILS
C-6.4 PAVEMENT DETAILS
C-6.5 FDOT DETAILS
C-6.6 FDOT DETAILS
C-6.7 FDOT DETAILS

COA DETAILS AND FDOT DETAILS SUPERSEDE ANY STANDARD DETAILS SHOWN.

WATER METER SIZING PER BUILDING FIXTURE CALCULATION SHEET P1.0
12.9 GPM FOR BUILDING
CARWASH EQUIPMENT
25.00 GPM FOR EQUIPMENT
TOTAL 37.9 GPM

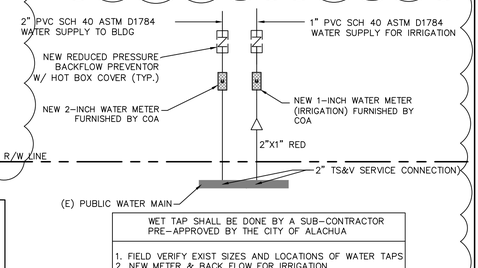
WATER METER SIZING PER IRRIGATION PLAN SHEET LS4
37.0 GPM MAX FOR IRRIGATION

SEWER CONNECTION NOTE:

G.C. TO COORDINATE SANITARY SEWER CONNECTION WITH UTILITY DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DEMOLITION ON SITE.

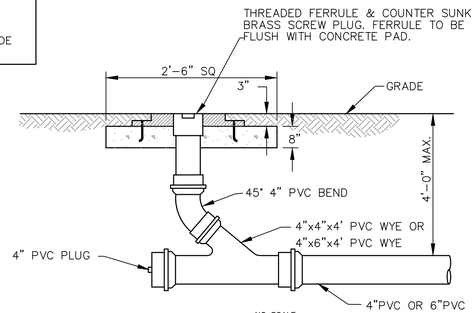
UTILITY NOTE:

1. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE W1TB "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUC11ON MANUAL, LATEST EDITION.
2. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.
3. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
4. PROVIDE TRACER WIRE FOR WATER AND WASTEWATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
5. ENSURE THAT THERE IS 1.5 FEET OF VERTICAL CLEARANCE BETWEEN STORM DRAINS AND WATER LINES.
6. PLUMBING CONTRACTOR TO LOCATE EXIST. WATER UTILITIES PRIOR TO CONSTRUCTION. IF ANY ADJUSTMENT TO PROPOSED DESIGN NEEDED BASED ON LOCATION, CONTACT ENGINEER AND CITY UTILITIES CO. & PLUMBING CONTRACTOR TO LOCATE EXIST. SEWER LINE PRIOR TO CONSTRUCTION IF ANY ADJUSTMENT TO PROPOSED DESIGN NEEDED BASED ON LOCATION, CONTACT ENGINEER AND CITY UTILITIES CO. &
7. CONTRACTOR RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO EXISTING UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES FOR THIS SITE.
8. ALL CLEANOUTS COVERS IN PAVED AREAS HAVE TRAFFIC-RATED DUCTILE IRON COVERS.
9. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUC11ON MANUAL, LATEST EDITION".
10. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT,PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. "BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL".
11. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
12. PROVIDE TRACER WIRE FOR WATER AND WASTEWATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.



WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA

1. FIELD VERIFY EXIST SIZES AND LOCATIONS OF WATER TAPS
2. NEW METER & BACK FLOW FOR IRRIGATION.
3. NEW METER & BACK FLOW FOR BUILDING.



NO SCALE

CLEANOUT DETAIL

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF BOB HITCHCOCKS MAIN ST. & PEGGY RD. ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 77.19' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS.

CLIENT:

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Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

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engineering • environmental • construction
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Phone: (863) 646-9130
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NO.	DATE	REVISION DESCRIPTION
2	7/26/22	PER PLANNING & COMM.
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

WATER & SANITARY PLAN

SHEET NO:

C-4.0

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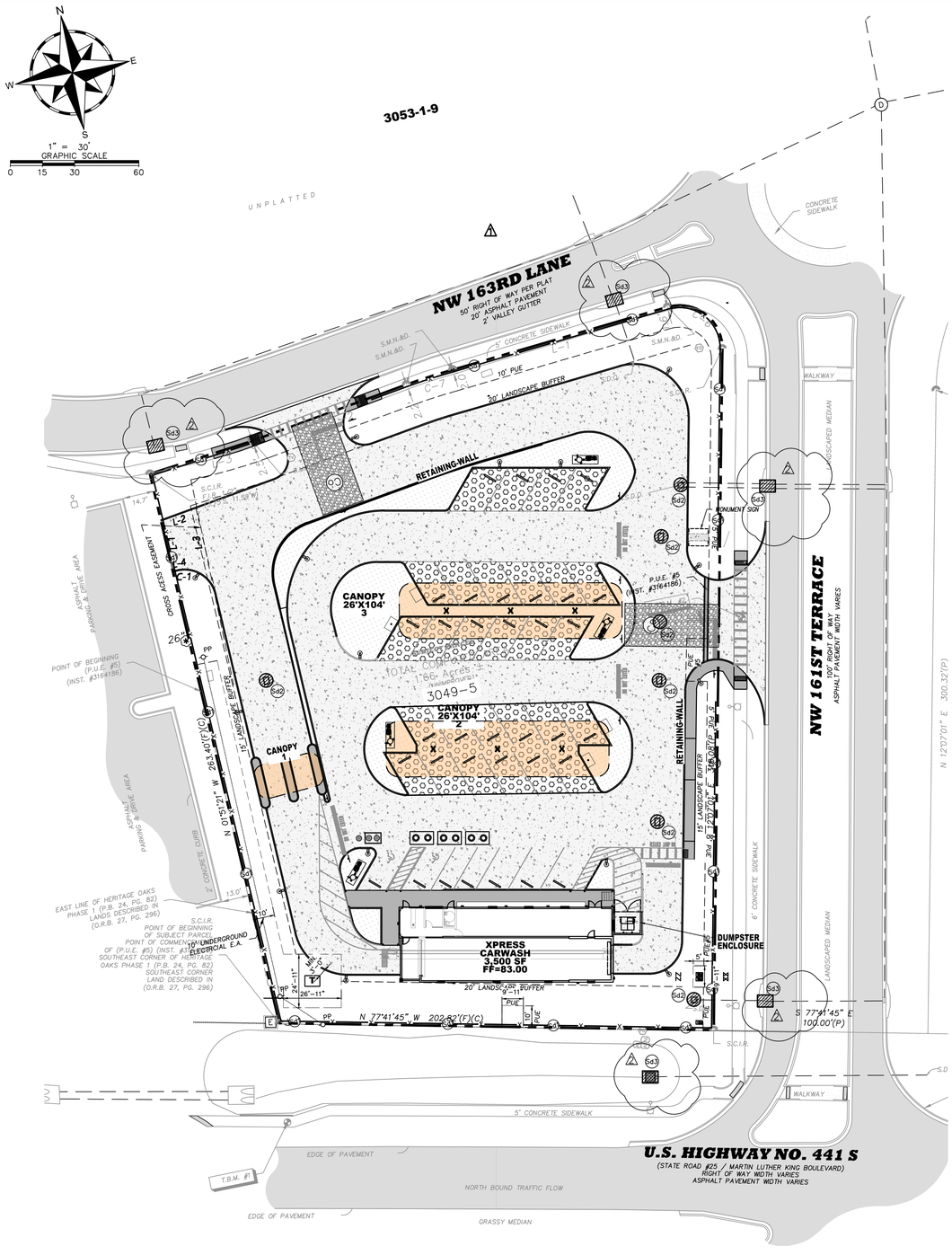

LEGEND:

- (N) 6" CONCRETE PAVEMENT SEE SD1 FOR DETAILS
- (N) SOD SEE LANDSCAPE PLANS
- (N) CONCRETE PAVEMENT AND GUTTER
- (E) CONCRETE PAVEMENT
- (N) NEW
- (E) EXIST

Know what's below. Call before you dig.

ANTICIPATED CONSTRUCTION SEQUENCE & SCHEDULE

PROJECTED START MONTH: TBD

	ACTIVITY	WEEKS 1	2	3	4	5	6	7	8	9	10	11	12	13
1	INSTALL INITIAL/PERIMETER SEDIMENT CONTROLS													
2	CLEARING & GRUBBING													
3	GRADING													
4	STORM DRAINAGE INSTALLATION													
5	INSTALL SEDIMENT TRAPS @ STRUCTURES													
6	INSTALL UNDERGROUND STORAGE TANKS													
7	UTILITY INSTALLATION													
8	BLDG/CANOPY													
9	PAVING													
10	GRASSING (TEMPORARY & PERMANENT)													
11	FINAL LANDSCAPING													
12	EROSION CONTROL MAINTENANCE													
13	CLEAN UP/DISPOSING OF EROSION CONTROL													
14	FINAL INSPECTIONS & C.O.													

BARRIER REQUIREMENTS AND SPECIFICATIONS:

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES.
A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

TREES:
TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIPLINE.

THE DRIP LINE OF A TREE IS THE IMAGINARY VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE BRANCHES TO THE GROUND (FIGURE A).

BARRIER SPECIFICATIONS FOR TREES
FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER, OR UPRIGHT STAKES SPACED AT 4–5' INTERVALS OF NO LESS THAN 2" X 2" LUMBER, CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS. (FIGURE B)

EROSION CONTROL LEGEND

CODE	PRACTICE	SYMBOL	FDOT FIGURE
Co	CONSTRUCTION EXIT		V–19
Sd1	SEDIMENT BARRIER TYPE A SILT FENCE		V–2
Sd2	INLET INSERT SEDIMENT TRAP (OPT. SILT SAVER)		V–18
Sd3	CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM		V–19
Ds2	STABILIZATION TEMPORARY SEEDING	Ds2	
Ds3	STABILIZATION PERMANENT VEGETATION	Ds3	

SEE SHEET C–5.1 FOR FDOT DETAILS

PRODUCT SPECIFIC PRACTICES:

Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on–site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

Paints/Finishes/Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on–site.

Fertilizer/Herbicides – these products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the FLORIDA Handbook for Erosion Control, Sediment Control and Stormwater Management of Construction Sites and Urban Areas . Any storage of these materials will be under roof in sealed containers.

Building materials – No building or construction materials will be buried or disposed of on–site. All such material will be disposed of in proper waste disposal procedures.

Solid Waste Materials – All waste materials will be collected and stored in a securely lidded metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied once per week or more often, if necessary, and trash will be hauled as required by local regulations. no construction waste will be buried onsite.

All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the Contractor will be responsible for seeing that these procedures are followed.

Hazardous Wastes – All hazardous waste materials will be disposed of in a manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the CBMP–SWPPP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

The contractor will implement the Spill Prevention Control and Counter– measures (SPCC) Plan found within the CBMP–SWPPP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous waste will be allowed to come in contact with storm water discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

Sanitary Waste – A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharge is negligible. Additional containments BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary units must be identified on the Erosion Control Plan Grading phase, Sheet C3.0, by the contractor once the locations have been determined.

SOIL CLEANUP AND CONTROL PRACTICES:

- local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–426–2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–426–2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

TREE PRESERVATION & SEEDING CHART IS SHOWN ON SHEET LS1

SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS

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NO.	DATE	REVISION DESCRIPTION
2	7/26/22	PER PLANNING & COMM.
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

EROSION CONTROL PLAN

SHEET NO:

C-5.0

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Silt Fence Barrier

WHAT IS ITS PURPOSE?

Temporary sediment containment structures while construction activities occur.

WHERE AND HOW IS IT COMMONLY USED?

- At the toe of cut and fill slopes.
- As small containment systems.
- On downstream sides of lots.
- Protecting water bodies.

WHEN SHOULD IT BE INSTALLED?

- Before construction activities begin.
- While construction activities are occurring.

WHEN SHOULD IT NOT BE INSTALLED?

- Where concentrated flows are expected such as in drainage ditches, around inlets, and above/below where culverts discharge.
- After construction activities are completed.

WHAT NEEDS TO BE INSPECTED?

- Are stakes on the downstream side?
- Does water flow under the fabric?
- Has water "flattened" the structure?
- Is the fabric torn?
- Is the fabric secured in the ground?
- Is the fabric attached to posts?
- Will water flow around the fence?
- Has wind destroyed the fence?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Repair and replacement of material.
- Removal of fence material.
- Removal of sediment.

NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.

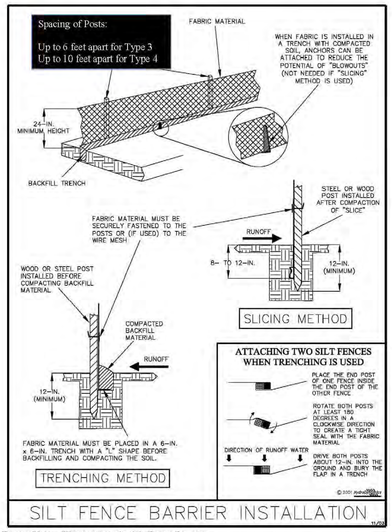

Figure V-2: Illustration of a Silt Fence Barrier

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Curb and Gutter Sediment Containment System Detail

WHAT IS ITS PURPOSE?

Temporary barriers to cause waters to pond and drain so that sediment can settle out of runoff waters while construction activities occur.

WHERE AND HOW IS IT COMMONLY USED?

- In gutters and upstream of inlets.
- Reduce sediment entering a storm sewer system.

WHEN SHOULD IT BE INSTALLED?

- While construction activities are occurring.
- Where street grades exist.

WHEN SHOULD IT NOT BE INSTALLED?

- After construction activities are completed.
- Where "sump" conditions exist.

WHAT NEEDS TO BE INSPECTED?

- Are the bags about 2/3 full?
- Is the spacing correct (see table)?
- Is collected sediment being removed?
- Have vehicles destroyed the bags?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Repair and replacement of bags.
- Removal of bags.
- Removal of sediment.

NOTES

- Vehicles will destroy the bags.
- Warning signs should be used to alert drivers of the structures.
- Sediment must be removed after every runoff event.
- Water should not be allowed to remain behind the bags.

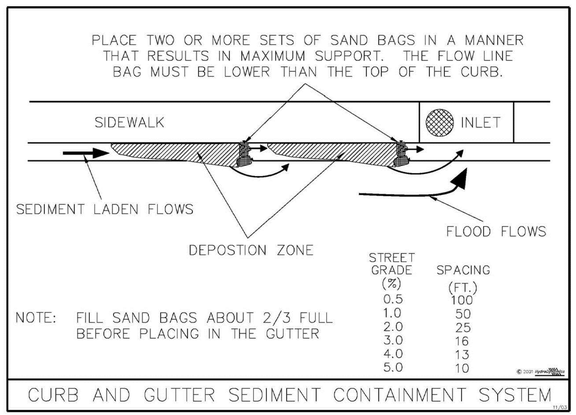

Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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Curb Inlet Insert

WHAT IS ITS PURPOSE?

Temporary SCS inserted into an inlet to capture larger diameter sediments found in runoff waters.

WHERE AND HOW ARE THEY COMMONLY USED?

- Within curb inlets.
- Within a catch basin.

WHEN SHOULD IT BE INSTALLED?

- While construction activities are occurring.
- Within inlets that are on a grade or in a sump.

WHEN SHOULD IT NOT BE INSTALLED?

- At a location to serve as the only sediment containment system.

WHAT NEEDS TO BE INSPECTED?

- Is the fabric material torn?
- Is the containment bag over ½ full?
- Will water flow into the material?
- Does the fabric appear around the grate?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Repair and replacement of material.
- Removal of sediment.

NOTES

- Be sure to empty the units before winter conditions occur.
- Do not rely on these units to be the only sediment control devices on a construction site.

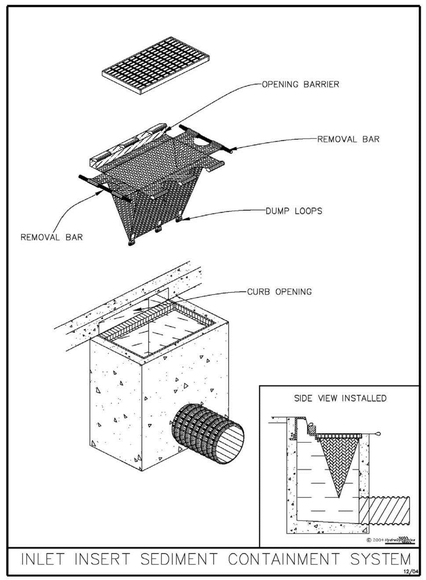

Figure V-18: Illustration of an Inlet Insert Sediment Containment System

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Soil Tracking Prevention Device

WHAT IS ITS PURPOSE?

Temporary structures to assist with removal of soil material captured on vehicle tires entering and leaving a construction site.

WHERE AND HOW IS IT COMMONLY USED?

- Major entrances into construction sites.

WHEN SHOULD IT BE INSTALLED?

- Before construction activities begin.
- During construction activities.

WHEN SHOULD IT NOT BE INSTALLED?

- After construction activities are completed.

WHAT NEEDS TO BE INSPECTED?

- Are the correct rock diameters used?
- Is rock being carried out into a street?
- Is there a depression for runoff?
- Does rock need to be replaced?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Replacement of rock.
- Removal of sediment on adjacent streets.

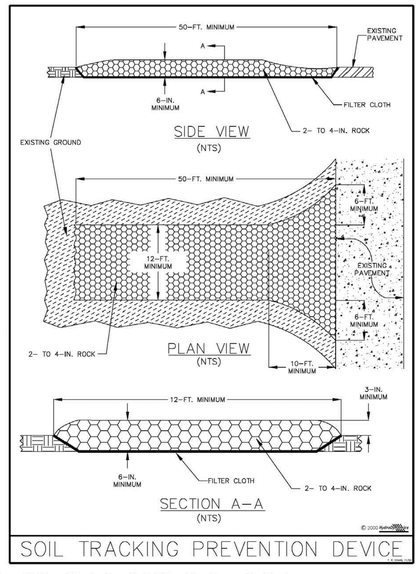

Figure V-19: Illustration of a Soil Tracking Prevention Device

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Know what's below.
Call before you dig.

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

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3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE: **EROSION CONTROL DETAILS**

SHEET NO:

C-5.1

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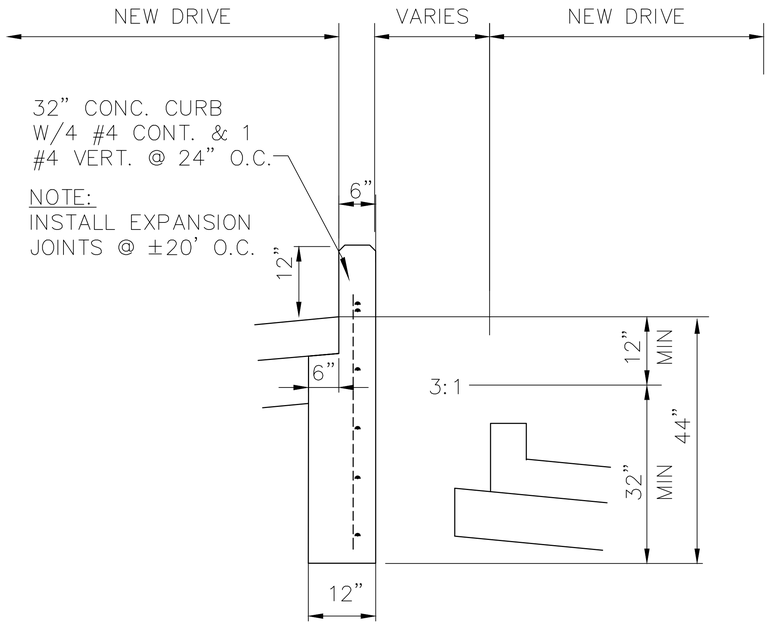
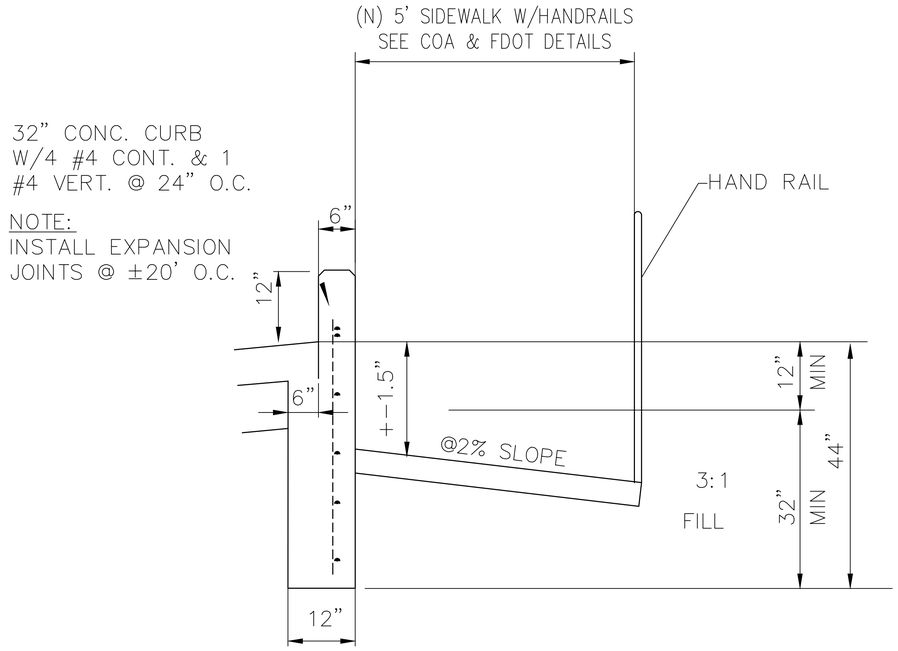


163 LF RETAINING WALL DETAIL IN ACCORDANCE WITH SPECIFICATIONS 548 FDOT



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LICENSE
No. 73113
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

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CARWASH

PROPERTY SIZE:

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CAR WASH
MLK BLVD(US441) &
NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

CURB WALL DETAILS

SHEET NO:

C-6.0

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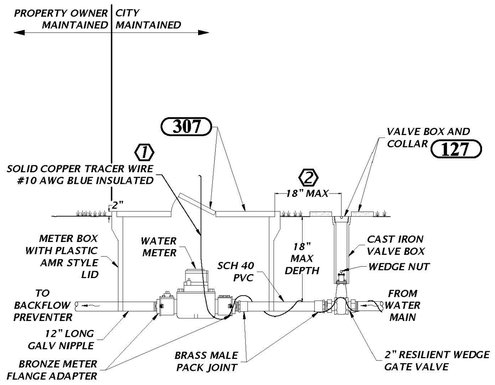
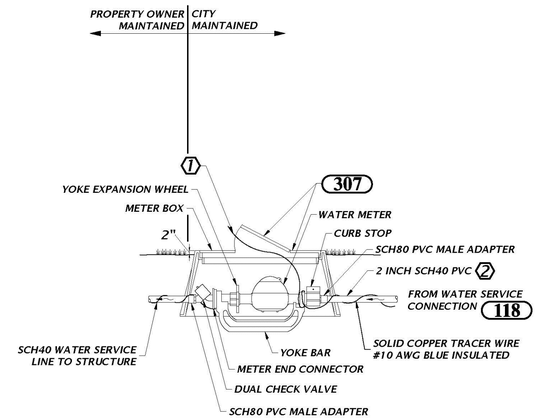


KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

112 1 1/2" AND 2" METER ASSEMBLY
NTS



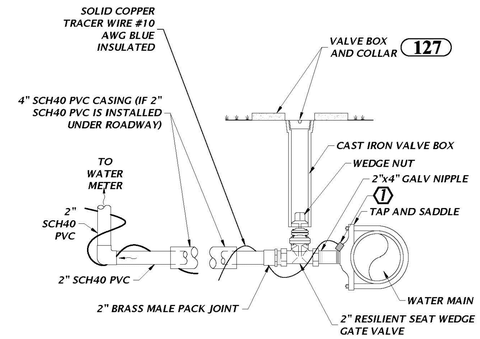
GENERAL NOTE(S):

1. 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.

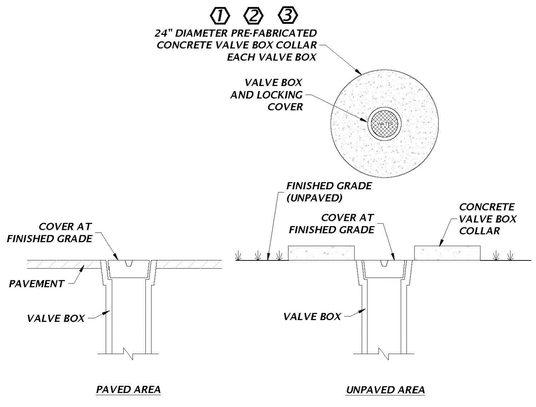
115 3/4", 1", AND 2" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

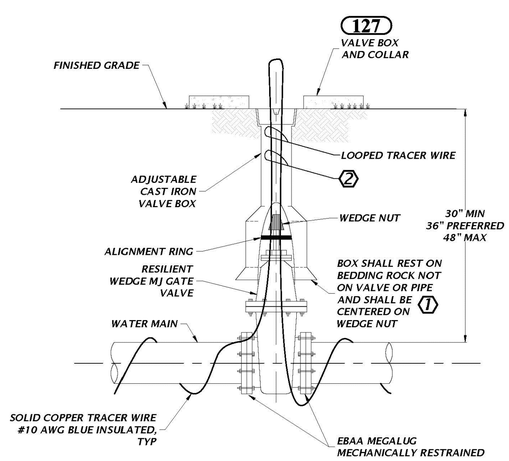
118 2" WATER SERVICE CONNECTION
NTS



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



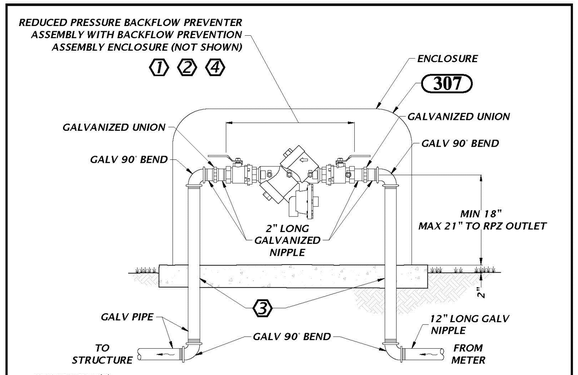
GENERAL NOTE(S):

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



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

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
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FLORIDA CA #4857

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BUILDING SIZE:

3,500 SQ. FT. CARWASH

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ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE: **COA STANDARD DETAILS**

SHEET NO: **C-6.1**

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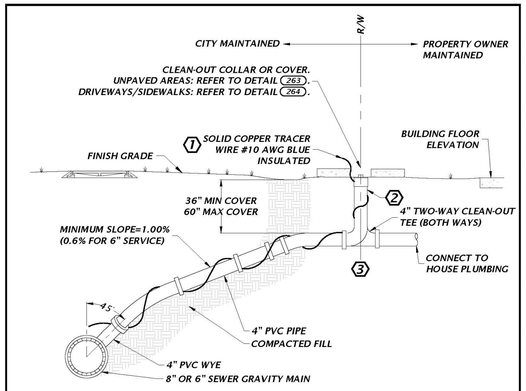


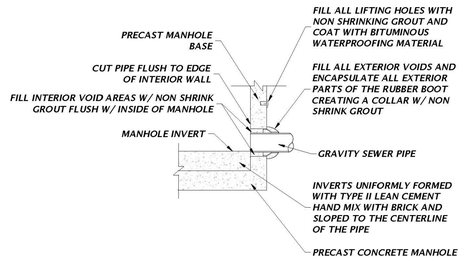
GENERAL NOTE(S):

A. SOLVENT WELD ALL PVC FITTINGS.
B. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

1. EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.

200 WASTEWATER SERVICE LATERAL — NTS



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

209 MANHOLE PIPE CONNECTION — NTS

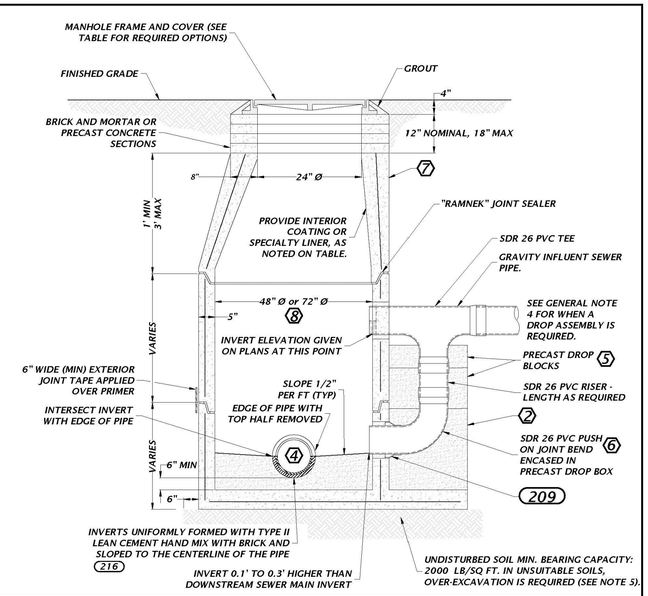
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE (3)	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES (3)	CAST IRON (212)
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN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

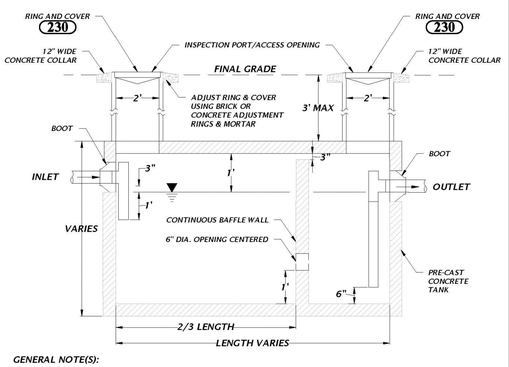
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
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 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SUBE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER (216)
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



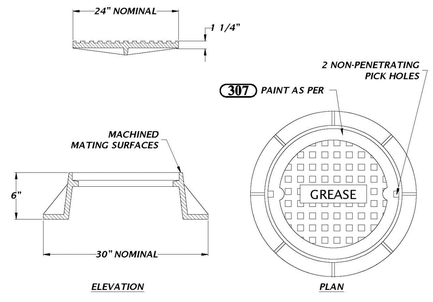
215 STANDARD MANHOLE AND DROP, AS REQUIRED — NTS



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.

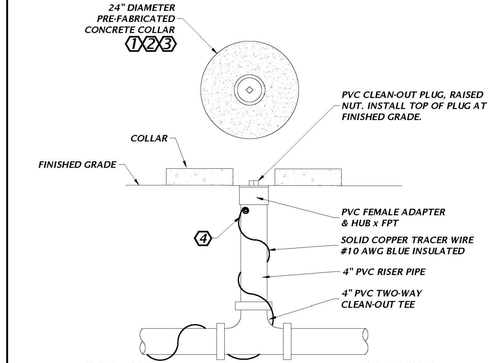
227 GREASE INTERCEPTOR — NTS



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



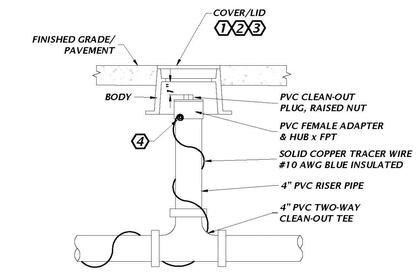
KEYED NOTES:

1. 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 COLLAR AS PER (307)
4. PROVIDE ENOUGH TRACER WIRE SO THAT 8" CAN EXTEND BEYOND CLEAN-OUT PLUG

GENERAL NOTES:

1. REFER TO (200)

263 CLEAN-OUT COVER FOR UNPAVED AREAS — NTS



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)
4. INSTALL EXTRA TRACER WIRE BETWEEN BODY AND LID. PROVIDE ENOUGH TRACER WIRE SO THAT 8" CAN EXTEND BEYOND COVER/LID, CLEAN-OUT PLUG.

GENERAL NOTES:

A. REFER TO (200)

264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS — NTS

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CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE 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.

DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

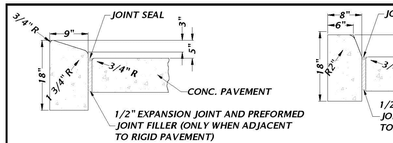
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE: **COA STANDARD DETAILS**

SHEET NO:

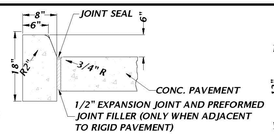
C-6.2



** REFER TO CURB NOTES

TYPE 'B' CONCRETE CURB

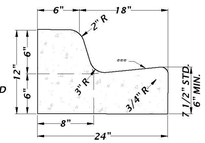
NTS



** REFER TO CURB NOTES

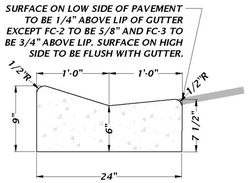
TYPE 'D' CONCRETE CURB

NTS



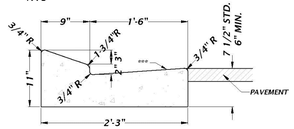
TYPE 'F' CONCRETE CURB AND GUTTER

NTS



TYPE 'MIAMI' CURB & GUTTER

NTS



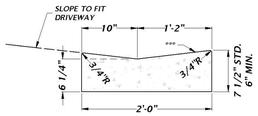
TYPE "E" CONCRETE CURB AND GUTTER

NTS

** CURB NOTES

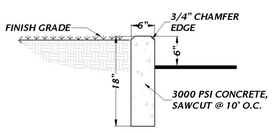
1. FOR CURB, GUTTER, CURB AND GUTTER AND TRAFFIC SEPARATORS PROVIDE 1/8" - 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS.
2. ENDS OF CURBING SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

*** GUTTER SLOPE NOTE:
WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".



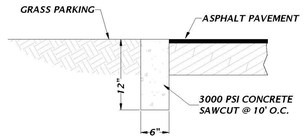
DROP CURB

NTS



TYPICAL 6" CURB DETAIL

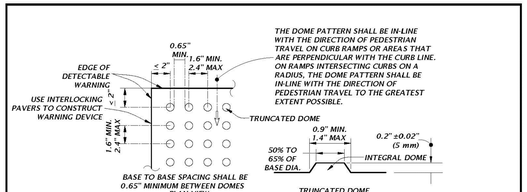
NTS



FLUSH CURB

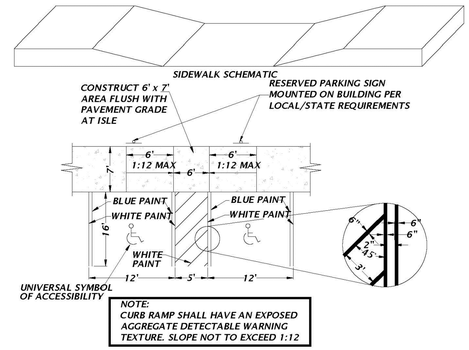
NTS

400 — **TYPICAL CURB DETAILS** — NTS



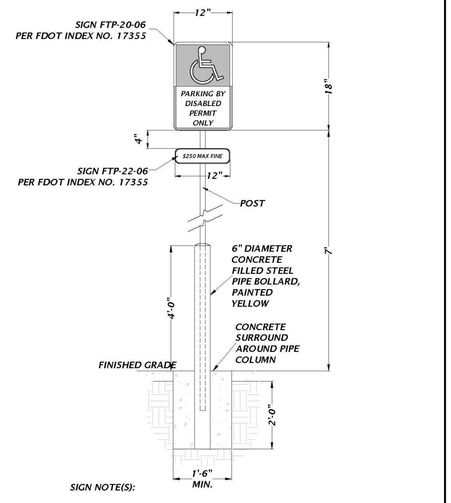
1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C53, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/4" 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



NOTE:
CURB RAMP SHALL HAVE AN EXPOSED AGGREGATE DETECTABLE WARNING TEXTURE. SLOPE NOT TO EXCEED 1:12

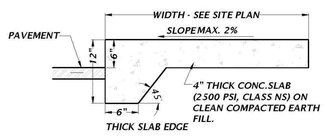
404A — **HANDICAP PARKING & RAMP** — NTS



SIGN NOTE(S):

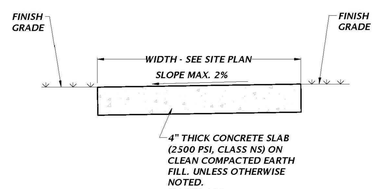
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

404C — **ACCESSIBLE PARKING SIGN WITH BOLLARD** — NTS



ADJACENT TO PAVEMENT

NTS



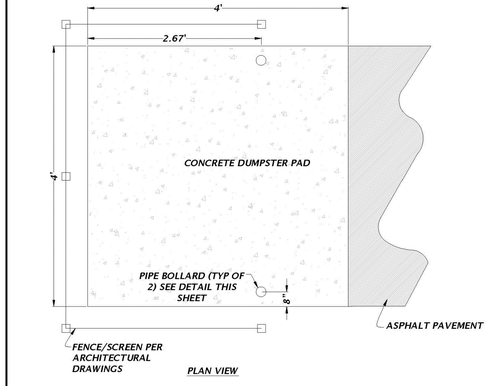
NOT ADJACENT TO PAVEMENT

NTS

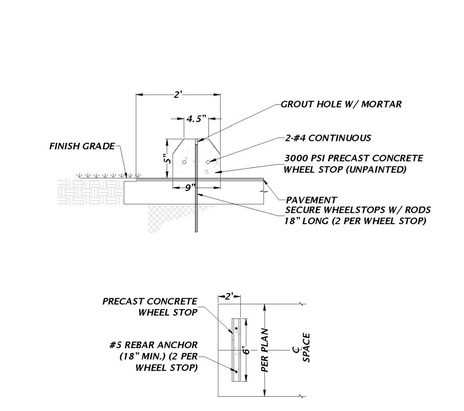
NOTE(S):

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



405C — **CONCRETE DUMPSTER PAD** — NTS



405D — **WHEEL STOP** — NTS

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE — LICENSE — No. 73113 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE: **COA STANDARD DETAILS**

SHEET NO: **C-6.3**

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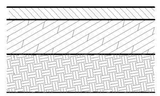
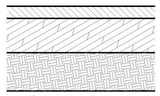


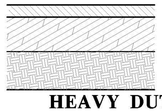
1.5" TYPE SP-9.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT, TYPE 1



1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

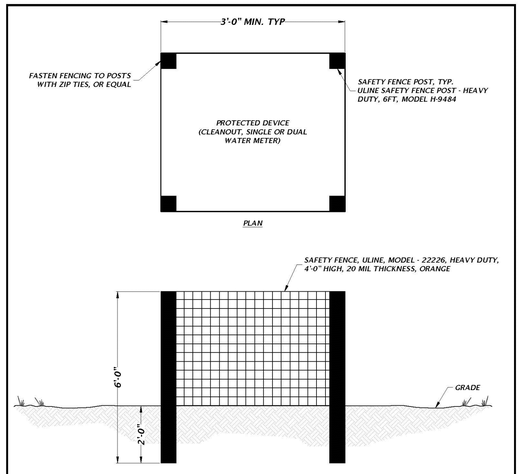
STANDARD DUTY ASPHALT, TYPE 2



2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

HEAVY DUTY ASPHALT

406A — **ASPHALT PAVEMENT DETAILS** — 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 (CD).

324 — **TEMPORARY PROTECTIVE FENCE** — NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

(1) TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.

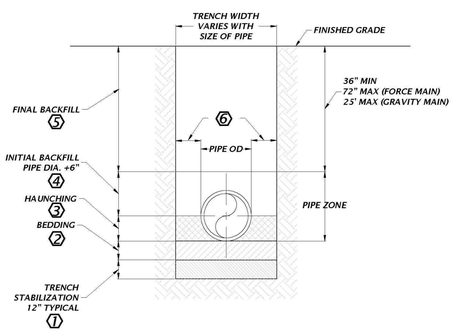
(2) BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.

(3) HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.

(4) INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).

(5) FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.

(6) 12" MINIMUM



303 — **BEDDING AND TRENCHING DETAIL** — NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 — PAINT SYSTEM NO. 5 — NTS

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Phone: 919-760-7577"

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Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
2	7/26/22	PER PLANNING & COMM.
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE — LICENSE — No. 73113 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

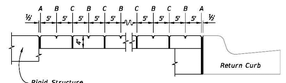
SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE: **COA STANDARD DETAILS**

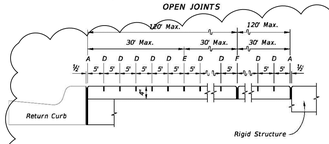
SHEET NO: **C-6.4**

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

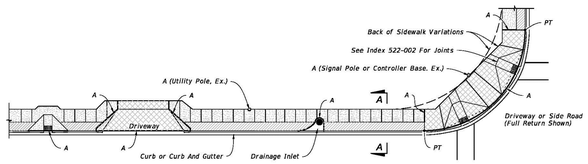
D- ⅜" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ⅜" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

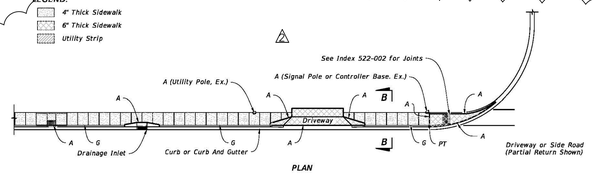


PLAN

SIDEWALK WITH UTILITY STRIP

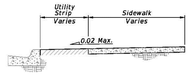
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip



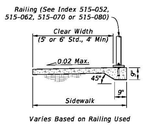
PLAN

SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A

SECTION B-B

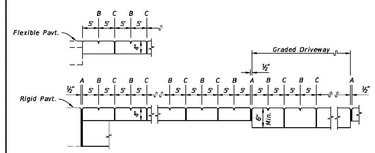


Varies Based on Railing Used

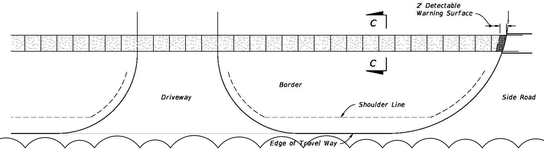
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

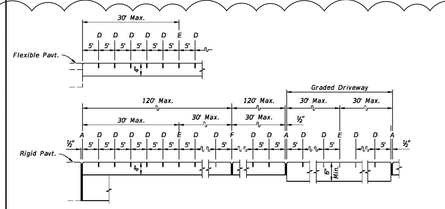


OPEN JOINTS



PLAN

CONTINUOUS SIDEWALK



SAWED JOINTS

LONGITUDINAL SECTION

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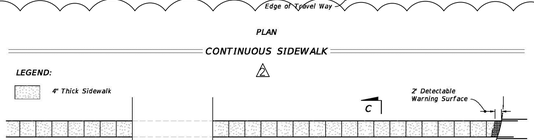
SIDEWALK JOINTS



PLAN

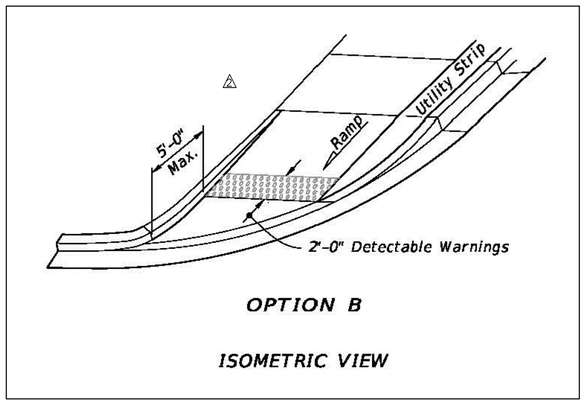
DISCONTINUOUS SIDEWALK

SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 2 of 2

NOTE:
DETECTABLE WARNINGS OF INTERLOCKING PAVER TYPE, AS PER COA STANDARD DETAIL 403 ON SHEET C6.3



OPTION B

ISOMETRIC VIEW

Know what's below. Call before you dig.

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CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
2	7/26/22	PER PLANNING & COMM.
1	4/28/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE ON THE DATE ADJACENT TO THE SEAL.

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

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PROPERTY SIZE:

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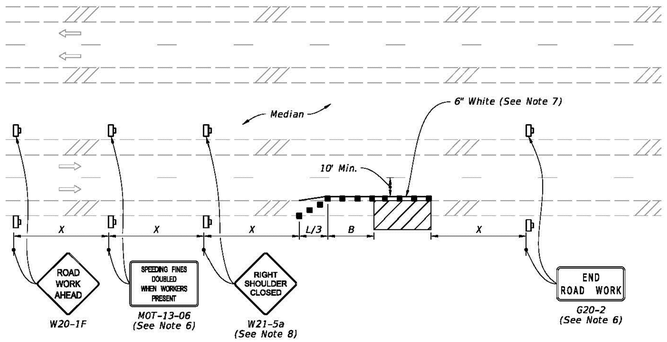
ALACHUA, FLORIDA

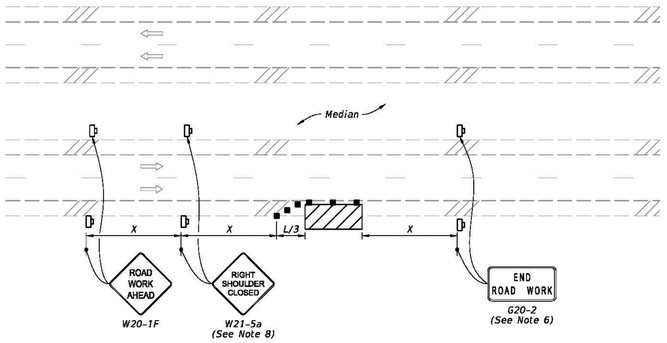
SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
FDOT DETAILS

SHEET NO:
C-6.5



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



SYMBOLS:

- *Work Area*
- *Channelizing Device (See Index 102-600)*
- *Work Zone Sign*
- *Lane Identification and Direction of Traffic*

MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

2:40:59 PM
9/23/2021

LAST REVISION	REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20			FY 2022-23 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	2 of 2

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CLIENT:

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NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE
LICENSE
No. 73113
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

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3,500 SQ. FT.
CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL
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CAR WASH
MLK BLVD(US441) &
NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

FDOT DETAILS

SHEET NO:

C-6.6

NOTES:

1. Shop Drawings are required, refer to Specification 515.

2. Materials:

A. Pan Head Set Screws: Stainless Steel (SS) Type 316 or 18-8 Alloy.
B. Base Plates and Cap Plates: ASTM A36 or ASTM A709 Grade 36
C. Pipe Rails and Posts: ASTM A53 Grade B for standard weight pipe and ASTM A500 Grade B, C or D or ASTM A501 for Structural Tube.

Handrail Support Bars: ASTM A36

RAILING MEMBER DIMENSIONS TABLE			
MEMBER	DESIGNATION	OUTSIDE DIMENSION	WALL THICKNESS
Posts	2" NPS (Sch. 40)	2.375"	0.154"
Rails	2" NPS (Sch. 40)	2.375"	0.154"
Rail Joint/Splice Sleeves	1½" NPS (Sch. 40)	1.900"	0.145"
Handrails Joint/Splice Sleeves	1" NPS (Sch. 40) HSS1.500x0.125	1.315" 1.500"	0.133" 0.125"
Handrails	1½" NPS (Sch. 40)	1.900"	0.145"
Handrail Support Bar	1" Ø Round Bar	1.000"	N/A

D. Galvanized Steel Fasteners:
   a. Hex Head Bolts: ASTM A307 Type 1 or ASTM F1554 Grade 36
   b. Adhesive Anchors: ASTM F1554 Grade 36 fully threaded rods
   c. Hex Nuts: ASTM A563
   d. Flat Washers: ASTM F436
E. Aluminum Shims: ASTM B209, Alloy 6061
F. Bearing Pads: Plain, Fabric Reinforced, or Fabric Laminated meeting requirements of Specifications 515 and 932.

3. Fabrication:

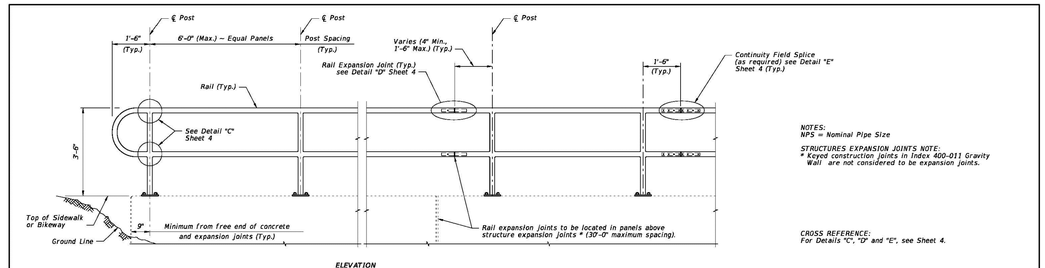
A. Place expansion joints at a maximum of 30'-0"spacing.
B. Field splices are similar to the expansion joint detail and may be approved by the Engineer to facilitate handling; but top rail must be continuous across a minimum of two posts.
C. Continuity field splice (Detail "E") only use to make the railing continuous for unforeseen field adjustments
D. Corners and changes in tangential longitudinal alignment may be made continuous with a 9"bend radius or terminated at adjoining sections with a standard end hoop when handrails are not required.
E. For curved longitudinal alignments, shop bend the top and bottom rails and handrails to match the alignment radius.
F. For changes in tangential longitudinal alignment greater than 45°, positioned posts a maximum of 2'-0" each side of the corner, not at the corner apex.

4. Handrails are required and must be continuous at landings for:

A. Grades Steeper than 5%.
B. Three or more steps

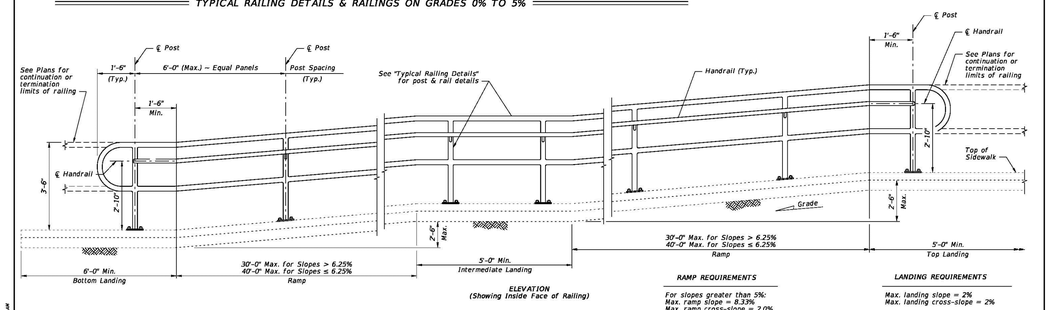
5. Cutting of reinforcing steel is permitted for adhesive anchor bot installations.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (STEEL)	515-080	1 of 5



ELEVATION

TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%



ELEVATION
(Showing Inside Face of Railing)

RAMP REQUIREMENTS

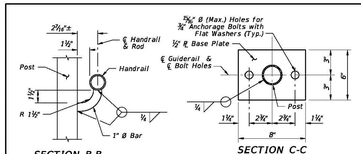
For slopes greater than 5%:
Max. ramp slope = 8.33%
Max. ramp cross-slope = 2.0%

LANDING REQUIREMENTS

Max. landing slope = 2%
Max. landing cross-slope = 2%

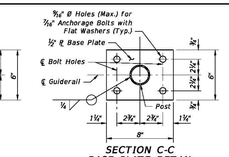
RAILINGS ON GRADES STEEPER THAN 5% TO 8.33%

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (STEEL)	515-080	2 of 5

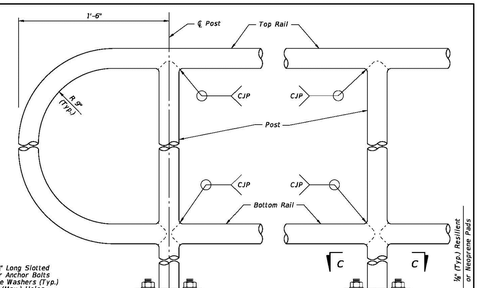


SECTION B-B
(Handrail Connection)

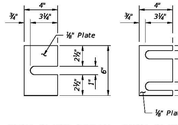
SECTION C-C
BASE PLATE DETAIL
(2-Bolt Anchorage)



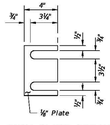
SECTION C-C
BASE PLATE DETAIL
(4-Bolt Anchorage)



DETAIL "C" - RAIL CONNECTIONS
(Handrail and 4-Bolt Anchorage Not Shown)



SHIM PLATE DETAIL
(2-Bolt Anchorage)



SHIM PLATE DETAIL
(4-Bolt Anchorage)

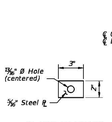
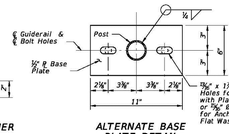
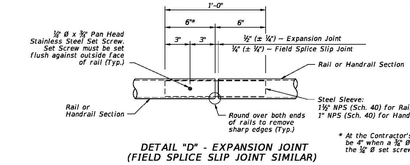


PLATE WASHER DETAIL

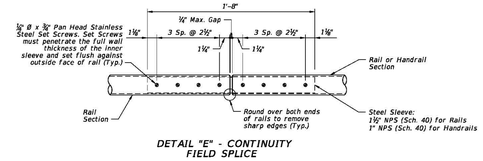


ALTERNATE BASE
PLATE DETAIL
(Recommended for Steep Slopes)

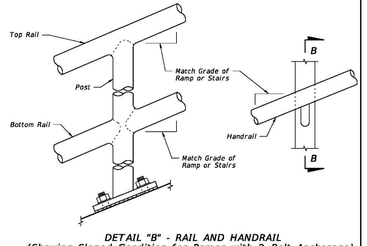


DETAIL "D" - EXPANSION JOINT
(FIELD SPLICE SLIP JOINT SIMILAR)

* At the Contractor's option, embedded length may be 4" when a ⅜" Ø plug weld is substituted for the ⅜" Ø set screw.



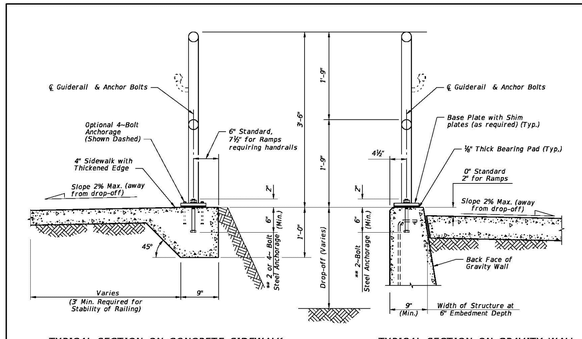
DETAIL "E" - CONTINUITY
FIELD SPLICE



DETAIL "B" - RAIL AND HANDRAIL
(Showing Sloped Condition for Ramps with 2-Bolt Anchorage)

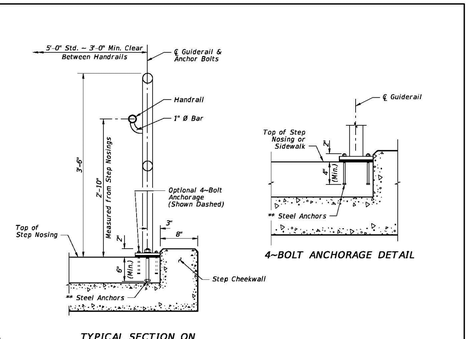
CROSS REFERENCE:
For locations of Details "C", "D" and "E", see Sheet 2.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (STEEL)	515-080	4 of 5



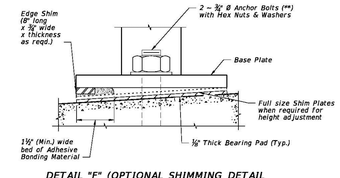
TYPICAL SECTION ON CONCRETE SIDEWALK

TYPICAL SECTION ON GRAVITY WALL
(Other Retaining Walls Similar)

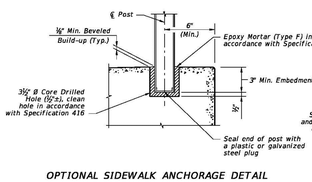


TYPICAL SECTION ON
STEPS & STAIRS

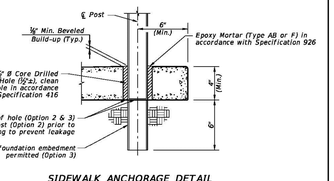
4-BOLT ANCHORAGE DETAIL



DETAIL "F" (OPTIONAL SHIMMING DETAIL
FOR CROSS SLOPE CORRECTION)
(Used in lieu of Beveled Shim Plates)



OPTIONAL SIDEWALK ANCHORAGE DETAIL



SIDEWALK ANCHORAGE DETAIL
OPTION 2 & 3

NOTES:
**2 – ⅜" Ø x 8" or 4 – ⅜" Ø x 6" Steel Anchors: Galvanized Steel Bolts (As Shown) (C-1-P); Galvanized U-Bolts Permitted (C-1-P); Galvanized Adhesive Anchors Permitted (***); Expansion Anchors Not Permitted.

*** The minimum embedment for adhesive anchors is 6" for 2-Bolt Anchorage or 4" for 4-Bolt Anchorage.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (STEEL)	515-080	5 of 5

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CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT.
CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

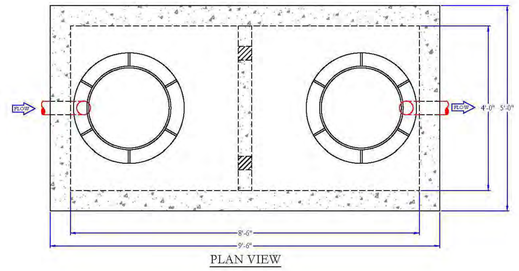
SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

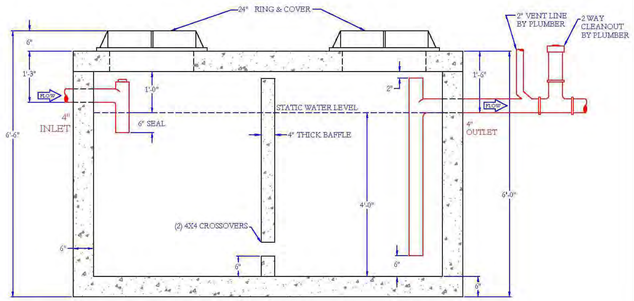
FDOT DETAILS

SHEET NO:

C-6.7



PLAN VIEW



ELEVATION VIEW

APPROVED FOR PRODUCTION:	APPROVED FOR PRODUCTION W/ CHANGES :	RESUBMITTAL REQUIRED:

SPECIFICATIONS:

CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall. Baffle is slide in type.

REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A-615 on required centers.

C.I. CASTINGS: Cast Iron Ring & Cover shall be nominal 24" and traffic duty

ENGINEERING DATA:

Grease Trap is structurally and hydraulically engineered conforming to Louisiana Department of Health & Hospitals Plumbing Code. Nominal liquid capacity as indicated on plan.

Field excavation and preparation shall be completed prior to delivery of grease trap. Use dimensional data as shown.

1000 GALLON GREASE TRAP

GCP-1000GT (TR)

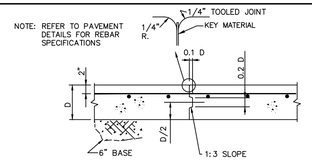
SCALE: NOT TO SCALE	DATE: 10/16/13	DRAWN: DC	CHECKED: CG

gainey's CONCRETE PRODUCTS

NPCA CERTIFIED PLANT

28021 Coker-Vail Road Holden, LA 70744
Phone (225) 567 - 2700 Fax (225) 567 - 3089
www.gaineysconcrete.com

1000 gal GREASE INTERCEPTOR DETAIL (WITH SAMPLE WELL) (TRAFFIC RATED)



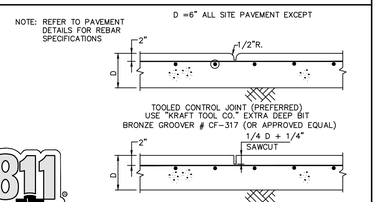
SECTION

KEYED CONSTRUCTION JOINT IN CONCRETE SLAB

NO SCALE

D = 6" FOR CANOPY, DRIVE SLAB, TE +

D =6" ALL SITE PAVEMENT EXCEPT

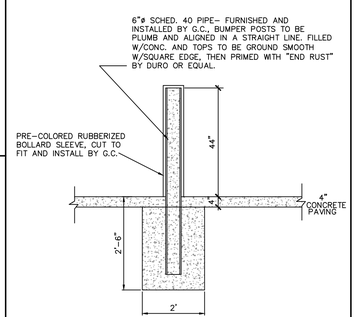


SECTION

CONTROL JOINT IN CONCRETE SLAB

NO SCALE

811 Know what's below. Call before you dig.

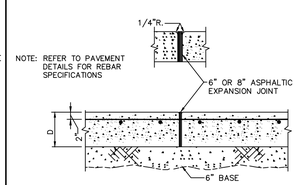


TYP. BOLLARD DETAIL

NO SCALE

NOTE

SEE SHEET C-1.0 SITE PLAN

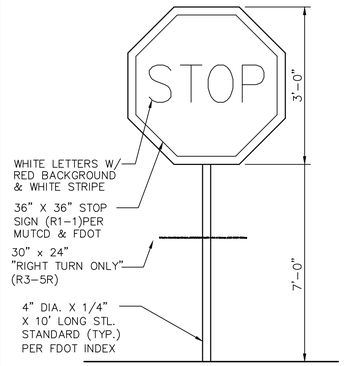


SECTION

EXPANSION JOINT IN CONCRETE SLAB

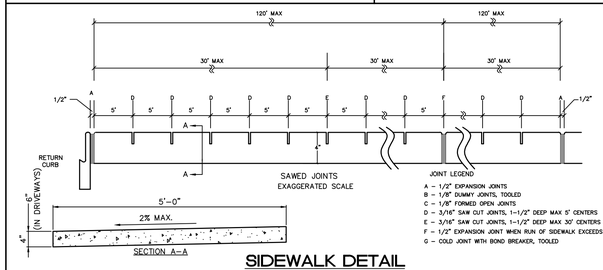
NO SCALE

D = 6" ALL SITE PAVEMENT EXCEPT



TYPICAL STOP SIGN ELEVATION

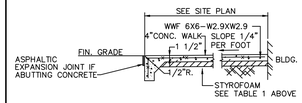
NO SCALE



SIDEWALK DETAIL

TABLE 1

STATES	3"RIGID BOARD STYROFOAM UNDER WALK
AL, FL, GA, MS	NO
NC, SC, TN	NO
ALL OTHERS	YES



SECTION BUILDING SIDEWALK

NO SCALE

NOTE:

REFER TO GEOTECHNICAL REPORT FOR SOILS SPECIFICATIONS AND RECOMMENDATIONS.

COMPACTION TESTS TO BE PROVIDED TO THE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF PAVEMENT.

COMPACTION TESTS TO BE CONDUCTED WITH BEST MANAGEMENT PRACTICES AND PER GEOTECHNICAL RECOMMENDATIONS.

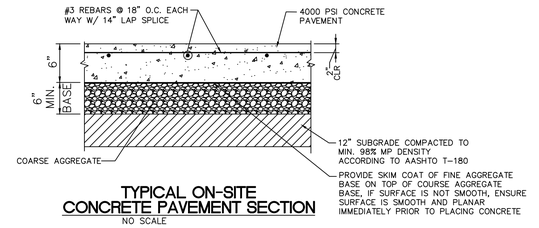
PORTLAND CEMENT CONCRETE

1. CONCRETE MATERIALS: CLASS A – 4000 PSI 28 DAY COMPRESSIVE STRENGTH, 5% AIR ENTRAINMENT REQUIRED. MAXIMUM 5–INCH SLUMP WHEN TESTED IN ACCORDANCE WITH ASTM C–143.

2. JOINT MATERIALS: JOINT SEALANT SHALL BE A ONE COMPONENT, HOT–POURED TYPE, CONFORMING TO THE REQUIREMENTS OF ASTM D–3406.

3. SUBGRADE PREPARATION: SUBGRADE SHALL CONFORM TO THE COMPACTION AND ELEVATION TOLERANCES SPECIFIED FOR THE MATERIAL INVOLVED, SHALL BE KEPT SMOOTH AND COMPACTED, AND SHALL BE FREE OF ALL LOOSE AND EXTRANEOUS MATERIAL WHEN CONCRETE IS PLACED.

4. PAVEMENT THICKNESS: CONCRETE PAVEMENT SHALL BE A MINIMUM THICKNESS OF 6 INCHES OVER 4–INCH CRUSHED STONE, EXCEPT AT TANKS WHERE PAVEMENT WILL BE A MINIMUM OF 8 INCHES THICK OVER 4 INCH CRUSHED STONE.



TYPICAL ON-SITE CONCRETE PAVEMENT SECTION

NO SCALE

SEE GEOTECHNICAL SUBSURFACE REPORT INVESTIGATIONS FOR RECOMMENDATIONS

CONCRETE PAVEMENT:

6" 4000 PSI COMPRESSIVE STRENGTH (550 PSI FLEXURAL STRENGTH) CONCRETE, MAXIMUM 4" SLUMP.
6" IMPROVED SUBGRADE (100% STANDARD DENSITY).

⚠

COA + FDOT DETAILS

SEE SHEETS
C–6.1 FOR WATER DETAILS
C–6.2 FOR SANITARY SEWER DETAILS
C–6.3 PAVEMENT DETAILS
C–6.4 PAVEMENT DETAILS
C–6.5 FDOT DETAILS
C–6.6 FDOT DETAILS
C–6.7 FDOT DETAILS

COA DETAILS AND FDOT DETAILS SUPERSEDE ANY STANDARD DETAILS SHOWN.

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Phone: (863) 646-9130
FLORIDA CA #4857

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⚠	4/28/22	PER CITY COMMENTS

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DAMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

MISC. STD. DETAILS

SHEET NO:

SD1

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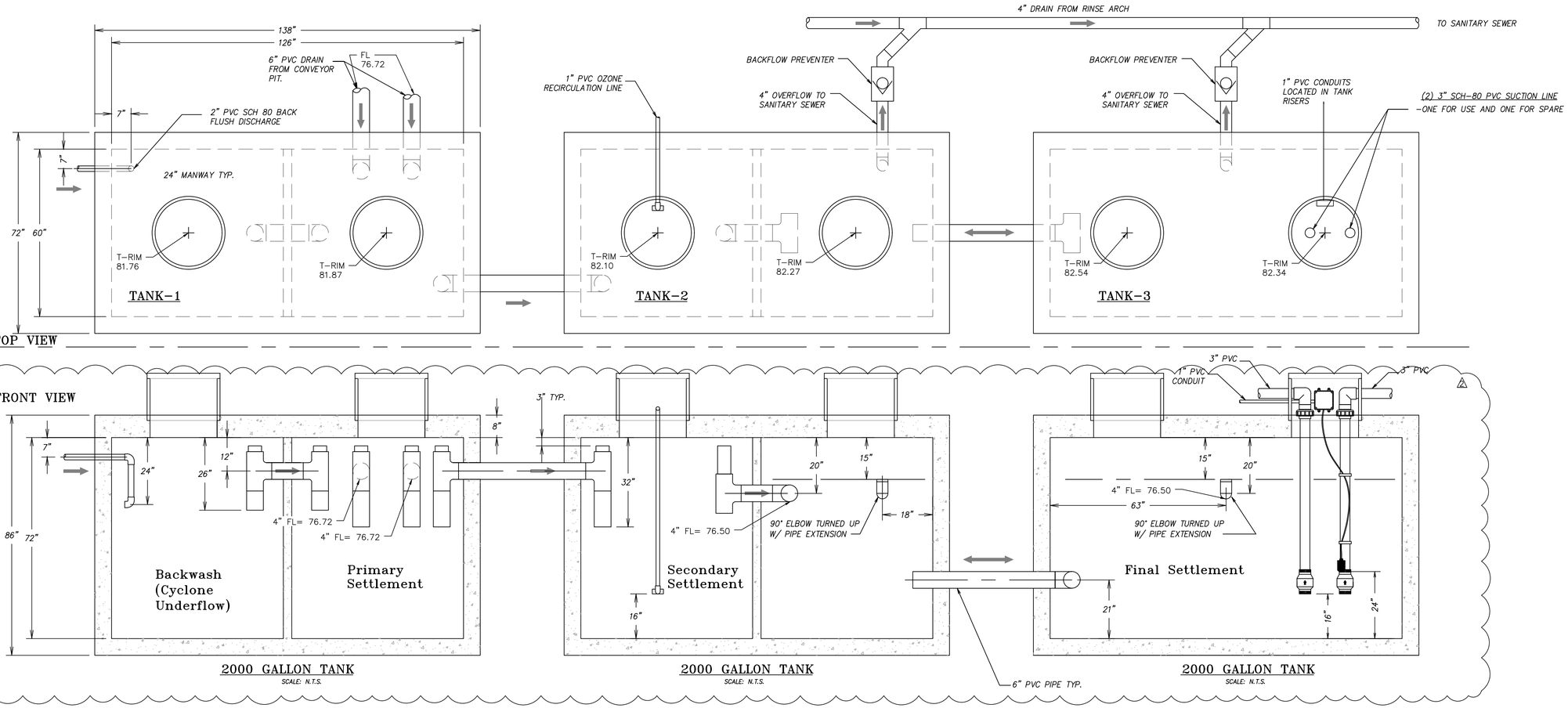

NOTE:

1. Pressure Test All Suction Lines Upon Installation @ 10-15 PSI max.
2. Keep pressure on Suction Lines for the entire DURATION of construction.
3. Pressure should NOT drop more than 2 PSI.
4. Watch for problems when excavating driveways.
5. Placement of suction lines is critical
6. Do NOT put screens on the suction lines

CAR WASH RECLAIM SYSTEM STANDARD RECLAIM 3 TANK

SEE PLUMBING SHEET-C-4.0 PLANS FOR CONNECTION

NOTE:

7. PIPE LOCATIONS SHOULD BE USED FOR ANY TANK
8. ALL INTERNAL TANK PLUMBING TO BE 6" sch 40 PVC UNLESS NOTED OTHERWISE
9. ALL TANK BOTTOMS SHOULD BE LEVEL
10. THIS DRAWING IS TO SHOW TANK HOLDING CAPACITY AND PIPING RELATIONSHIPS ONLY. THEY ARE NOT INTENDED TO ADDRESS TANK STRUCTURE ENGINEERING.

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1	4/28/22	PER CITY COMMENTS

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08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
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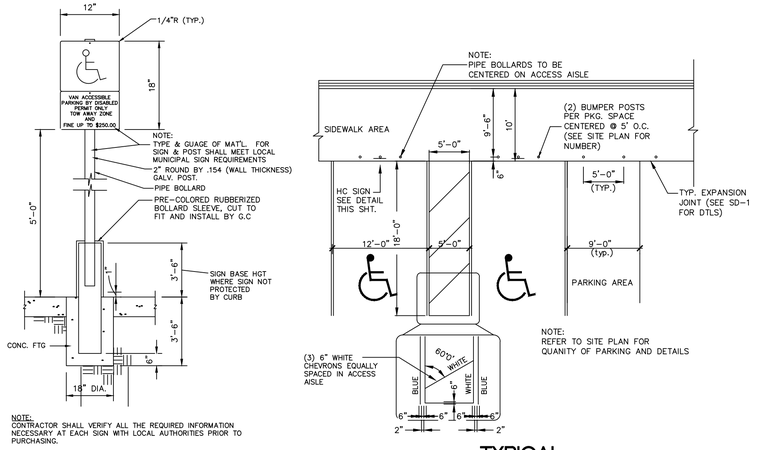


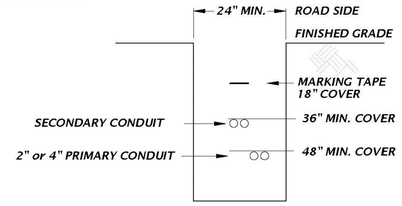
TYP. HANDICAP SIGNAGE DETAIL

N.T.S.

TYPICAL PARKING AND BUMPER POST DETAIL

NO SCALE TRAFFIC MARKINGS TO COMPLY WITH F.D.O.T. INDEX NO. 17346,

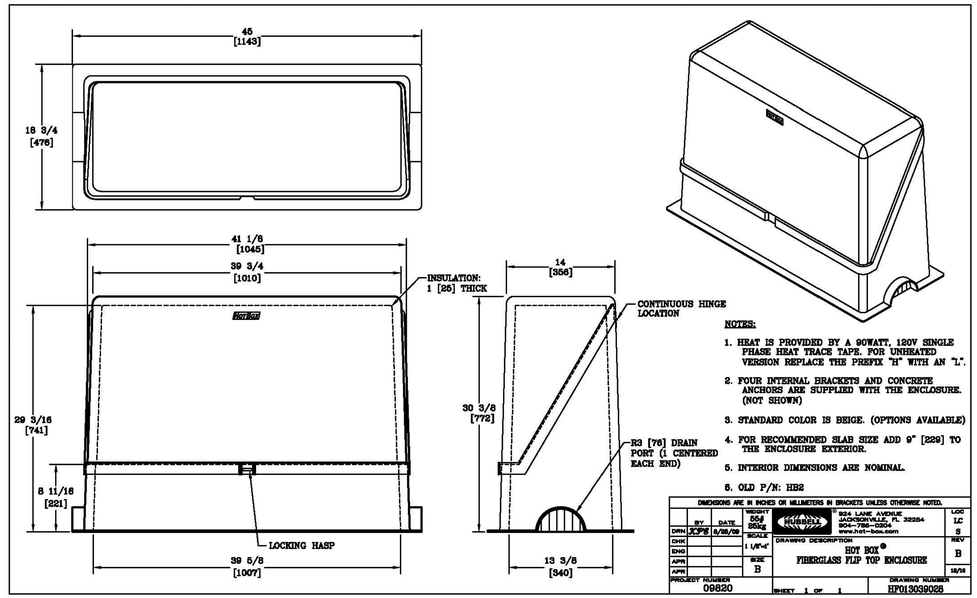
WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTES: 1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

506 **TYPICAL CONDUIT TRENCH**
NTS



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08/03/2022

DAIMIAN D. LESLIE
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PROPERTY SIZE:

SITE DESIGNATIONS:

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MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
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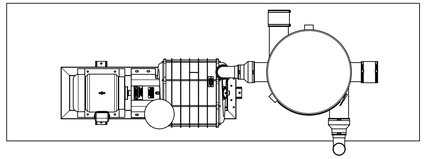
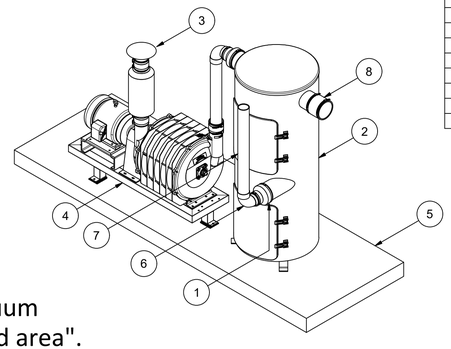
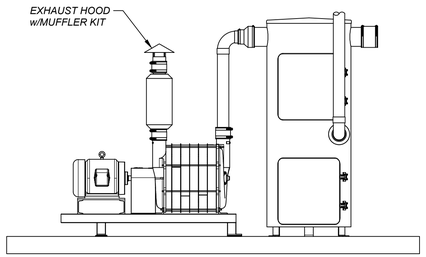
Typical Vacuum, 25hp Producer w/Tank

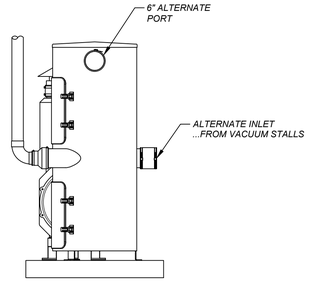


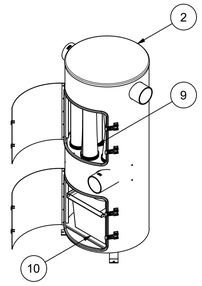


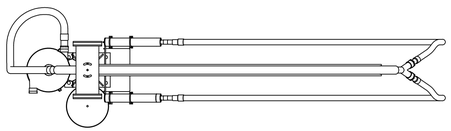
PARTS LIST	
ITEM	DESCRIPTION
1	6" x 4" Reducer Coupling
2	Vacuum Separator Universal w/10 Bags
3	Vacuum, Turbine 4" Kit
4	Vacuum, 25hp Producer w/Tank
5	Concrete Pad for Vacuum Producers
6	4" Schedule 40 PVC 90deg Elbow
7	4" Schedule 40 PVC Pipe
8	6" Coupler
9	Vacuum Separator Filter Bag 6inD x 32inL
10	Vacuum Separator Debris Cleanout Tank

"NOTE:
Proper ventilation is required when vacuum producers are located within an enclosed area".

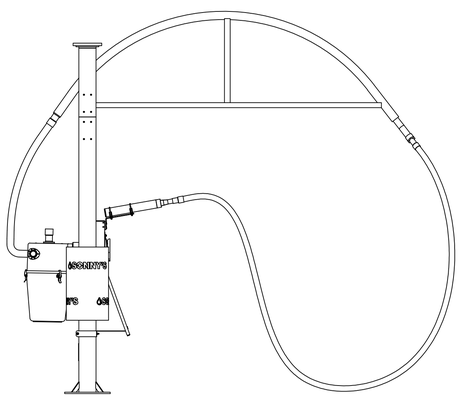


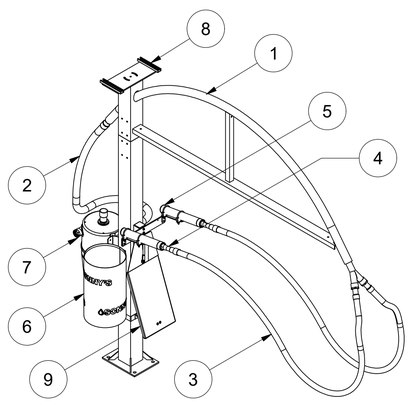






PARTS LIST	
ITEM	DESCRIPTION
1	Vacuum Post 6" x 6" with Canopy Boom
2	Vacuum Hose 2"
3	Vacuum Hose 1.5"
4	Express Claw Crevice Tool
5	Express Holster with Bracket
6	Garbage Recepticle
7	Cyclone Trash Collector
8	Vacuum Boom Pipe Mount
9	Mat Holder Dual Nozzle Assembly





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DAIMIAN DWIGHT LESLIE · LICENSE · No. 73113 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

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CARWASH

PROPERTY SIZE:

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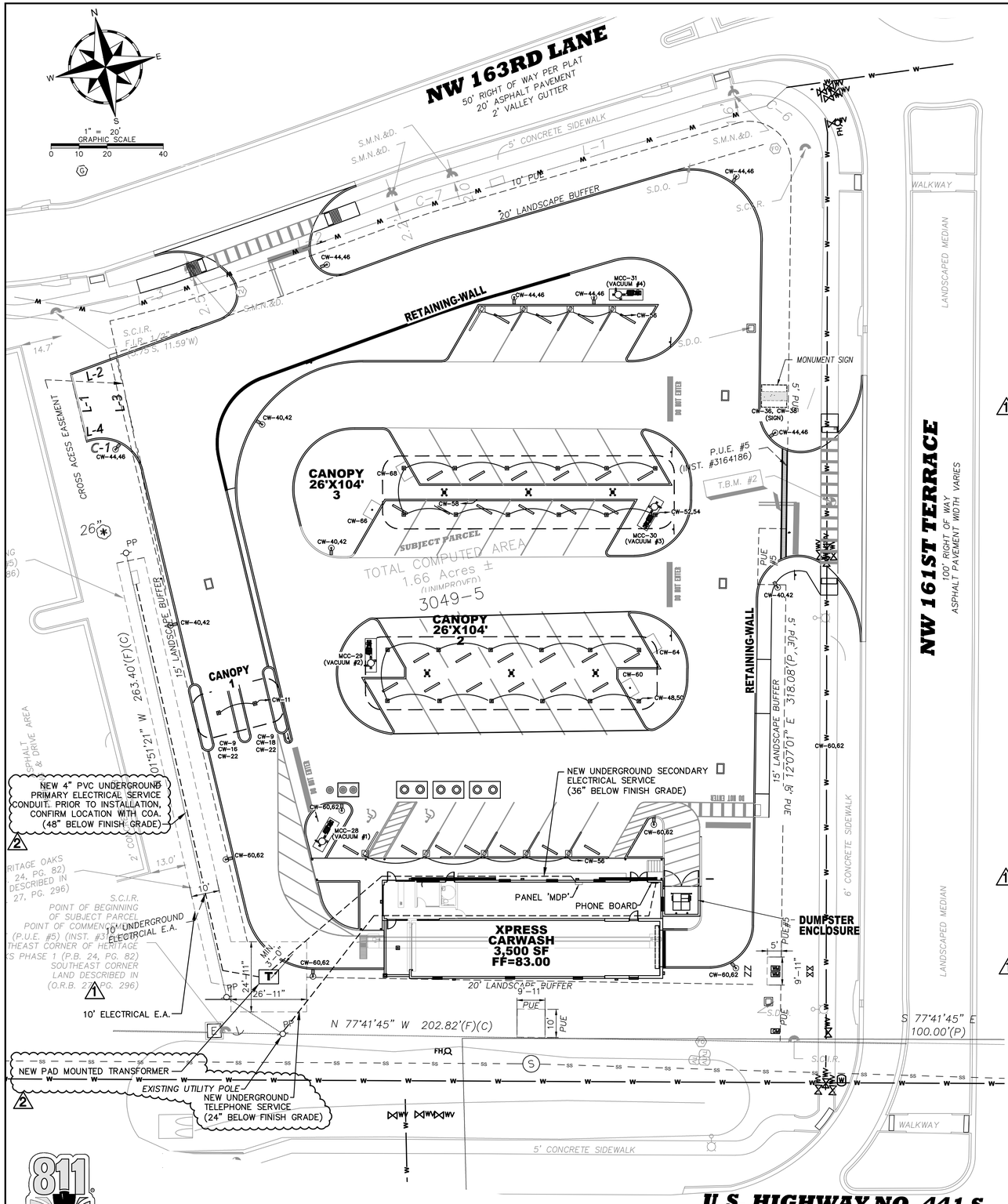
DRAWING TITLE: **SITE EQUIPMENT DETAILS**

SHEET NO:

SD4



SITE ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE, LOCAL ORDINANCES AND REGULATIONS AND STATE LAWS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR PROPOSED TRANSFORMER LOCATION, METERING REQUIREMENTS & SCHEDULING.
3. CONTRACTOR TO INSTALL TELEPHONE UTILITY CONDUIT TO UTILITY POLE. PRIOR TO CONSTRUCTION, CONTRACTOR COORDINATE WITH TELEPHONE COMPANY FOR EXACT LOCATION OF TELEPHONE SERVICE ORIGIN AND SCHEDULING.
4. TELEPHONE SERVICE CONDUIT TO BE BURIED 24" MIN. BELOW FINISH GRADE.
5. INSTALL AN EQUIPMENT GROUND CONDUCTOR IN ALL BRANCH CIRCUIT CONDUITS.
6. ALL CONDUITS RUN UNDER DRIVEWAYS AND PARKING AREAS TO BE BURIED 24" MIN. BELOW FINISH GRADE.
7. CONTRACTOR TO PROVIDE DISCONNECTS FOR SIGNS PER NEC 600.6.
8. POLE LIGHTS SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
9. CONTRACTOR TO SUPPLY AND INSTALL LIGHT POLE BASES. SEE SHEET PH-1 FOR DETAIL.

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

SITE ELECTRICAL CONDUIT / WIRE SCHEDULE

EACH ITEM TO HAVE A DEDICATED HOMERUN CONDUIT. DO NOT COMBINE CONDUITS.

ITEM	QTY.	CONDUIT SIZE	CONDUIT TYPE	WIRE / CABLE	NOTES
POLE LIGHTS	1	1"	PVC	(3) #10 (2-H, 1-G)	POWER FROM LIGHTING CONTACTOR
POLE LIGHTS	2	1"	PVC	(3) #8 (2-H, 1-G)	POWER FROM LIGHTING CONTACTOR
ID SIGN POWER	1	1"	PVC	(5) #8 (2-H, 2-N, 1-G)	POWER FROM LIGHTING CONTACTOR
ID SIGN DATA	1	1"	PVC	PULL STRING	CONDUIT FROM SERVER
POS CANOPY LIGHTS	1	1"	PVC	(3) #8 (1-H, 1-N, 1-G)	POWER FROM LIGHTING CONTACTOR
POS CANOPY DVR	1	1"	PVC	PULL STRING	CONDUIT FROM SERVER
VACUUM CANOPY DVR	2	1"	PVC	PULL STRING	CONDUIT FROM SERVER TO EACH END OF CANOPY
PAY STATION DATA	1	1"	PVC	PULL STRING	DATA FOR (2) PAY STATIONS FROM SERVER
PAY STATION	1	3/4"	PVC	(3) #8 (1-H, 1-N, 1-G)	POWER FOR (2) PAY STATIONS FROM PANEL "CW"
TRAFFIC GATE	2	3/4"	PVC	(3) #8 (1-H, 1-N, 1-G)	POWER FROM PANEL "CW"
MENU BOARD	1	3/4"	PVC	(3) #8 (1-H, 1-N, 1-G)	POWER FOR (2) MENU BOARDS FROM PANEL "CW"
VACUUM	4	1"	PVC	(3) #6 (3-H, 1-G)	POWER FROM MCC
VACUUM CANOPY LIGHTING	1	1"	PVC	(3) #10 (2-H, 1-G)	POWER FROM LIGHTING CONTACTOR.
VACUUM FREE STANDING LIGHTING	2	3/4"	PVC	(3) #8 (2-H, 1-G)	POWER FROM LIGHTING CONTACTOR.
MAT CLEANING MACHINE	2	1"	PVC	(3) #8 (1-H, 1-N, 1-G)	POWER FROM PANEL 'CW'
MAT CLEANING MACHINE	2	1"	PVC	(3) #6 (1-H, 1-N, 1-G)	POWER FROM PANEL 'CW'
SECONDARY ELECTRICAL SERVICE	2	3 1/2"	PVC	(3) #500 Cu (1) #400 Cu	UNDERGROUND ELECTRICAL SERVICE FROM NEW PAD MOUNTED TRANS. (36" BELOW FINISH GRADE)
PRIMARY ELECTRICAL SERVICE	1	4"	PVC	PULL STRING	UNDERGROUND PRIMARY ELECTRICAL SERVICE FROM COA POWER BOX LOCATION TO TRANS. (48" BELOW FINISH GRADE)
TELEPHONE UTILITY	1	2"	PVC	PULL STRING	UNDERGROUND TELEPHONE SERVICE FROM EXISTING POLE (24" BELOW FINISH GRADE)

SERVICE SUMMARY

PANELS	PHASE A B C	NEUTRAL	REMARKS
PANEL MDP	445,609	23,750	INCLUDES MCC & PANEL CW
TOTAL VA	445,609	23,750	
TOTAL AMPS	537	49	TOTAL VA / (480 x 1.73)

PANEL MDP

SQUARE-D 1-LINE PANELBOARD, 800 AMP MAIN BREAKER — 277/480 3-PHASE, 65K AIC RATED BREAKERS — BOLT-IN SURFACE-NEMA 1 — NEUTRAL BAR EQUIPMENT GROUND BAR

CIRCUIT DESCRIPTION	*	VA LOAD A	B	C	N	Brk	Wire	Cond	Circuit Num	Cond	Wire	Brk	*	VA LOAD N	A	B	C	*	CIRCUIT DESCRIPTION
SVA-1/A SHOWTOP CONTROL CENTER	1	1,200				60/3	1	2	1	75°	10	30/3			3878				
SVA-1/A SHOWTOP CONTROL CENTER	1		1,200			60/3	3	4	3	75°	10	30/3				3878			
SVA-1/A SHOWTOP CONTROL CENTER	1			1,200		60/3	5	6	5	75°	10	30/3					3878		
T-6 KVA TRANSFORMER - PANEL CW	1	17,951				100/3	7	8	7	75°	10	30/3		3878					
T-6 KVA TRANSFORMER - PANEL CW	1		13,748		22,450	90/3	9	10	9	75°	10	30/3			3878				
T-6 KVA TRANSFORMER - PANEL CW	1			14,796		100/3	11	12	11	75°	10	30/3				3878			
D-E RECIRPROCALATOR	1	831				15/3	13	14	13	75°	12	15/3		942				1	1 1/4 - RECLAIM UNIT
D-E RECIRPROCALATOR	1		831			15/3	15	16	15	75°	12	15/3			942			1	1 1/4 - RECLAIM UNIT
D-E RECIRPROCALATOR	1			831		15/3	17	18	17	75°	12	15/3				942		1	1 1/4 - RECLAIM UNIT
D-O RO UNIT	1	930				15/3	19	20	19	75°	12	15/3		942				1	RECLAIM FILTRATION SYSTEM
D-O RO UNIT	1		930			15/3	21	22	21	75°	12	15/3			942			1	RECLAIM FILTRATION SYSTEM
D-O RO UNIT	1			930		15/3	23	24	23	75°	12	15/3				942		1	RECLAIM FILTRATION SYSTEM
							25	26	25	60°	12	20/1					960	1	EQUIPMENT ROOM EXHAUST FAN
							27	28											
							29	30											
							31	32											
							33	34											
							35	36											
							37	38											
							39	40											
							41	42											
		14900(3	13595(0	13696(	22450									0	9640	9640	960		

CONNECTED VA (A) 14900(3; CONNECTED VA (B) 13595(0; CONNECTED VA (C) 13696(38; CONNECTED VA (ABC) 44192(1

	CONNECTED		DEMAND
NON-CONTINUOUS	*1	44192(1	100% 44192(1
CONTINUOUS	*2	0	125% 0
KITCHEN EQUIPMENT	*3	0	65% 0
SUBTOTAL		44192(1	44192(1
NON-COINCIDENTAL		0	0
TOTAL		44192(1	44192(1

TOTAL NEUTRAL LOAD: 22,450 / (480(1.73) = 46.8 AMPS

TOTAL DEMAND LOAD: 44192(1 / (480(1.73) = 532.2 AMPS

MOTOR CONTROL CENTER

480 VOLT 3-PHASE — 600 AMP MLO — UL 508 INDUSTRIAL CONTROL — SURFACE-NEMA 1

CIRCUIT DESCRIPTION	*	VA LOAD A	B	C	N	Brk	Wire	Cond	Circuit Num	Cond	Wire	Brk	*	VA LOAD N	A	B	C	*	CIRCUIT DESCRIPTION
EX - RO REJECT PUMP	(5 HP)	1	2105			15/3	12	75°	1	75°	8	40/3			5817			1	25-A, BLOWER MOTOR #1 (15 HP)
EX - RO REJECT PUMP	(5 HP)	1		2105		15/3	12	75°	3	75°	8	40/3				5817		1	25-A, BLOWER MOTOR #1 (15 HP)
EX - RO REJECT PUMP	(5 HP)	1			2105	15/3	12	75°	5	75°	8	40/3					5817	1	25-A, BLOWER MOTOR #1 (15 HP)
EA - PREP GUN UNIT	(7.5 HP)	1	3047			20/3	12	75°		75°	8	40/3		5817				1	25-B, BLOWER MOTOR #2 (15 HP)
EA - PREP GUN UNIT	(7.5 HP)	1		3047		20/3	12	75°	7	75°	8	40/3			5817			1	25-B, BLOWER MOTOR #2 (15 HP)
EA - PREP GUN UNIT	(7.5 HP)	1			3047	20/3	12	75°	9	75°	8	40/3				5817		1	25-B, BLOWER MOTOR #2 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1	582			15/3	12	75°		75°	8	40/3		5817				1	25-C, BLOWER MOTOR #3 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1		582		15/3	12	75°	11	75°	8	40/3			5817			1	25-C, BLOWER MOTOR #3 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1			582	15/3	12	75°		75°	8	40/3				5817		1	25-C, BLOWER MOTOR #3 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1	582			15/3	12	75°	13	75°	8	40/3		5817				1	25-D, BLOWER MOTOR #4 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1		582		15/3	12	75°		75°	8	40/3			5817			1	25-D, BLOWER MOTOR #4 (15 HP)
SQ - VIRAFMOTOR	(1 HP)	1			582	15/3	12	75°	15	75°	8	40/3				5817		1	25-D, BLOWER MOTOR #4 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1	582			15/3	12	75°		75°	8	40/3		5817				1	25-E, BLOWER MOTOR #5 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1		582		15/3	12	75°	17	75°	8	40/3			5817			1	25-E, BLOWER MOTOR #5 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1			582	15/3	12	75°		75°	8	40/3				5817		1	25-E, BLOWER MOTOR #5 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1	582			15/3	12	75°	19	75°	8	40/3		5817				1	25-F, BLOWER MOTOR #6 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1		582		15/3	12	75°		75°	8	40/3			5817			1	25-F, BLOWER MOTOR #6 (15 HP)
SB - VIRAFMOTOR	(1 HP)	1			582	15/3	12	75°	21	75°	8	40/3				5817		1	25-F, BLOWER MOTOR #6 (15 HP)
T1-1 - POWER PACK	(7.5 HP)	1	3047			20/3	12	75°		75°	8	40/3		582				1	25-G, BLOWER MOTOR #7 (15 HP)
T1-1 - POWER PACK	(7.5 HP)	1		3047		20/3	12	75°	23	75°	12	15/3			582			1	25-G, BLOWER MOTOR #7 (15 HP)
T1-1 - POWER PACK	(7.5 HP)	1			3047	20/3	12	75°		75°	12	15/3				582		1	25-G, BLOWER MOTOR #7 (15 HP)
T2-A - OMNI POWER UNIT	(5 HP)	1	2105			15/3	12	75°		75°	12	20/3		3047				1	26-H, BLOWER MOTOR #8 (15 HP)
T2-A - OMNI POWER UNIT	(5 HP)	1		2105		15/3	12	75°	25	75°	12	20/3			3047			1	26-H, BLOWER MOTOR #8 (15 HP)
T2-A - OMNI POWER UNIT	(5 HP)	1			2105	15/3	12	75°		75°	12	20/3				3047		1	26-H, BLOWER MOTOR #8 (15 HP)
T3-C - H.25 OMNI PUMP TOP	(15 HP)	1	5817			40/3	8	75°		75°	12	20/3			3047			1	25-I, BLOWER MOTOR #9 (15 HP)
T3-C - H.25 OMNI PUMP TOP	(15 HP)	1		5817		40/3	8	75°	27	75°	12	20/3				3047		1	25-I, BLOWER MOTOR #9 (15 HP)
T3-C - H.25 OMNI PUMP TOP	(15 HP)	1			5817	40/3	8	75°		75°	12	20/3					3047	1	25-I, BLOWER MOTOR #9 (15 HP)
T3-F - H.25 OMNI PUMP SIDE	(15 HP)	1	5817			40/3	8	75°		75°	12	20/3		3047				1	25-J, BLOWER MOTOR #10 (15 HP)
T3-F - H.25 OMNI PUMP SIDE	(15 HP)	1		5817		40/3	8	75°	29	75°	12	20/3			3047			1	25-J, BLOWER MOTOR #10 (15 HP)
T3-F - H.25 OMNI PUMP SIDE	(15 HP)	1			5817	40/3	8	75°		75°	12	20/3				3047		1	25-J, BLOWER MOTOR #10 (15 HP)
T3-I - H.25 WHEEL CLEANER PUMP	(15 HP)	1	5817			40/3	8	75°		75°	12	20/3		3047				1	25-K, BLOWER MOTOR #11 (15 HP)
T3-I - H.25 WHEEL CLEANER PUMP	(15 HP)	1		5817		40/3	8	75°	31	75°	12	20/3			3047			1	25-K, BLOWER MOTOR #11 (15 HP)
T3-I - H.25 WHEEL CLEANER PUMP	(15 HP)	1			5817	40/3	8	75°		75°	12	20/3				3047		1	25-K, BLOWER MOTOR #11 (15 HP)
SB-A - CONVEYOR POWER PACK	(7.5 HP)	1	3047			20/3	12	75°		1"	6	60/3		7756				2	37-H VACUUM MOTOR #1 (25 HP)
SB-A - CONVEYOR POWER PACK	(7.5 HP)	1		3047		20/3	12	75°	33	1"	6	60/3			7756			2	37-H VACUUM MOTOR #1 (25 HP)
SB-A - CONVEYOR POWER PACK	(7.5 HP)	1			3047	20/3	12	75°		1"	6	60/3				7756		2	37-H VACUUM MOTOR #1 (25 HP)
SB-G - TOP BRUSH MOTOR	(1 HP)	1	582			15/3	12	75°		1"	6	60/3		7756				2	37-H VACUUM MOTOR #2 (25 HP)
SB-G - TOP BRUSH MOTOR	(1 HP)	1		582		15/3	12	75°	35	1"	6	60/3			7756			2	37-H VACUUM MOTOR #2 (25 HP)
SB-G - TOP BRUSH MOTOR	(1 HP)	1			582	15/3	12	75°		1"	6	60/3				7756		2	37-H VACUUM MOTOR #2 (25 HP)
SB-B - GRUNDFOS PUMP	(7.5 HP)	1	3047			20/3	12	75°		1"	6	60/3		7756				2	37-H VACUUM MOTOR #3 (25 HP)
SB-B - GRUNDFOS PUMP	(7.5 HP)	1		3047		20/3	12	75°	37	1"	6	60/3			7756			2	37-H VACUUM MOTOR #3 (25 HP)
SB-B - GRUNDFOS PUMP	(7.5 HP)	1			3047	20/3	12	75°		1"	6	60/3				7756		2	37-H VACUUM MOTOR #3 (25 HP)
									39										
									41	42									
		9720(	6900(	5240(	14260									14650(	9930(	8000	10450		

CONNECTED VA (A) 19650; CONNECTED VA (B) 14900; CONNECTED VA (C) 15980; CONNECTED VA (ABC) 50240

	CONNECTED		DEMAND
NON-CONTINUOUS	*1	39270	100% 39270
CONTINUOUS	*2	14370	125% 17963
KITCHEN EQUIPMENT	*3	0	65% 0
SUBTOTAL		53640	57233
NON-COINCIDENTAL		0	0
TOTAL		50240	53833

TOTAL NEUTRAL LOAD: 28,910 / (208(0.73) = 80.3 AMPS

TOTAL DEMAND LOAD: 53,833 / (208(1.73) = 149.5 AMPS

PANEL CW

SQUARE-D PANELBOARD (14") 200 AMP MAIN BREAKER — 120/208 3-PHASE, 42,000 AIC SERIES RATED — BOLT-IN (QOB) SURFACE-NEMA 1 — NEUTRAL BAR EQUIPMENT GROUND BAR

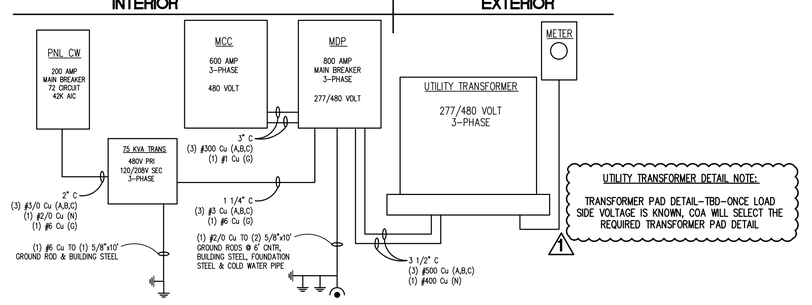
CIRCUIT DESCRIPTION	*	VA LOAD A	B	C	Brk	Wire	Cond	Circuit Num	Cond	Wire	Brk	*	VA LOAD N	A	B	C	*	CIRCUIT DESCRIPTION
SVB-1	1	3000			30/2	10	50°	1	2	50°	10	20/2			1300			1	AC-1
SVB-1	1		3000		30/2	10	50°	3	4	50°	10	20/2				1300		1	AC-1
12-L - AIR DRYER	1			700	20/1	12	50°	5	6	50°	10	30/2					3100	1	RO/WATER HEATER
BOSAL GUIDUS	1	200			20/1	12	50°	7	8	50°	10	30/2			1500			1	RO/WATER HEATER
AUTO SENTRY (POS)	1		540		20/1	8	75°	9	10	50°	12	20/1		240				1	SWB POWER DIST. BOX
CANOPY LIGHTS	2			540	20/1	8	1"	11	12	50°	12	20/1		300				1	S-V-S MAIN SWB. BOX
29-3 - PIRELLI LIGHT (3)	1	500			20/1	12	50°	13	14	75°	12	20/1		410	410			2	39-E - ENTRANCE CABINET
D-E - WARNING HORN	1		240		20/1	12	50°	15	16	75°	8	20/1		960		960		1	TRAFFIC GATE
SONV - PULSE BOX	1			500	20/1	12	50°	17	18	75°	8	20/1		960			960	1	TRAFFIC GATE
39-C - WAT & GO SIGN	2	300			20/1	10	75°	19	20	50°	12	20/1		180	180			1	WASH BOARDS
39-D - RESTRO SIGN	2		300		20/1	12	50°	21	22	50°	8	20/1		600		600		1	MENU BOARDS
12 - UNIMAC WASHER	1			800	20/2	12	50°	23	24	50°	12	20/1		180			180	1	COMM. RECEPTACLE
12 - UNIMAC WASHER	1	800			20/2	12	50°	25	26	50°	12	20 GFI		180	180			1	OUTDOOR RECEPTACLE
LOBBY & OFFICE LIGHTS	2		420		20/1	12	50°	27	28	50°	12	20 GFI		180		180		1	TUNNEL RECEPTACLE
RESTROOM RECEPTACLE	1			180	20 GFI	12	50°	29	30	50°	10	30/1		1500			1500	1	ROLL-UP DOOR
ROLL-UP DOOR	1	1500			30/1	10	50°	31	32	50°	12	20/1		180	180			1	MANAGERS COMPUTER RECEPTACLE
EQUIPMENT ROOM RECEPTACLE	1		180		20 GFI	12	50°	33	34	50°	12	20/1		600		600		1	VACUUM CAN. HEATER
BUILDING SIGNAGE	2			650	20/1	12	50°	35	36	1"	8	20/1		720			720	2	SITE SIGNAGE
SERVER RECEPTACLE	1	180			20/1	12	50°	37	38	1"	8	20/1		720	720			2	SITE SIGNAGE
39-4 - FLEX ARCH	2		550		20/1	12	50°	39	40	1"	8	20/2				825		2	POLE LIGHTS
BUILDING WALL PACKS	2			650	20/1	12	50°	41	42	1"	8	20/2					825	2	POLE LIGHTS
BUILDING WALL PACKS	2	650			20/1	10	50°	43	44	1"	8	20/2		575				2	POLE LIGHTS
TUNNEL LIGHTS	2		300		20/1	10	50°	45	46	1"	8	20/2			575			2	POLE LIGHTS
EQUIPMENT ROOM LIGHTS	2			300	20/1	10	50°	47	48	1"	10	20/2				420		2	VACUUM CANOPY LIGHTING
EQUIPMENT ROOM EXHAUST FAN	1	960			20/1	10	50°	49	50	1"	10	20/2		420				2	VACUUM CANOPY LIGHTING
C-A - CONTROLS	1		240		20/1	12	50°	51	52	1"	10	20/2			420			2	VACUUM CANOPY LIGHTING
C-DE - CONTROLS	1			240	20/1	12	50°	53	54	1"	10	20/2				420		2	VACUUM CANOPY LIGHTING
C-F - SOFTNER	1	540			20/1	12	50°	55	56	1"	8	20/1		840	840			2	FREE STANDING VACUUM LIGHTS
37-C - CONTROL BOX	1		240		20/1	12	50°	57	58	1"	8	20/1		1200		1200		1	MAT CLEANING MACHINE
12 - CONTROL	1			240	20/1	12	50°	59	60	1"	10	20/2			825		825	2	POLE LIGHTS
39-C - GEARED	1	420			20/1	12	50°	61	62	1"	8	20/1		1200	825			2	POLE LIGHTS
39-6 - GALAXY ARCH	1		240		20/1	12	50°	63	64	1"	8	20/1		1200		1200		1	MAT CLEANING MACHINE
39-C - PULSATION PUMP STATION	1			440	20/1	12	50°	65	66	1"	8	20/1		1200			1200	1	MAT CLEANING MACHINE
BUILDING SIGNAGE	2	650			20/1	12	50°	67	68	1"	6	20/1		1200	1200			1	MAT CLEANING MACHINE
BUILDING SIGNAGE	2		650		20/1	12	50°	69	70										
								71	72										
		9720(	6900(	5240(	14260									14650(	9930(	8000	10450		

CONNECTED VA (A) 19650; CONNECTED VA (B) 14900; CONNECTED VA (C) 15980; CONNECTED VA (ABC) 50240

	CONNECTED		DEMAND
NON-CONTINUOUS	*1	39270	100% 39270
CONTINUOUS	*2	14370	125% 17963
KITCHEN EQUIPMENT	*3	0	65% 0
SUBTOTAL		53640	57233
NON-COINCIDENTAL		0	0
TOTAL		50240	53833

TOTAL NEUTRAL LOAD: 28,910 / (208(0.73) = 80.3 AMPS

TOTAL DEMAND LOAD: 53,833 / (208(1.73) = 149.5 AMPS



UTILITY TRANSFORMER DETAIL NOTE:

TRANSFORMER PAD DETAIL-TBD-ONCE LOAD SIDE VOLTAGE IS KNOWN, COA WILL SELECT THE REQUIRED TRANSFORMER PAD DETAIL

RISER DIAGRAM 277/480 VOLT 800 AMP 3 PHASE

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
2	8/02/22	PER CITY COMMENTS
1	5/28/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE ON THE DATE ADJACENT TO THE SEAL.

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

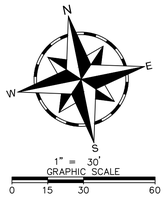
08/03/2022

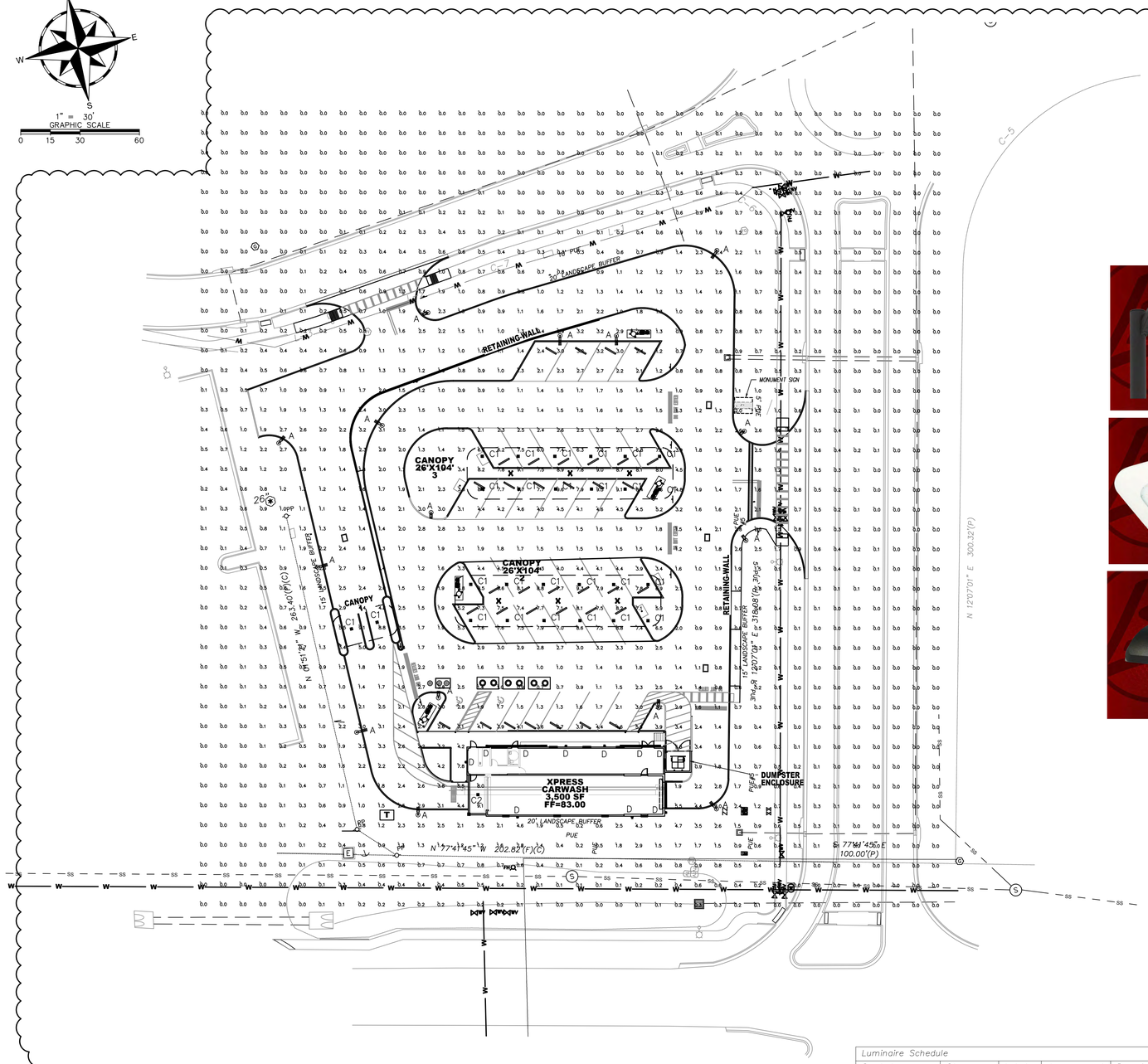
DAIMIAN D. LESLIE
FLORIDA #PE73113

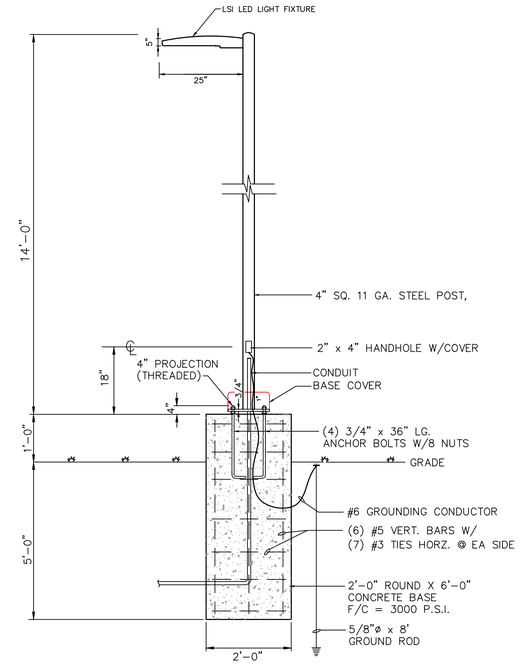
BUILDING SIZE:

3,500 SQ. FT. CARWASH

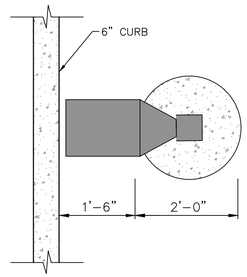
PROP







AREA LIGHT SIDE VIEW
NTS



AREA LIGHT PLAN VIEW
NTS

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	15	A	SINGLE	MRS-LED-06L-SIL-5W-50-70CRI-SINGLE-15' MT HGT	1.000	1.000	1.000	6012	41
	26	C1	SINGLE	CRUS-SC-SLW-50 MTD @ 12' DIMMED 50%	1.000	1.000	0.500	5955	38
	1	C2	SINGLE	CRUS-SC-SLW-50 MTD @ 11' DIMMED 30%	1.000	1.000	0.700	5955	38
	10	D	SINGLE	XWS-LED-02L-FTW-50-80CRI MTD @ 10'	1.000	1.000	1.000	2167	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.19	9.7	0.0	N.A.	N.A.
CANOPY 1	Illuminance	Fc	6.70	9.1	3.4	1.97	2.68
CANOPY 2	Illuminance	Fc	7.56	9.4	5.2	1.45	1.81
CANOPY 3	Illuminance	Fc	8.51	9.7	7.5	1.13	1.29
INSIDE CURB	Illuminance	Fc	1.99	5.8	0.7	2.84	8.29

Know what's below. Call before you dig.

1 2

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
2	8/02/22	PER CITY COMMENTS
1	5/25/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

PHOTOMETRIC SITE PLAN

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4020

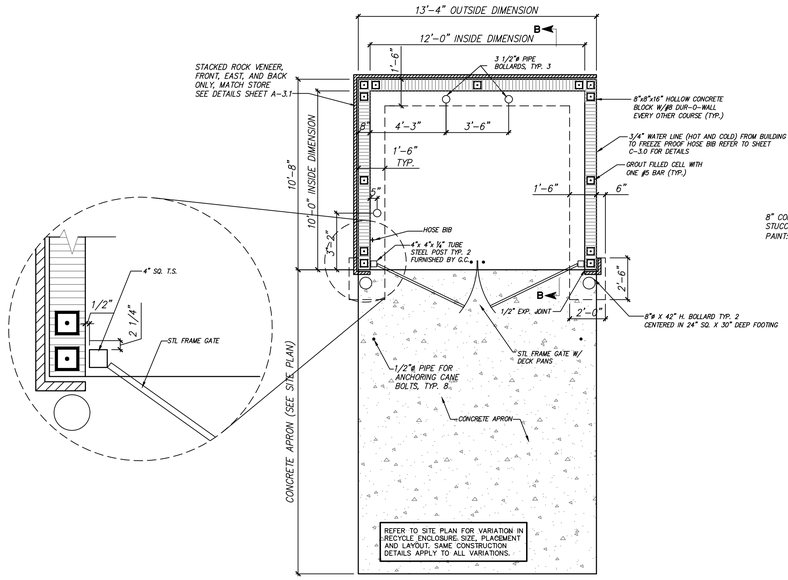
LIGHTING PROPOSAL LO-154653-1

MAGNOLIA WASH HOLDINGS
US 441
ALACHUA,FL

BY: MWE	DATE: 10-19-21	REV: 08-02-22	SHEET 1 OF 1

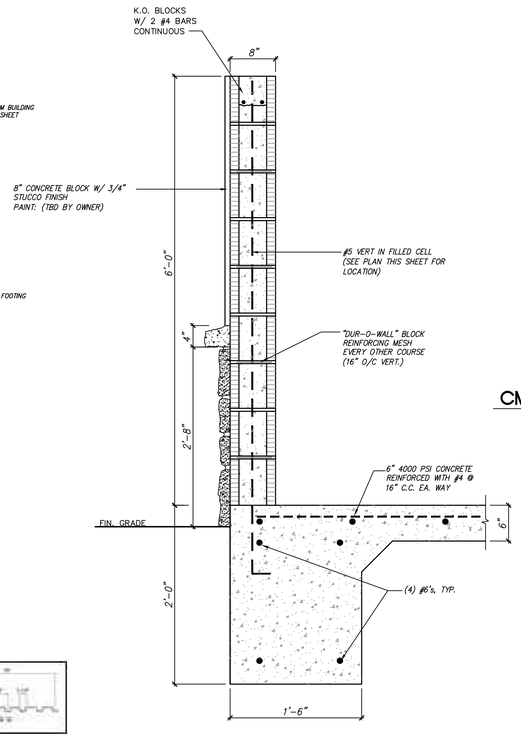
SHEET NO:

PH-1.0



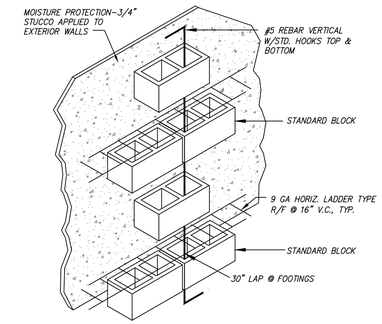
TRASH ENCLOSURE PLAN

SCALE: 1/4"=1'-0"



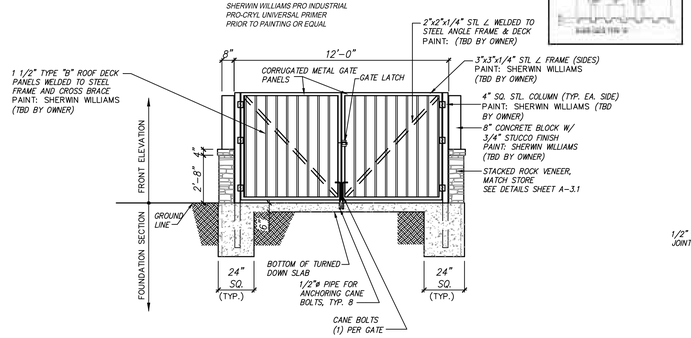
TRASH ENCLOSURE WALL SECTION

NOT TO SCALE



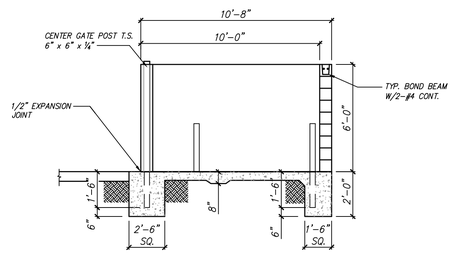
CMU WALL, REINF., AND MOIST. PROTECTION

SCALE: 3/8" = 1'-0"



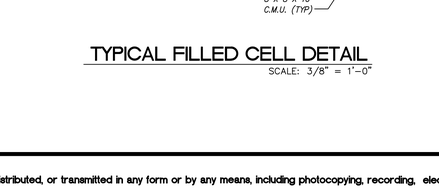
TRASH ENCLOSURE - GATE ELEVATION

SCALE: 1/4"=1'-0"



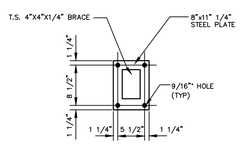
SECTION B-B

SCALE: 1/4" = 1'-0"



TYPICAL FILLED CELL DETAIL

SCALE: 3/8" = 1'-0"



PLANVIEW C-C

N.T.S.

CONCRETE:

1. All concrete shall be controlled concrete complying with all ACI 318–8, and shall have a minimum ultimate compressive strength at 28 days of 4,000 p.s.i. Provide 3/4" chamfer at all exposed concrete edges.
2. All reinforcing bars shall be new billet steel, deformed type, ASTM A–615 Grade 60 (or equal). They shall be field wired in place.
3. All slabs on earth shall be reinforced with welded wire mesh (ASTM A185) or fiber mesh concrete as called for on the drawings, placed 1 1/2" from top and over any pipes or conduits in slab. Minimum lap shall be 8".
4. All concrete shall have a slump of no greater than 4" (to within a tolerance of 1".)
5. All formwork and placement of concrete shall comply with good construction practices and be in accordance with all local governing codes, and regulations.
6. Determine size & location of mechanical equipment and make provisions for bolts, sleeves, pads etc from manufacturers certified drawings.
   This work shall be coordinated with the trades involved
7. Membrane curing & sealing compound shall conform to the latest ASTM specifications.
8. All concrete shall be moist cured a min. of 7 days

ENGINEERED UNIT MASONRY:

1. Concrete Masonry Units: Shall be two cell, Type N–i hollow units masonry in accordance with ASTM C 90 and shall have a minimum net area compressive strength of 1000 psi when using Type S mortar (ASTM C 270) to provide a design compressive strength (f' m) of 1500 psi. The reinforcement shall be Grade 60 and identified in accordance with ASTM A 615.
2. Grout: The grout shall have a maximum course aggregate size of 3/8 inch placed at an 8 to 11 inch slump and have a minimum specified compressive strength of 2000 psi at 28 days when tested in accordance with ASTM C 1019, or shall be in accordance with ASTM C 476.
3. Reinforcement Splices: Shall be a minimum of 30 inches for # 5 bars.
4. Reinforcement Substitutions: Where two #5 bars are required within the same grouted masonry cell or bond beam, one #7 bar may be substituted.
5. Bending Reinforcement: All reinforcement shall be bent cold, in the shop or in the field, provided the bend diameter, measured on the inside of the bar, is not less than six–bar diameters. Reinforcement partially embedded in concrete shall not be field bent. EXCEPTION: If bending is necessary to align dowel bars with a vertical cell, bars partially embedded in concrete shall be permitted to be bent at a slope of not more than 1 inch of horizontal displacement to 6 inches of vertical bar length.
6. Masonry Cleanouts: Cleanout openings (12 sq. in.) shall be provided for cells containing spliced reinforcement when the grout lift (pour) exceeds 5 feet in height.

Know what's below. Call before you dig.

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CLIENT:
Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAMIAN D. LESLIE ON THE DATE ADJACENT TO THE SEAL.

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DAMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

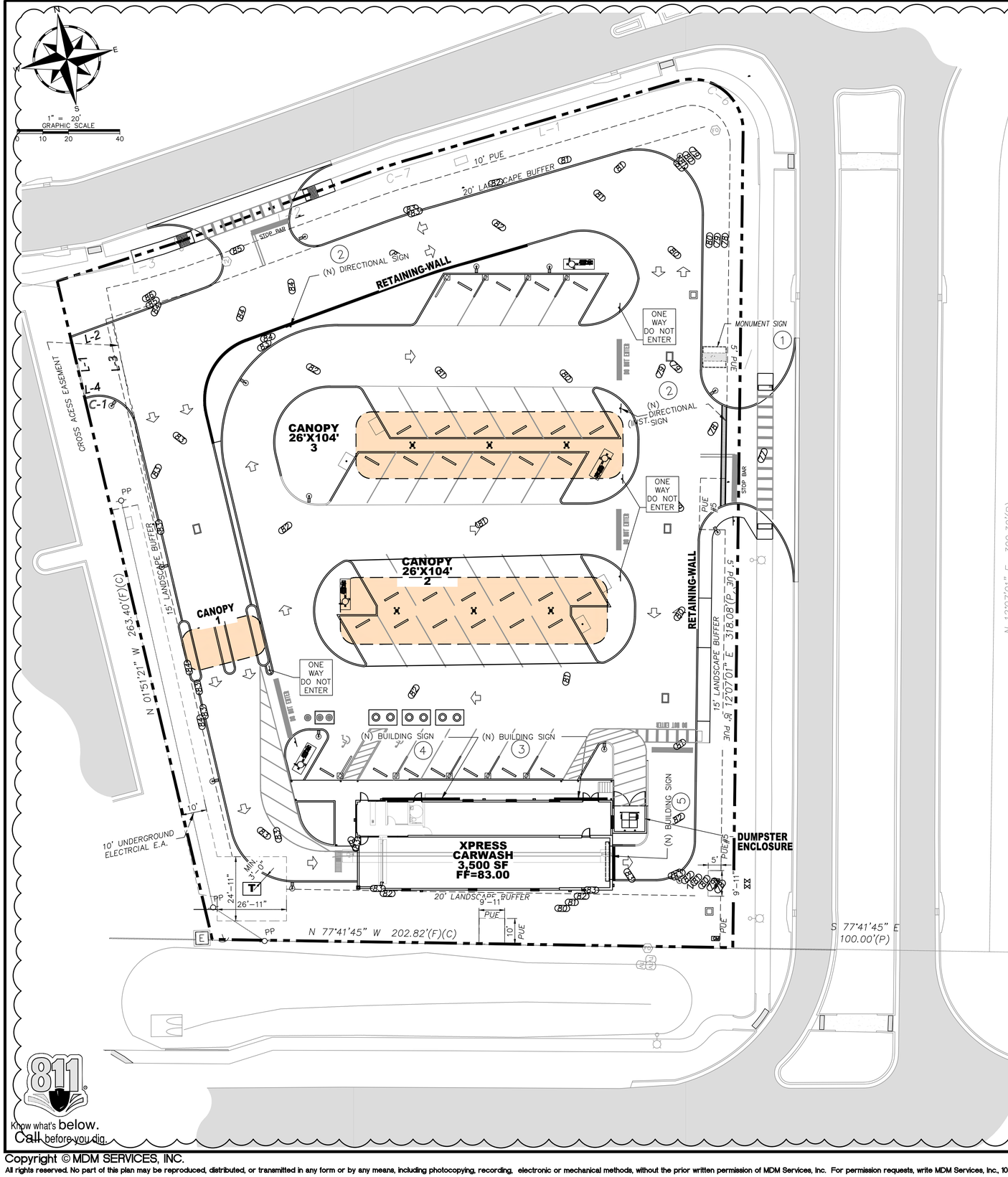
PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: ¼" = 1'-0"	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
TRASH ENCL. DETAILS

SHEET NO:
TE1.0



Know what's below. Call before you dig.

NOTE:

SIGNAGE SHOWN FOR LOCATION AND SQUARE FOOTAGES ONLY, ACTUAL GRAPHICS MAY VARY SLIGHTLY. SEPARATE SIGN PERMIT BY LICENSED SIGN CONTRACTOR REQUIRED.

NOTE:

SIGN CONSTRUCTION PERMITS BY CONTRACTOR, THIS PLAN DEMONSTRATES SQUARE FOOTAGE AND APPROXIMATE LOCATION OF EACH SIGN PROPOSED.

CARWASH ENTRANCE

② INFORMATIONAL SIGN ELEVATION

SCALE: NONE — 4.0 SQ.FT.

MONUMENT SIGNAGE

DESCRIPTION	QUANTITY	SQUARE FOOT EACH	SQUARE FOOT TOTAL
① MONUMENT – 7'-7" HIGH	2–Sides	18.94 S.F.	37.88 S.F.
		SQUARE FOOT TOTAL	37.88 S.F.

TOTAL PROPOSED SIGNAGE

DESCRIPTION	QUANTITY	SQUARE FOOT EACH	SQUARE FOOT TOTAL
② NEW DIRECTIONAL SIGN	2	4.00 S.F.	8.00 S.F.
③ NEW STORE FRONT BUILDING SIGN–1 RAISED LETTERS	1	64.61 S.F.	64.61 S.F.
④ NEW STORE FRONT BUILDING SIGN–1 RAISED LETTERS	1	24.70 S.F.	24.70 S.F.
⑤ NEW STORE LEFT BUILDING SIGN–1 RAISED LETTERS	1	31.83 S.F.	31.83 S.F.
		SQUARE FOOT TOTAL	129.14 S.F.

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

SITE SIGNAGE PLAN

SHEET NO:

SG-SP-1

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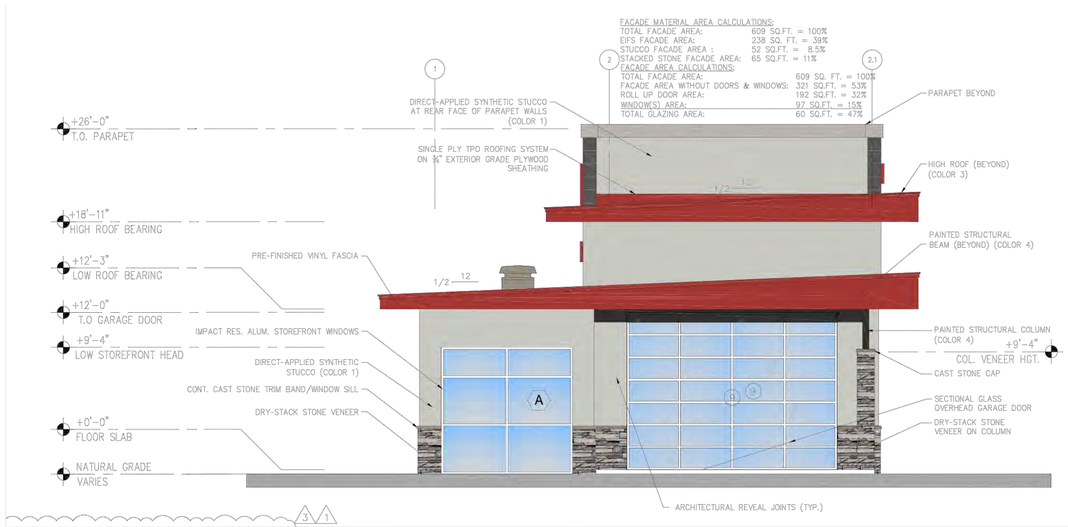
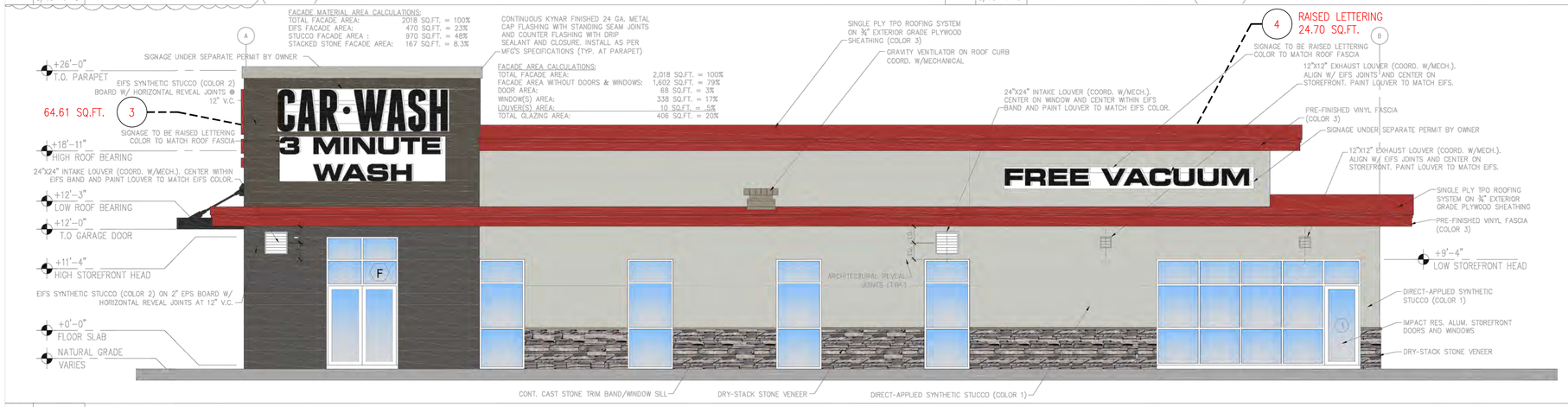
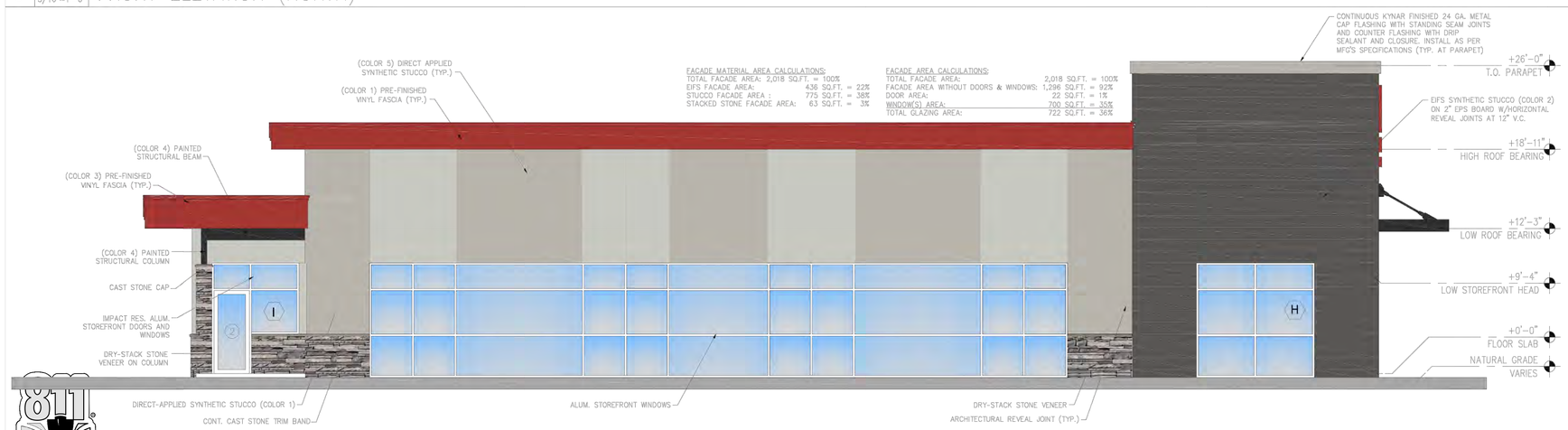


1 SCALE 3/16"=1'-0" RIGHT ELEVATION (WEST)

2 SCALE 3/16"=1'-0" LEFT ELEVATION (EAST)



3 SCALE 3/16"=1'-0" FRONT ELEVATION (NORTH)



4 SCALE 3/16"=1'-0" REAR ELEVATION (SOUTH)

FOR SHEET NUMBER REFERENCES NOTED ON THIS DRAWING, REFER TO SHEET NUMBER WITH SUFFIX '-CW'.

FINISH SCHEDULE

**STOREFRONT – WINDOWS & DOORS – KAWNEER OR EQUAL – "CLEAR ANODIZED ALUMINUM" FINISH

**OVERHEAD DOORS – PROSTAR ROLLING SHEET DOOR #780CD, 26GA. GALV. STEEL – "SILHOUETTE GRAY"

*STUCCO (COLOR 1) BENJAMIN MOORE #AC-25 – "HARBOR" GRAY

*EIFS (COLOR 2) BENJAMIN MOORE #2134-30 – "IRON MOUNTAIN"

**VINYL FASCIA (COLOR 3) KYNAR 500 "DEEP RED" OR EQUAL

*WALL CANOPY (COLOR 4) TIGER DRYLAC POWDER-COATED FINISH – "JET BLACK"

*STUCCO (COLOR 5) BENJAMIN MOORE #AC-26 – "OZARK SHADOWS"

**CORONADO STONE PRO-LEDGE – "HURON" DRY-STACKED APPLICATION OR EQUAL

*USE SPECIFIED PAINT MANUFACTURER(S) ONLY. G.C. TO CONFIRM COLORS AND PLACEMENT OF WITH PROJECT CONSTRUCTION MANAGER PRIOR TO PAINTING ANY SURFACES
** COLORS TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION.

NOTE:

SIGN CONSTRUCTION PERMITS BY CONTRACTOR, THIS PLAN DEMONSTRATES SQUARE FOOTAGE AND APPROXIMATE LOCATION OF EACH SIGN PROPOSED.

811 Know what's below. Call before you dig.

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16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

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engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
1	4/28/22	PER CITY COMMENTS

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DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

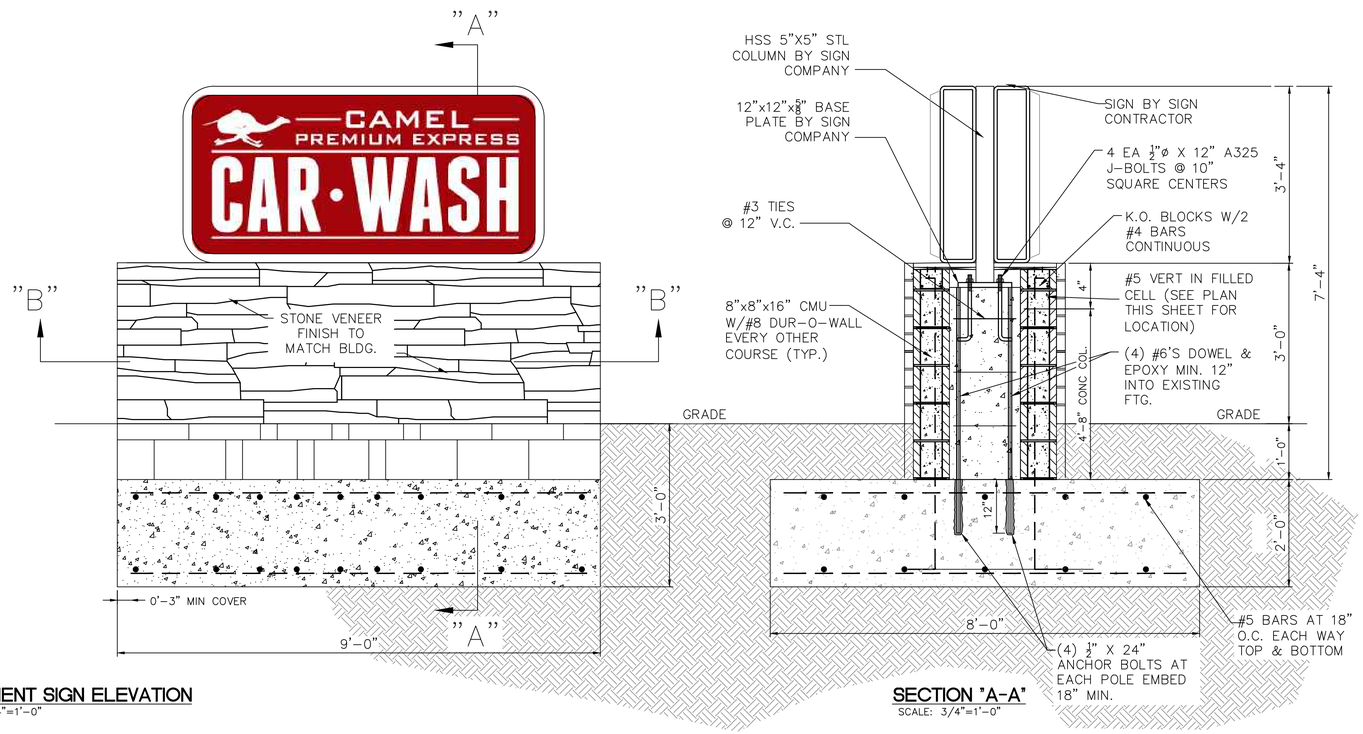
SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
SITE SIGNAGE ELEVATIONS

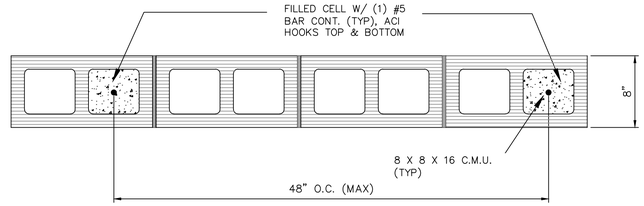
SHEET NO:
SG-SP-2

SIGNAGE IS BY SEPARATE PERMIT AND NOT REVIEWED OR APPROVED THROUGH SITE PLAN REVIEW PROCESS. ⚠2

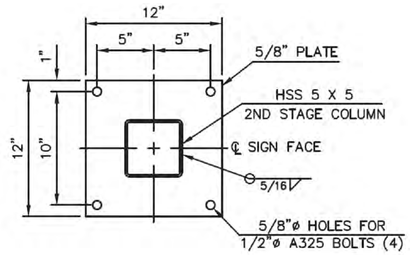


MONUMENT SIGN ELEVATION
SCALE: 3/4"=1'-0"

SECTION "A-A"
SCALE: 3/4"=1'-0"



TYPICAL FILLED CELL DETAIL



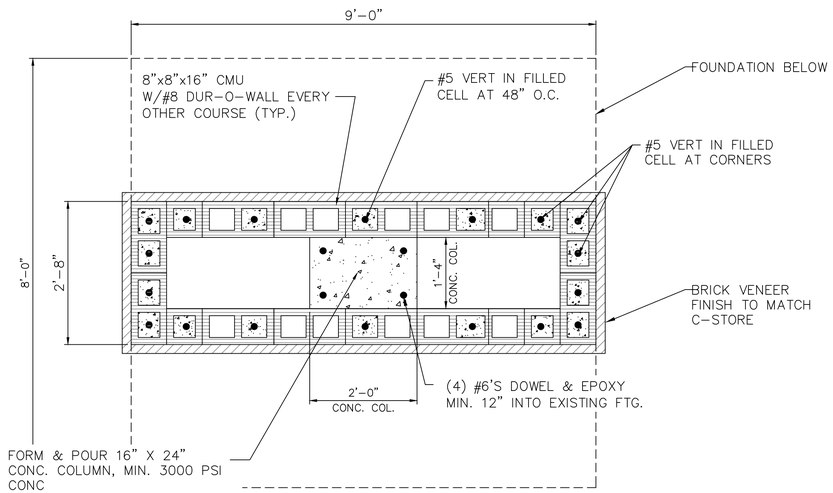
SIGN BASE PLATE DETAIL
PROVIDED BY SIGN MFG

CONCRETE:

1. All concrete shall be controlled concrete complying with all ACI 318-8, and shall have a minimum ultimate compressive strength at 28 days of 4,000 p.s.i. Provide 3/4" chamfer at all exposed concrete edges.
2. All reinforcing bars shall be new billet steel, deformed type, ASTM A-615 Grade 60 (or equal). They shall be field wired in place.
3. All slabs on earth shall be reinforced with welded wire mesh (ASTM A185) or fiber mesh concrete as called for on the drawings, placed 1 1/2" from top and over any pipes or conduits in slab. Minimun lap shall be 8".
4. All concrete shall have a slump of no greater than 4" (to within a tolerance of 1".)
5. All formwork and placement of concrete shall comply with good construction practices and be in accordance with all local governing codes, and regulations.
6. Determine size & location of mechanical equipment and make provisions for bolts, sleeves, pads etc from manufacturers certified drawings. This work shall be coordinated with the trades involved
7. Membrane curing & sealing compound shall conform to the latest ASTM specifications.
8. All concrete shall be moist cured a min. of 7 days

ENGINEERED UNIT MASONRY:

1. Concrete Masonry Units: Shall be two cell, Type N-i hollow units masonry in accordance with ASTM C 90 and shall have a minimum net area compressive strength of 1000 psi when using Type S mortar (ASTM C 270) to provide a design compressive strength (f' m) of 1500 psi. The reinforcement shall be Grade 60 and identified in accordance with ASTM A 615.
2. Grout: The grout shall have a maximum course aggregate size of 3/8 inch placed at an 8 to 11 inch slump and have a minimum specified compressive strength of 2000 psi at 28 days when tested in accordance with ASTM C 1019, or shall be in accordance with ASTM C 476.
3. Reinforcement Splices: Shall be a minimum of 30 inches for # 5 bars.
4. Reinforcement Substitutions: Where two #5 bars are required within the same grouted masonry cell or bond beam, one #7 bar may be substituted.
5. Bending Reinforcement: All reinforcement shall be bent cold, in the shop or in the field, provided the bend diameter, measured on the inside of the bar, is not less than six-bar diameters. Reinforcement partially embedded in concrete shall not be field bent. EXCEPTION: If bending is necessary to align dowel bars with a vertical cell, bars partially embedded in concrete shall be permitted to be bent at a slope of not more than 1 inch of horizontal displacement to 6 inches of vertical bar length.
6. Masonry Cleanouts: Cleanout openings (12 sq. in.) shall be provided for cells containing spliced reinforcement when the grout lift (pour) exceeds 5 feet in height.



SECTION "B-B"
SCALE: 3/4"=1'-0"

1 MONUMENT SIGN DETAILS
192.42 SQ.FT. (TOTAL)

Know what's below. Call before you dig.

CLIENT:
Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
⚠2	7/26/22	PER PLANNING & COMM.
⚠1	4/28/22	PER CITY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE 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.

DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:
3,500 SQ. FT. CARWASH

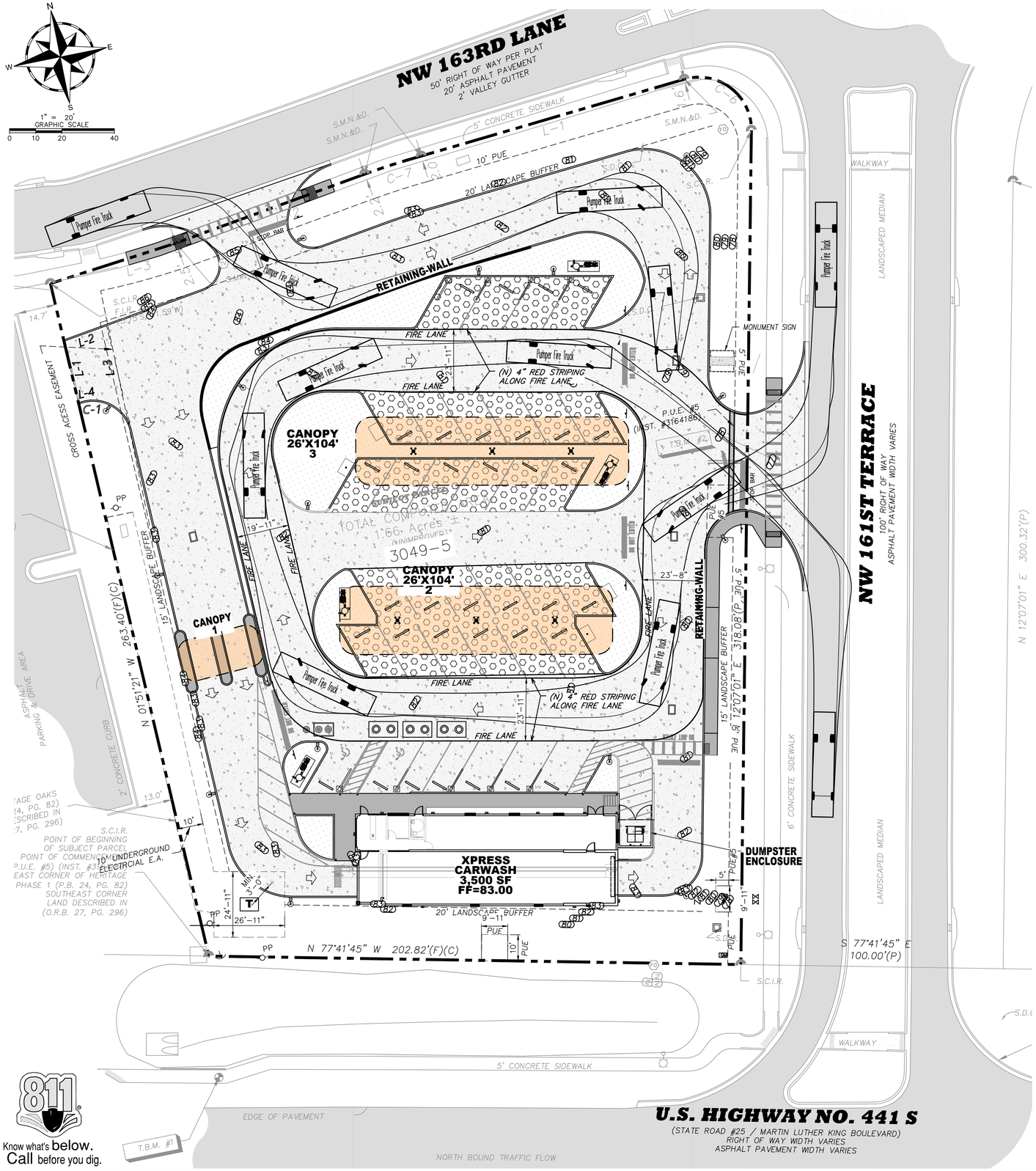
PROPERTY SIZE:

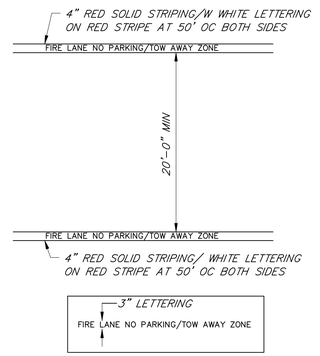
SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERRACE
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME: 21148 SG-DTL-rev.DWG
CHECKED BY:	

DRAWING TITLE:
MONUMENT SIGN DETAILS

SHEET NO:
SG-DTL





2 FIRE LANE MARKINGS
No Scale

CLIENT:

Alachua Express Wash, LLC.
16139 NW US HWY 441
Alachua, FL, 32615
Phone: 919-760-7577"

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE 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.

DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

08/03/2022

DAIMIAN D. LESLIE
FLORIDA #PE73113

BUILDING SIZE:

3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:

CAMEL PREMIUM EXPRESS CAR WASH MLK BLVD(US441) & NW 161ST TERRACE ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-01-2021	
DESIGNED BY:	
DRAWN BY: JAG	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

FIRE TRUCK PATH

SHEET NO:

TR-1.0

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LEGAL DESCRIPTION

(AS SURVEYED)

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 01°51'21" W, ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 263.40 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 163RD LANE PER THE PLAT OF HIGHPOINT CROSSING, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 83°30'58" E, A DISTANCE OF 50.25 FEET; THENCE N 81°19'24" E, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 83°40'52" E, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE N 85°06'29" E, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S 41°21'31" E, A DISTANCE OF 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE S 12°07'01" W, A DISTANCE OF 318.08 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 441; THENCE RUN N 77°41'45" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 202.82 FEET TO THE POINT OF BEGINNING.

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-4(P)	770.00'	253.10'	251.97'	N 77°06'05" W	18°50'01"
C-5(P)	100.00'	142.01'	130.37'	S 52°47'58" W	81°21'53"
C-6(P)(F)	20.00'	37.33'	32.14'	N 41°21'31" W	106°57'04"
C-7(P)(F)	275.00'	22.63'	22.63'	S 83°40'52" W	4°42'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1(P)(F)	S 85°06'29" W	104.44'
L-2(P)(F)	S 81°19'24" W	76.62'
L-3(P)(F)	S 83°30'58" W	50.25'

LEGEND:

** AS APPLICABLE*

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	V.F.	VINYL FENCE
SMN&D	SET MAG NAIL & DISK	COR.	CORNER
	P.S.M.#5761	F.F.	FINISHED FLOOR
L.B.	LICENSED BUSINESS	INV.	INVERT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	EL.	ELEVATION
		T.O.B.	TOP OF BANK
FPKN&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D	DEED	E.P.	EDGE OF PAVEMENT
P	PLAT	C.E.	COVERED ENTRY
F	FIELD	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
ASPH.	ASPHALT	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
D.E.	DRAINAGE EASEMENT	T.B.M.	TEMPORARY BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT	S.S.M.H.	SANITARY SEWER MANHOLE
PG.	PAGE	A.C.	AIR CONDITIONER UNIT
O.R.B.	OFFICIAL RECORDS BOOK	INST.	INSTRUMENT
S.M.H.	STORM WATER MANHOLE	S.D.O.	SHOWN FOR DIRECTION ONLY
A.D.S.	ADVANCED DRAINAGE SYSTEM	ST.M.H.	STORM WATER MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE	P.V.C.	POLY VINYL CHLORIDE
		M.E.S.	MITERED END SECTION

SYMBOL LEGEND:

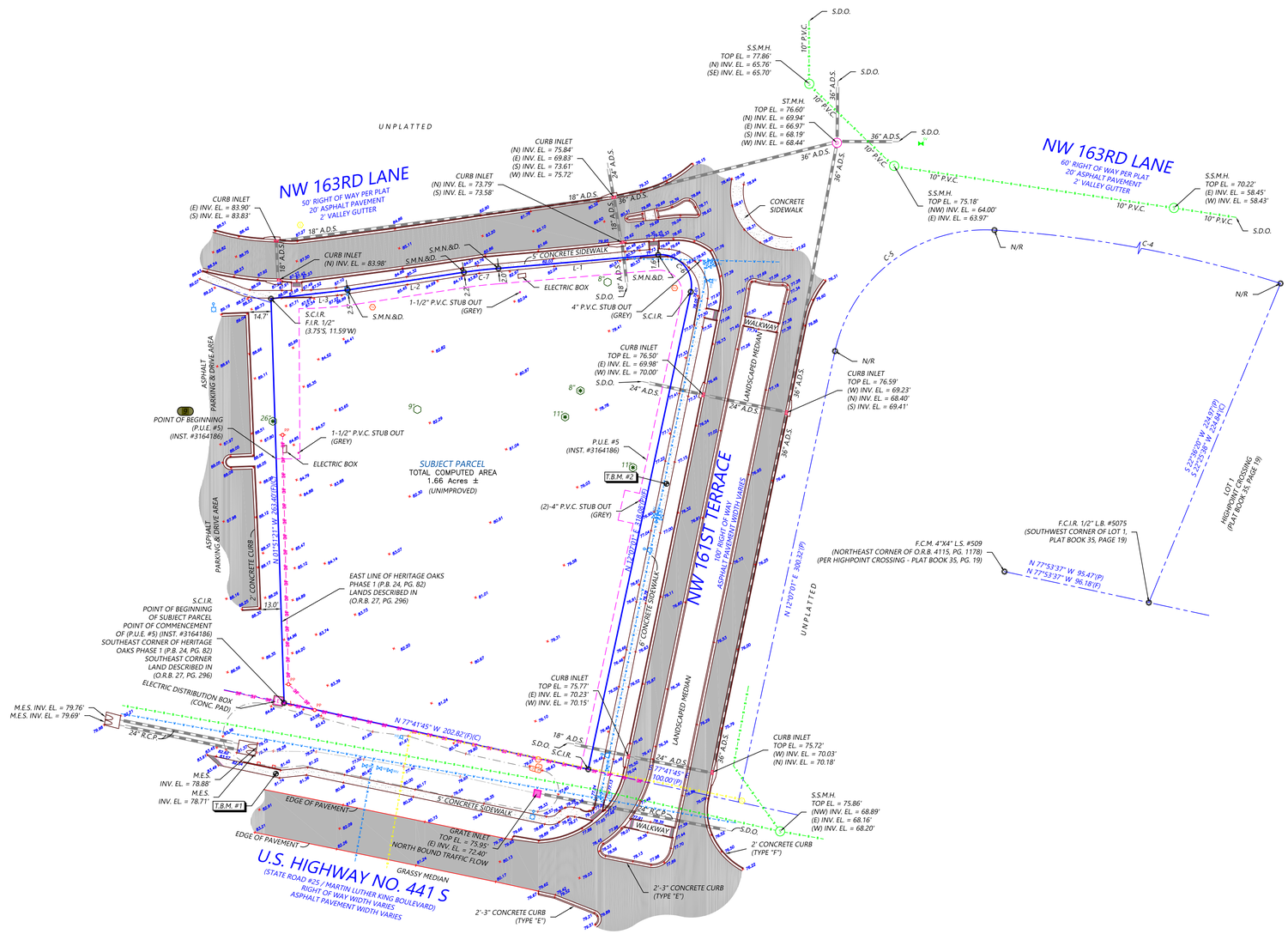
** AS APPLICABLE*

	DRAINAGE INLET		FIRE HYDRANT
	STORM WATER MANHOLE		6" LID (WATER VALVE)
	CURB INLET GRATE		CABLE TELEVISION MARKER
	STREET SIGN		TELEPHONE LINE MARKER
	SANITARY SEWER MANHOLE		TELEPHONE LINE BOX
	GAS LINE MARKER		FIBER OPTIC LINE MARKER
	IRRIGATION VALVE		CONCRETE LIGHT POLE
	SEWER VALVE		WATER METER
	WATER VALVE		WOOD UTILITY POLE
	GUY ANCHOR		
	CABLE TELEVISION PULL BOX		

LINE TYPE LEGEND:

** AS APPLICABLE*

- ELECTRIC LINE(S)
- FIBER OPTIC LINE(S)
- TELEPHONE LINE(S)
- WATER LINE(S)
- GAS LINE(S)
- SANITARY SEWER LINE(S)
- CENTER LINE OF DITCH
- TOP OF BANK
- CHAIN LINK FENCE
- METAL GUARD RAIL
- EASEMENT
- PLAT LINE



BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL L GEODETIC SURVEY BENCHMARK C 51 DESCRIBED AS A BENCHMARK DISK IN CONCRETE MONUMENT, SOUTHWEST QUADRANT OF BOB HITCHCOCKS MAIN ST. & PEGGY RD.
ELEVATION: 75.14' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL & DISK LOCATED 46.1'± SOUTH AND 5.3'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 81.75' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL & DISK LOCATED 185.9'± NORTH AND 51.0'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 77.19' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

TREE LEGEND:

- Camphor Tree (2)
- Oak Tree (4)

NOTES:

1. THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
2. SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
3. TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
4. WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
5. TREE SYMBOLS ARE NOT TO SCALE.
6. TREE SIZE, SPECIES AND CONDITION SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION (TREE EXPERT).

SURVEYORS NOTES:

1. *THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.*
2. *THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 16-21-0131, HAVING AN EFFECTIVE DATE OF JULY 1, 2021 AT 08:00 A.M.*
3. *SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.*
4. *BEARINGS SHOWN HEREON BASED ON PLAT (W. LINE SUBJECT PARCEL BEING N 01°51'21" W).*
5. *THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.*
6. *PURPOSE OF SURVEY: ENGINEERING DESIGN.*
7. *THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.*
8. *NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.*
9. *THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.*
10. *THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USE WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.*
11. *THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.*
12. *THIS SURVEY MEETS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.*

UTILITY NOTE:
1. ABOVE GROUND UTILITIES SHOWN HEREON WERE LOCATED BY FIELD OBSERVATIONS.
2. UNDERGROUND UTILITY LINES SHOWN HEREON WERE LOCATED PER THE FIELD MARKED LOCATIONS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
3. UTILITY SYMBOLS ARE NOT TO SCALE.

THE FOLLOWING IS A LIST OF EASEMENTS INCLUDED IN SCHEDULE B-II OF THE TITLE COMMITMENT, ORDER NO. 16-21-0131, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 1, 2021 AT 8:00 A.M.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAINDECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 844; AND AS MAY BE SUBSEQUENTLY AMENDED.
(THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)

9. EASEMENT(S) IN FAVOR OF CITY OF ALACHUA SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 887.
(AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

10. DRAINAGE EASEMENTIN FAVOR OF CITY OF ALACHUA RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 907.
(DOES NOT AFFECT SUBJECT PROPERTY)

11. TEMPORARY NON-EXCLUSIVE INGRESS, EGRESS AND CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 912.
(DOES NOT AFFECTS SUBJECT PROPERTY)

Alachua Express Wash, LLC :

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.

Michael D. Crow, P.S.M.
FLORIDA LICENSE NO. P.L.S. #5761
CERTIFICATE OF AUTHORIZATION L.B. #7936
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

DWG. NO.: 210717	LAST DATE OF FIELDWORK: 8/14/2021	DRAWN BY: JB	DATE PREPARED: 9/13/2021	FIELD CREW: NP, JS	CHECKED BY: BT, MC	PARCEL ID#: 03049-000-000	REVISIONS:

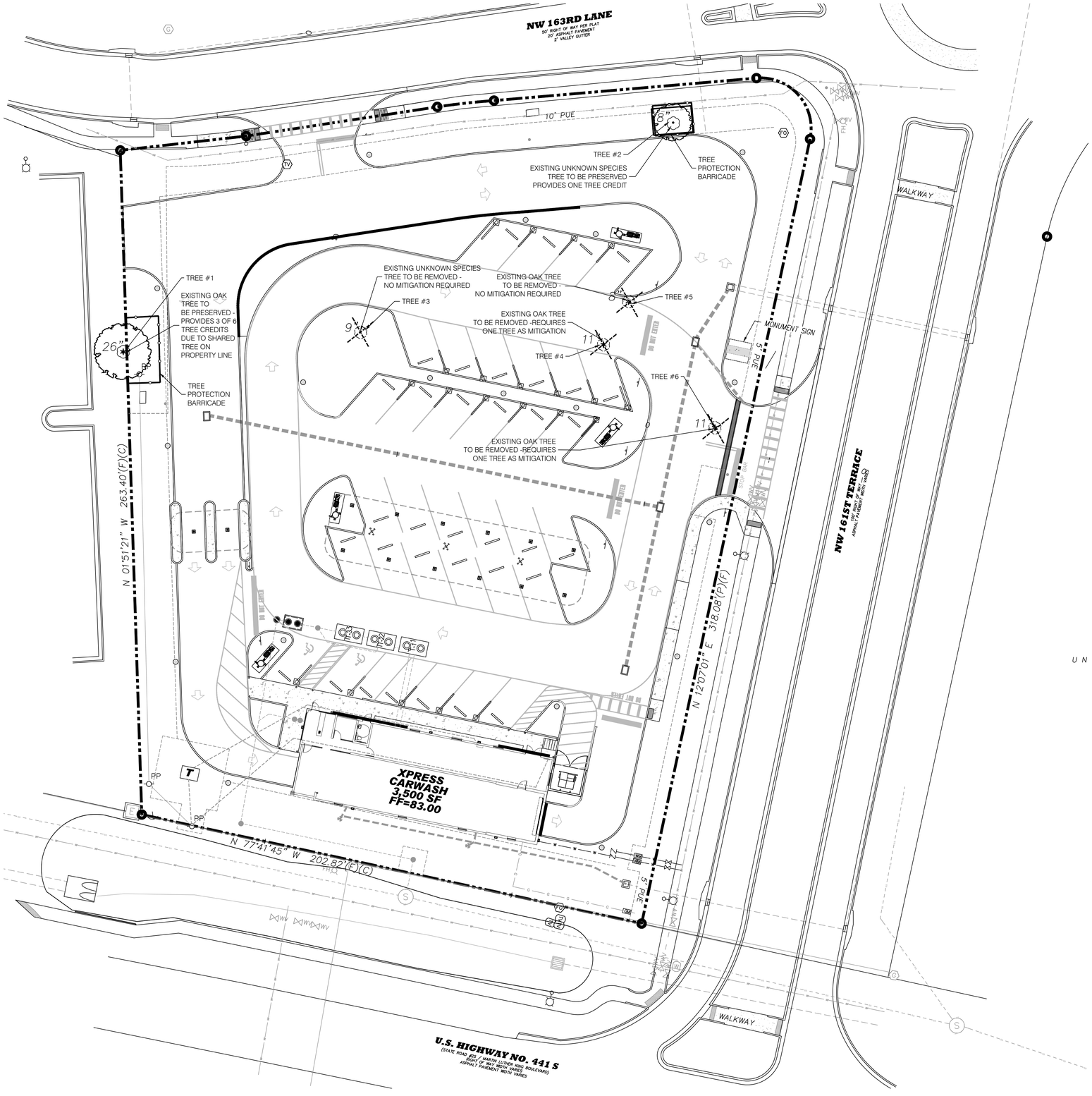
PREPARED FOR:
MDM engineering • environmental • construction

FLOOD ZONE DESIGNATION
THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "X"
PER THE FLOOD INSURANCE RATE MAP FOR: ALACHUA COUNTY, FLORIDA.
COMMUNITY PANEL: # 12001C 0120 D,
DATED: 6/16/2006

SURVEY DATUM
HORIZONTAL DATUM
NAD 83
VERTICAL DATUM
NAVD 88

Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORIZATION # 7936
2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563
*PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM*

ALTA / NSPS LAND TITLE SURVEY
FOR
ALACHUA EXPRESS WASH, LLC



SEEDING SCHEDULE - FOR SOIL EROSION STABILIZATION ONLY						
SPECIES	SEEDING RATE/ACRE	PLANTING TIME	DESIRED pH RANGE	FERTILIZATION RATE/ACRE	METHOD OF ESTABLISHMENT	ZONE OF ADAPTABILITY
COMMON BERMUDA	15 lbs alone 10 lbs mixture	3/1 – 7/15 9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	seed or sod	All
BAHIA	40 lbs alone 30 lbs mixture	3/1 – 7/15 9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	seed	Central South
FESCUE	40 lbs alone 30 lbs mixture	9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	see	North Central
SAINT AUGUSTINE	---	3/1 – 7/15	6.0 – 7.0	600 lbs 13–13–13	sod only	Central South
CENTIPEDE	4 lbs alone 2.5 lbs mixture	3/1 – 7/15	6.0 – 7.0	600 lbs 13–13–13	seed or sod	All
CARPET GRASS	15 lbs alone 10 lbs mixture	3/1 – 7/15	6.0 – 7.0	600 lbs 13–13–13	seed or sod	All
OYSIA GRASS	---	3/1 – 7/15	6.0 – 7.0	600 lbs 13–13–13	sod only	All
CREEPING RED FESCUE	30 lbs alone 22.5 lbs mixture	9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	seed	All
WEEPING LOVEGRASS	10 lbs alone 5 lbs mixture	3/1 – 7/15	6.0 – 7.0	600 lbs 13–13–13	seed	All
SERICEA LESPEDEZA	40 lbs	3/1 – 7/15 9/1 – 11/30	6.0 – 7.0	400 lbs 6–24–24	seed	All
* WHEAT	90 lbs alone	9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	seed	All
* RYEGRASS	30 lbs	9/1 – 11/30	6.0 – 7.0	600 lbs 13–13–13	seed	All
* WHITE CLOVER	5 lbs	9/1 – 11/30	6.0 – 7.0	400 lbs 6–24–24	seed	All
* CRIMSON CLOVER	25 lbs alone 15 lbs mixture	9/1 – 11/30	6.0 – 7.0	400 lbs 6–24–24	seed	All
* HAIRY VETCH	30 lbs	9/1 – 11/30	6.0 – 7.0	400 lbs 6–24–24	seed	All
* BROWNTOP MILLET	40 lbs alone 15 lbs mixture	4/1 – 8/30	6.0 – 7.0	600 lbs 13–13–13	seed	All

SEE SHEET LS2 LANDSCAPE GENERAL NOTES FOR PERMANENT SOD AND MULCH TYPES.

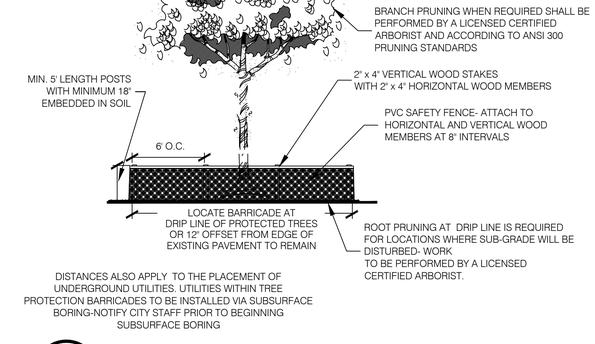
* Annuals, For permanent seeding. Annuals can only be used in a mixture with perennials.

3

SEE SECTION 6.2.1(D)(2)(a) OF CITY OF ALACHUA'S LAND DEVELOPMENT CODE FOR COMPLETE TREE PROTECTION REQUIREMENTS

INSTALL TREE BARRICADES PRIOR TO SITE CLEARING- REMOVAL OF TREE BARRICADES MUST BE APPROVED BY CITY STAFF

LARGE TREE PROTECTION AREAS SHALL BE DEFINED DURING SITE CLEARING ACTIVITIES BY A WOVEN FABRIC FENCING ATTACHED TO 4' HT. 2 x 2" POSTS SPACED MAX. 50' O.C.- LOCATION OF THIS TEMPORARY FENCING TO BE SHOWN ON THE PLANS- NO MACHINERY SHALL BE ALLOWED ON THE TREE PROTECTION SIDE OF THE TEMPORARY FENCING



DISTANCES ALSO APPLY TO THE PLACEMENT OF UNDERGROUND UTILITIES. UTILITIES WITHIN TREE PROTECTION BARRICADES TO BE INSTALLED VIA SUBSURFACE BORING-NOTIFY CITY STAFF PRIOR TO BEGINNING SUBSURFACE BORING

1 / LS1 **TREE PROTECTION DETAIL**

NOT TO SCALE

EXISTING TREE SCHEDULE

EXISTING TREES

TREE #	DESCRIPTION	STATUS	CREDIT	DEBIT
1	26" OAK	TO REMAIN	3	0
2	8" UNK.	TO REMAIN	1	0
3	9" UNK.	TO BE REMOVED	0	0
4	11" OAK	TO BE REMOVED	0	1
5	8" OAK	TO BE REMOVED	0	0
6	11" OAK	TO BE REMOVED	0	1
			4	2

25% OF TREE CREDITS - 1 TREE - CLAIMED ON SHEET LS2 LAND DEV. CODE REQUIREMENTS
(60) CANOPY TREES x 25% = 15 CANOPY TREE CREDITS PROVIDED ON SHEET LS2 (LANDSCAPE PLAN)

811 Know what's below. Call before you dig.

SCALE: 1" = 20'

NORTH

0 10' 20' 40' 80'

JACOB ZIMMERMAN, RLA
REG. NO. FL LA 0001653
LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT JACOB ANDREW ZIMMERMAN LA0001653 STATE OF FLORIDA

HEARTWOOD AND BARK PLC
LANDSCAPE ARCHITECTURE • URBAN DESIGN
200 2nd St. S. #433 St. Petersburg, FL 33701
(727) 343-1809 Web: www.heartwoodandbark.com
License Number: LC26000325

CAR WASH

CAMEL PREMIUM EXPRESS
NWC US HWY. 441 & NW 161st TERRACE
ALACHUA, FLORIDA

REVISIONS:
1. 5/9/22 CITY REVIEW COMMENTS
2. 5/31/22 DUMPSTER RELOCATED
3. 7/29/22 CITY REVIEW COMMENTS
4.

DRAWN BY: JAZ

DATE: 10/20/21

21038

TREE PRESERVATION PLAN

LS1

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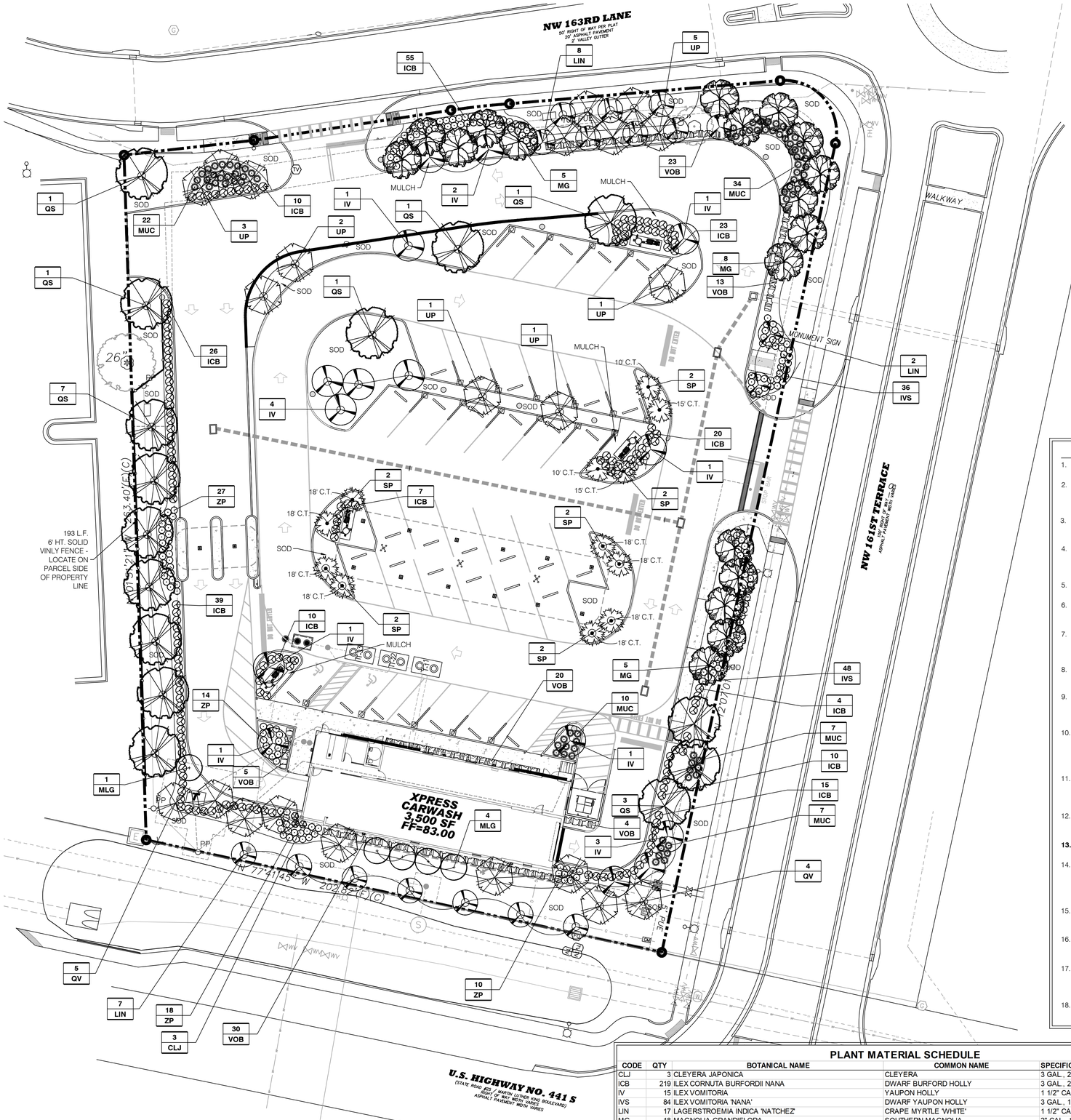

LAND DEVELOPMENT CODE REQUIREMENTS

EXISTING TREE REMOVAL MITIGATION
(60) CANOPY TREES x 25% = 15 TREE CREDITS PROVIDED AS CANOPY TREE MITIGATION

GENERAL TREES
3 CANOPY TREES/ACRE ON PRIMARY STREET SIDE
2 CANOPY TREES/ACRE ON SIDES AND REAR SIDES
6 UNDERSTORY TREES/ACRE (50% FRONT OF BUILDING-25% EACH SIDE OF BUILDING)
PARCEL SIZE: 1.66 ACRE
CANOPY TREES REQUIRED: 5x1.66 = 9 CANOPY TREES
CANOPY TREES PROVIDED: (5) LACEBARK ELM, (3) SHUMARD OAK, (1) EX. TREE CREDIT (1 OF 4 = 25%)
UNDERSTORY TREES REQUIRED: 6x1.66 = 10 UNDERSTORY TREES
UNDERSTORY TREES PROVIDED: (10) YAUPON HOLLY
BUILDING FACADE: 100 LINEAR FT. x 4 = 4 CANOPY TREES REQUIRED
CANOPY TREES PROVIDED: (4) LITTLE GEM MAGNOLIA
SHRUBS REQUIRED ON ALL SIDES OF BUILDING FACADE REQUIRED AND PROVIDED

VEHICULAR USE AREA (VUA)
41,704 SQ. FT OF VUA
UNDERSTORY OR CANOPY TREES REQUIRED: 41,704/1,800 = 24 TREES
QUANTITY REDUCED BY 50% AS PER SECTION 6.2.2 (D)(2)(iii)a &b
TREES PROVIDED: (12) SABAL PALM
SHRUBS: 5 SHRUBS PER ISLAND REQUIRED AND PROVIDED

VUA PERIMETER: 725 LINEAR FT.
CANOPY TREES REQUIRED: 4 x 7.25 = 29 CANOPY TREES
CANOPY TREES PROVIDED: (18) SOUTHERN MAGNOLIA, (8) LACEBARK ELM (3) SHUMARD OAK
UNDERSTORY TREES REQUIRED: 2 x 7.25 = 15 UNDERSTORY TREES
UNDERSTORY TREES PROVIDED: (5) YAUPON HOLLY, (10) CRAPE MYRTLE
CONTINUOUS HEDGE (AVG. 7' WIDTH) REQUIRED AND PROVIDED

PERIMETER BUFFER
WEST BUFFER: 264 LINEAR FT. OF 7.5' WIDE TYPE "C" BUFFER REQUIRED
CANOPY TREES REQUIRED: 264/30 x 1 = 9 CANOPY TREES
CANOPY TREES PROVIDED: (9) SHUMARD OAK
6' HT. SOLID FENCE PROVIDED

ARTERIAL FRONTAGE: 203 LINEAR FT.
CANOPY TREES REQUIRED: 203/100 x 4 = 9 CANOPY TREES
CANOPY TREES PROVIDED: (9) LIVE OAK
UNDERSTORY TREES REQUIRED: 203/100 x 3 = 7 UNDERSTORY TREES
UNDERSTORY TREES PROVIDED: (7) CRAPE MYRTLE
EVERGREEN HEDGE REQUIRED AND PROVIDED

GENERAL LANDSCAPE NOTES

1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
2. Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Landscape contractor shall provide documentation of plant 'variety' when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
8. All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
10. The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
11. All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
12. All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
13. **Mulch shall be Pine Bark mini-nuggets. Sod shall be St. Augustine 'Floratam'.**
14. The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
15. The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
16. The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three month's duration from Final Acceptance.
17. Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
18. All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

FERTILIZATION SCHEDULE

1. All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
2. Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve(12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
3. Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups

4. Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Osmocote 'Classic' 19-6-12 fertilizer.
5. Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
6. Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Osmocote 'Plus' 15-9-12 fertilizer. If dripline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dripline of the palm.

OPTIONAL FERTILIZATION TECHNIQUES

1. The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
2. Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
3. Palms may be fertilized (at contractor's choice) with Florikan 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

PLANT MATERIAL SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING
CLJ	3	CLEYERA JAPONICA	CLEYERA	3 GAL., 24" X 24", FULL	3' O.C.
ICB	219	ILEX CORNUTA BURFORDII NANA	DWARF BURFORD HOLLY	3 GAL., 20-24" HT., FULL	3' O.C.
IV	15	ILEX VOMITORIA	YAUPON HOLLY	1 1/2" CAL.	AS SHOWN
IVS	84	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL., 15" SPD.	2.5' O.C.
LIN	17	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	1 1/2" CAL.	AS SHOWN
MG	18	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL., 8' HT.	AS SHOWN
MGL	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2" CAL., 8' HT.	AS SHOWN
MUC	80	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 18-24" SPD.	3' O.C.
OS	15	QUERCUS SHUMARDII	SHUMARD RED OAK	2" CAL., 8' HT.	AS SHOWN
QV	9	QUERCUS VIRGINIANA	LIVE OAK	2" CAL., 8' HT.	AS SHOWN
SP	12	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR C.T. HT.	AS SHOWN
UP	13	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE' LACEBARK ELM	2" CAL., 8' HT.	AS SHOWN
VOB	95	VIBURNUM OBOVATUM	WALTER'S VIBURNUM 'DWARF VARIETY'	3 GAL., 20" HT. X 18" SPD.	3' O.C.
ZP	69	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.
SOD		ST AUGUSTINE 'FLORITAM'			
MULCH		PINE BARK 'MINI-NUGGETS			

811 Know what's below. Call before you dig.

SCALE: 1" = 20'

NORTH

0 10' 20' 40' 80'

JACOB ZIMMERMAN, RLA
REG. NO. FL LA 0001653
LANDSCAPE ARCHITECT
LA0001653 STATE OF FLORIDA

HEARTWOOD AND BARK PLC
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CAR WASH

CAMEL PREMIUM EXPRESS
NWC US HWY. 441 & NW 161st TERRACE
ALACHUA, FLORIDA

REVISIONS:
1. 5/9/22 CITY REVIEW COMMENTS
2. 5/31/22 DUMPSTER RELOCATED
3. 7/29/22 CITY REVIEW COMMENTS
4.

DRAWN BY: JAZ

DATE: 10/20/21

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LANDSCAPE PLAN

LS2

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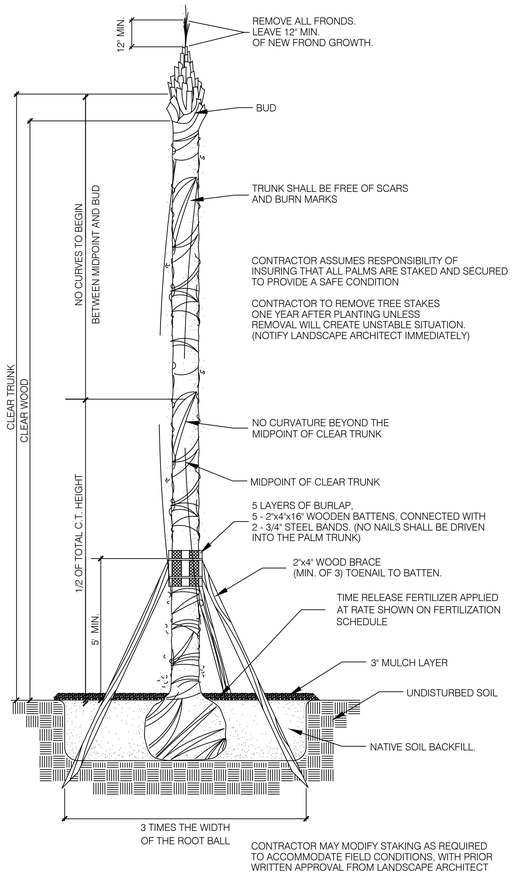
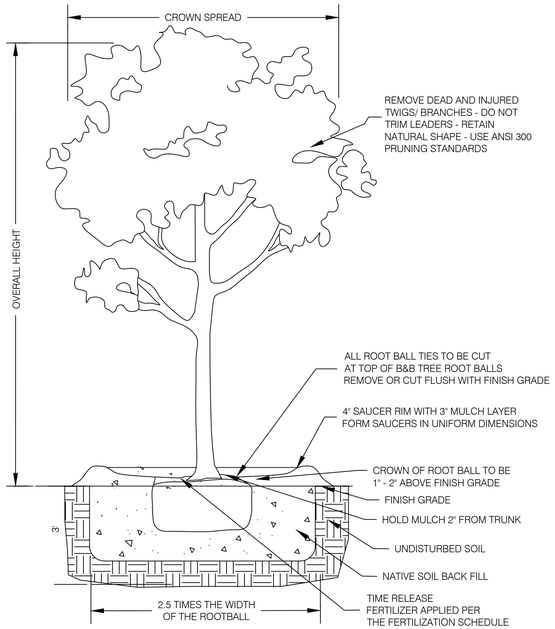


1 LS3 **SABAL PALM PLANTING DETAIL**

NOT TO SCALE

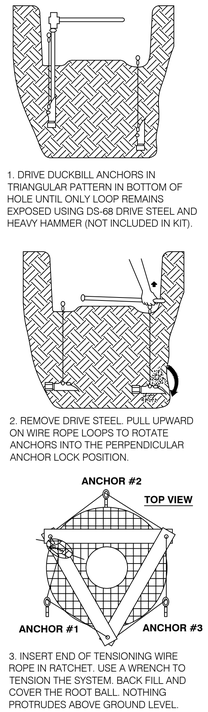
STAKING NOTES:

1. STAKING DETAIL ONLY FOR TREES WITH 3 INCH OR GREATER THAN 3" CALIPER MEASUREMENTS. SEE ALTERNATE STAKING DETAIL FOR TREES LESS THAN 3 INCH CALIPER (SMALL TREE PLANTING/STAKING).
2. DUCKBILL ROOT BALL STRAP ANCHORS MODEL # 68 RBK BY FORESIGHT PRODUCTS, LLC. (800) 325-5360 www.earthanchor.com - OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.
4. STAKING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



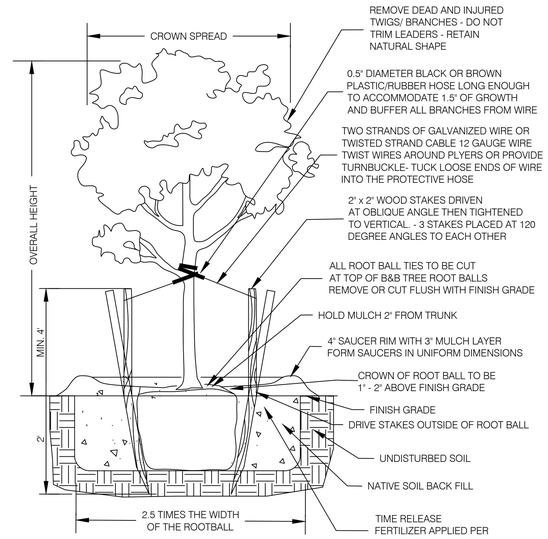
2 LS3 **LARGE TREE PLANTING DETAIL (3" OR GREATER CALIPER)**

NOT TO SCALE



NOTES:

1. STAKING DETAIL ONLY FOR TREES WITH LESS THAN 3" CALIPER MEASUREMENTS. SEE ALTERNATE STAKING DETAIL FOR TREES 3 INCH OR GREATER CALIPER (LARGE TREE PLANTING/STAKING).
2. OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT (727) 343-1809.
3. LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE YEAR.



3 LS3 **SMALL TREE PLANTING DETAIL (<3" CALIPER)**

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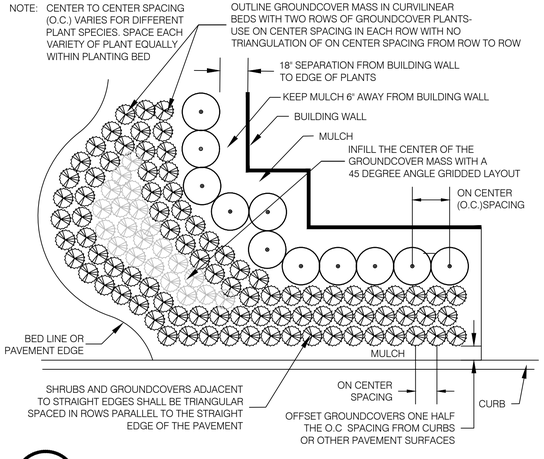
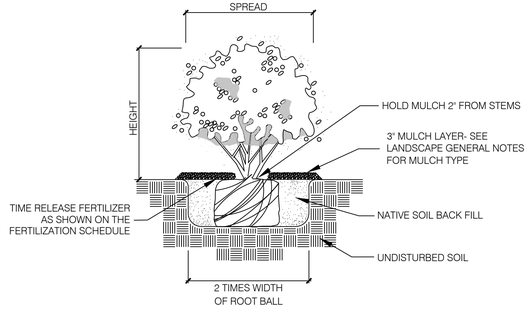


4 LS3 **SHRUB AND GROUNDCOVER LAYOUT DETAIL**

NOT TO SCALE



5 LS3 **SHRUB & GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT JACOB ANDREW ZIMMERMAN LA0001653 STATE OF FLORIDA

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LANDSCAPE DETAILS
LS3

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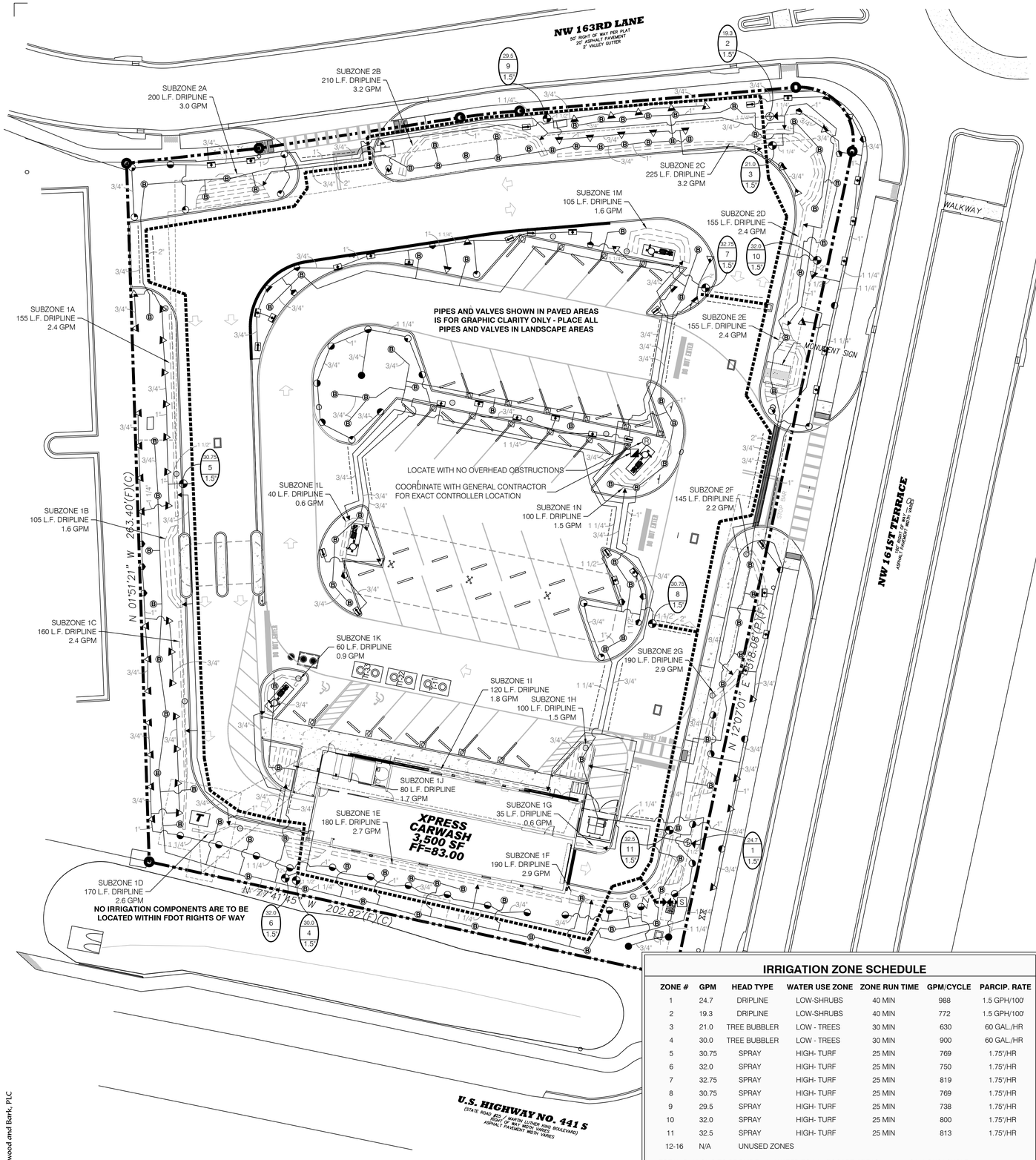

IRRIGATION LEGEND

SYMBOL	SPECIFICATION
	HUNTER ICC2 IRRIGATION CONTROLLER 12C-1600-PL (SEE GENERAL IRRIGATION NOTES FOR INSTRUCTIONS)
R	HUNTER RAIN-CLIK - RAIN SENSOR
S	WATER SOURCE: PROPOSED 1" POTABLE WATER METER
	BACKFLOW PREVENTION DEVICE - INSTALLED PER CITY PLUMBING CODE
	HUNTER ICV 24 VOLT REMOTE CONTROL VALVE (SEE IRRIGATION ZONE TAG FOR VALVE SIZE)
	1.5" RAINBIRD XCZ-150-COM PESB-PRS-D VALVE WITH (2) RAINBIRD 150 MESH BASKET FILTERS(QKCHK-150M)
	POINT OF CONNECTION - PVC TO DRIP TUBING
	MAINLINE: 2" SCHEDULE 40 PVC
	LATERAL LINE: MINIMUM 160 PSI PVC (MINIMUM PIPE SIZE TO BE 3/4")
	RAIN BIRD #XFD-09-12 IN-LINE PRESSURE COMPENSATING DRIP TUBING (1.5 GPM/100' TUBING)
	SLEEVING: SCHEDULE 40 PVC (TWO NOMINAL SIZES LARGER THAN PIPE TO BE SLEEVED)

STATION NUMBER — GPM (GALLONS PER MINUTE) / ## / XX (VALVE SIZE) — IRRIGATION ZONE TAG

6" POP-UP SPRAY HEADS WITH PLASTIC RISER

SYMBOL	MODEL #	SYMBOL	MODEL #
	Hunter PROS-06 8F - 0.97 GPM		Hunter PROS-06 15F - 3.75 GPM
	Hunter PROS-06 8H - 0.47 GPM		Hunter PROS-06 15H - 1.86 GPM
	Hunter PROS-06 8Q - 0.24 GPM		Hunter PROS-06 15Q - 0.97 GPM
	Hunter PROS-06 10F - 1.59 GPM		Hunter PROS-06 ES-515 - .65 GPM
	Hunter PROS-06 10H - 0.88 GPM		Hunter PROS-06 SS-530 - 1.30 GPM
	Hunter PROS-06 10Q - 0.42 GPM		Hunter PROS-06 SS-918 - 1.72 GPM
	Hunter PROS-06 12F - 2.70 GPM	B	Hunter PCB-50 Bubbler - 0.5 GPM
	Hunter PROS-06 12H - 1.30 GPM		SPRAY ZONES TO BE OPERATED AT 30 PSI
	Hunter PROS-06 12Q - 0.67 GPM		

GENERAL IRRIGATION NOTES

1. The Contractor shall provide a fully functional irrigation system as shown on the Plans. Irrigation heads shall provide 100% coverage of the area to be irrigated.
2. The source of water for the irrigation system shall be: 1" POTABLE WATER METER
3. The Contractor shall field verify the capability of the water source to deliver a minimum pressure (50 PSI) and volume (37 GPM) to operate the irrigation systems as designed. In the event of discrepancies contact the Landscape Architect prior to installation.
4. All questions concerning the Plans, Details or Specifications shall be directed to the Landscape Architect, (727) 343-1809.
5. All necessary permits (Including Right of Way Use Permit) are to be provided by the installing contractor for work shown on the Plans.
6. All components of the proposed irrigation system shall meet the federal, state and local codes, regulations and ordinances concerning irrigation construction.
7. In an effort to create graphic clarity, irrigation mainline, lateral line, valves and other components of the irrigation system may be shown in paved areas or inside buildings on the Plans. These components are to be installed in appropriate landscape areas to carry out the intent of the Plans.
8. The Contractor shall be responsible for verification and protection of all underground and overhead utilities.
9. The Contractor shall review the Landscape Plans prior to installing the irrigation system. Coordinate installation locations of pipes, valves and other equipment with the installation locations of trees and shrubs.
10. As-Built drawings are to be provided by the Contractor. Drawings shall be on Owner furnished base plans in hard copy or electronic versions. Contractor shall note all deviations from the Irrigation Plans as noted in Section 32 8423 of the Specifications.
11. Mainline is to be installed with a minimum of 18" depth of cover, and lateral lines are to be installed with a minimum of 12" depth of cover.
12. Sleeving is to be provided by the Contractor (unless otherwise specifically stated in the Specifications or Bid Documents).
13. The Contractor shall provide operating maintenance instructions and operation manuals to the Owner prior to acceptance of the project.
14. Owner shall provide 110 Volt power to the controller location. Electrical connection from power source to control clock is to be provided by the Contractor (unless otherwise specifically stated in the Specifications or Bid Documents). Contractor shall coordinate installation location of control clock with Owner or Owner's Representative.
15. When the irrigation system Source is a proposed well, the well and pump locations shall be coordinated with the Owner or Owner's Representative prior to installation. The Owner shall provide power to the pump location. Contractor shall coordinate voltage and phase of available power with the local electrical utility and the Owner prior to ordering of the pump. Contractor shall coordinate pump ordering lag time with the irrigation and landscape work schedules to ensure timely supply of water to the project site.
16. Contractor shall install an inline 120VAC-15A lightning surge protector between the
17. power source and the controller. Ground each controller to a 5/8" x 8' copper clad ground rod with AWG #6 bare solid copper wire. A proper ground shall have 10 ohms or less resistance to earth. Use of multiple ground rods may be necessary to achieve the desired resistance reading.
    Contractor shall label location and head type for each zone in the irrigation system on the inside of the controller door. Suggested zone run time shall be indicated. All zone valves shall have permanent (plastic or metal) tags attached to the valve corresponding to the number of the zone on the controller.
18. Control Clocks shall be programmed to include a watering schedule that provides 1" of water per week during the months April to November and provides 1" of water every two weeks during the months December to March. The zone run time shall be sequenced for the local watering restrictions as Program 'A'. Program 'B' shall be set as the water establishment period watering schedule in cooperation with the Landscape Contractor.
19. The rain shut-off device shall be installed to meet local codes. Contractor shall locate device so that obstructions do not alter the accurate monitoring of rainfall at the project site. All wiring to the device shall be enclosed in 1/2" PVC electrical conduit.
20. 12" pop-up spray (or rotor) heads shall be installed in all groundcover beds and masses of shrubs not exceeding 22 inches height.
21. 6" pop-up spray heads shall be installed in all turf areas. Rotor heads in turf areas to be 6" pop-ups with the exception of Hunter PGP Series (4").
22. All Hunter PGJ and PGP Rotor and Spray heads shall have heavy walled PVC IPS flex pipe for the connection between lateral line and each head. Provide adequate slack for minor head adjustment. All Hunter I-20 Rotor heads shall have rigid PVC swing joints. See Details for Shrub Riser and 12" pop-up head applications.
23. The Contractor shall adjust all heads to provide optimum coverage and minimize overthrow onto paved surfaces. Adjustable nozzles shall be used in areas where fixed spray patterns will result in overthrow onto paved surfaces. Adjust pressure regulating valves to prevent misting from heads.
24. Valve boxes shall be sized to accommodate installation and maintenance of zone valve(s). The valve box shall have a 3" deep layer of 1/2" diameter gravel as a sump installed 2" below the bottom of the valve. Valve boxes shall be installed so that the top of the box is no more than 1.5 inch above finish grade and set parallel to the surrounding grade.
25. All 24 Volt control wiring shall be UL Listed, single strand, Type UF 600 Volt control cable. Common wires to be white,AWG #12 or larger wire. Hot wires to be red, AWG #14 or larger wire. Spare wires to be any color wire except green, red or white, AWG #14 or larger wire.
26. All splices to the 24 Volt control wiring shall be made with King Technology (King 6) silicone filled safety connectors.
27. Shrub risers shall only be installed in hedges or mass plantings abutting vertical walls or objects and not extend more than 6" above the height of the shrubs. In no case shall risers be installed directly adjacent to curbs, sidewalks or other vehicular access ways. If risers are to be used in hedges abutting parking areas without concrete wheel stops, they must be placed a minimum of 30 inches away from the edge of pavement to protect the riser from damage by vehicular overhang. All risers are to be painted black.
28. Mainline piping shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations. Thrust blocks shall be installed at all changes in direction, reduction in pipe size, and end caps on the Mainline.
29. Irrigation Systems designed with Reclaimed Water as the Source shall include purple marking caps for all valve boxes, valves, quick couplers, hose bibs and spray or rotor heads. Rainbird PESBR-PRS-D zone valves with self cleaning scrubber shall be used on all systems connected to Reclaimed Water.

IRRIGATION ZONE SCHEDULE

ZONE #	GPM	HEAD TYPE	WATER USE ZONE	ZONE RUN TIME	GPM/CYCLE	PARCIP. RATE
1	24.7	DRIPLINE	LOW-SHRUBS	40 MIN	988	1.5 GPH/100'
2	19.3	DRIPLINE	LOW-SHRUBS	40 MIN	772	1.5 GPH/100'
3	21.0	TREE BUBBLER	LOW - TREES	30 MIN	630	60 GAL./HR
4	30.0	TREE BUBBLER	LOW - TREES	30 MIN	900	60 GAL./HR
5	30.75	SPRAY	HIGH- TURF	25 MIN	769	1.75"/HR
6	32.0	SPRAY	HIGH- TURF	25 MIN	750	1.75"/HR
7	32.75	SPRAY	HIGH- TURF	25 MIN	819	1.75"/HR
8	30.75	SPRAY	HIGH- TURF	25 MIN	769	1.75"/HR
9	29.5	SPRAY	HIGH- TURF	25 MIN	738	1.75"/HR
10	32.0	SPRAY	HIGH- TURF	25 MIN	800	1.75"/HR
11	32.5	SPRAY	HIGH- TURF	25 MIN	813	1.75"/HR
12-16	N/A	UNUSED ZONES				

TOTAL GALLONS TO PROVIDE 3/4" WATER TO LANDSCAPE AREAS = 8,748 GALLONS/ CYCLE

36 WEEKS @ 3/4" PERCIPITATION/WEEK = 314,928 GALLONS
16 WEEKS @ 3/4" PERCIPITATION/2 WEEKS =69,984 GALLONS
TOTAL WATER USAGE PER YEAR = 384,912 GALLONS (ASSUMES NO SHUT OFF FROM RAIN SENSOR)

MAXIMUM DEMAND FROM IRRIGATION SYSTEM = 32.75 GPM + FRICTION LOSS IN PIPES)
MINIMUM REQUIRED GPM FROM 1" POTABLE WATER METER = 37.0 GPM
DAYLIGHT SAVINGS TIME IRRIGATION RUN TIME LIMITED TO TUESDAY OR FRIDAY NOT BETWEEN 10AM & 4PM
EASTERN STANDARD TIME IRRIGATION RUN TIME LIMITED TO TUESDAY NOT BETWEEN 10AM & 4PM

811 Know what's below. Call before you dig.

SCALE: 1" = 20'
NORTH
0 10' 20' 40' 80'

HEARTWOOD AND BARK PLC
LANDSCAPE ARCHITECTURE • URBAN DESIGN
200 2nd St. S. #433 St. Petersburg, FL 33701
(727) 343-1809 Web: www.heartwoodandbark.com
License Number: LC26000325

CAR WASH

CAMEL PREMIUM EXPRESS
NWC US HWY. 441 & NW 161st TERRACE
ALACHUA, FLORIDA

REVISIONS:
1. 5/9/22 CITY REVIEW COMMENTS
2. 5/31/22 DUMPSTER RELOCATED
3. 7/29/22 CITY REVIEW COMMENTS
4.

JACOB ZIMMERMAN, RLA
REG. NO. FL LA 0001653
LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT JACOB ANDREW ZIMMERMAN LA0001653 STATE OF FLORIDA

DRAWN BY: JAZ
DATE: 10/20/21
21038

IRRIGATION PLAN
LS4

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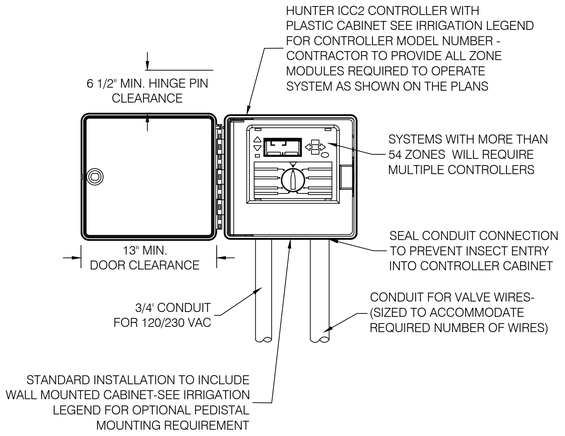
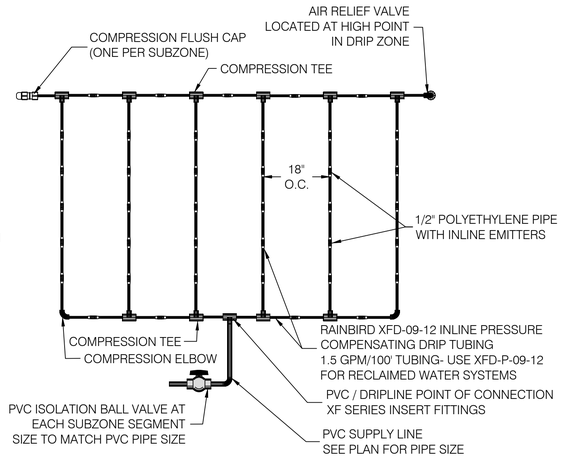
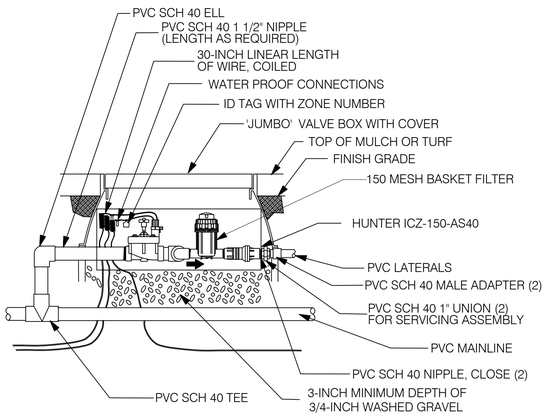


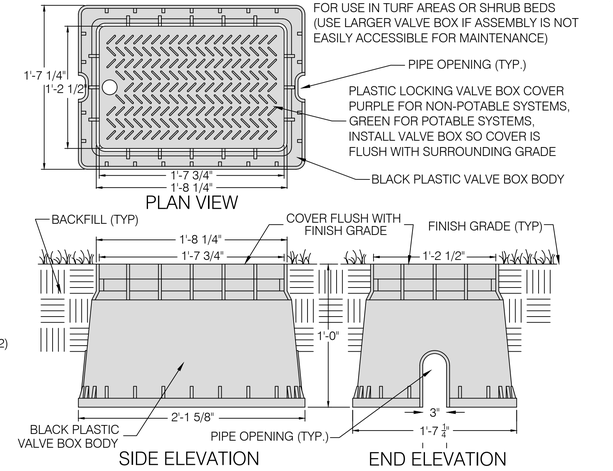
1 LS5 IRRIGATION CONTROLLER



2 LS5 DRIP IRRIGATION TUBING LAYOUT



3 LS5 DRIP ZONE VALVE



4 LS5 JUMBO VALVE BOX DETAIL (DRIP ZONES)

5 LS4 6" POP-UP SPRAY HEAD- HUNTER PROS-06

NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

6 LS5 SLEEVING DETAIL

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

7 LS5 PIPE AND WIRE TRENCHING DETAIL

NOTES:
1. MAIN LINE AND SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. THRUST BLOCKS SHALL BE INSTALLED AS SHOWN AT ALL ELLS, CROSSES, TEES, 45 DEGREE ELLS, AND WYES.
3. THRUST BLOCK LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. THRUST BLOCK INSTALLATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE BACKFILLING OF THE TRENCH.
5. MINIMUM THICKNESS FOR CONCRETE THRUST BLOCKS SHALL BE 8". THRUST BLOCK SHALL BE CENTERED VERTICALLY ON IRRIGATION MAIN LINE BEING PROTECTED.
6. REBAR FOR THRUST BLOCKS SHALL BE #3 OR LARGER.

8 LS5 THRUST BLOCK DETAIL

9 LS5 1" ZONE CONTROL VALVE

10 LS5 1 1/2" ZONE CONTROL VALVE

11 LS5 VALVE BOX DETAIL (SPRAY & ROTOR ZONES)

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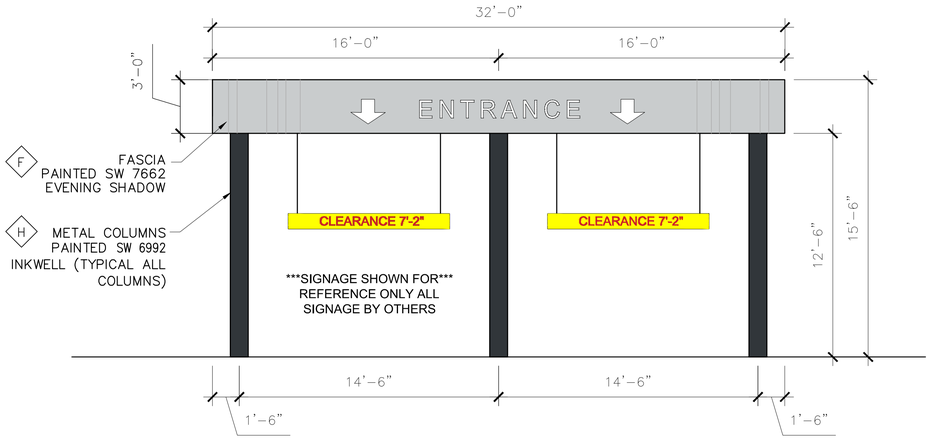
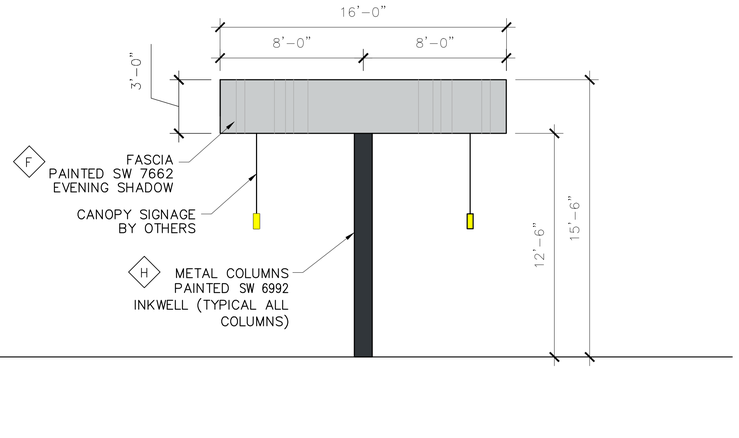
LA0001653
STATE OF FLORIDA

IRRIGATION DETAILS
LS5



1 CE-1 CANOPY FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



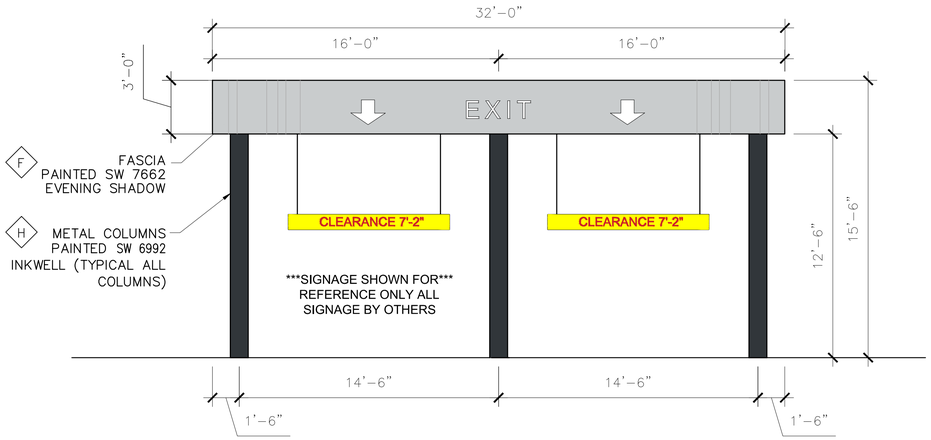
2 CE-1 CANOPY SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE (H)

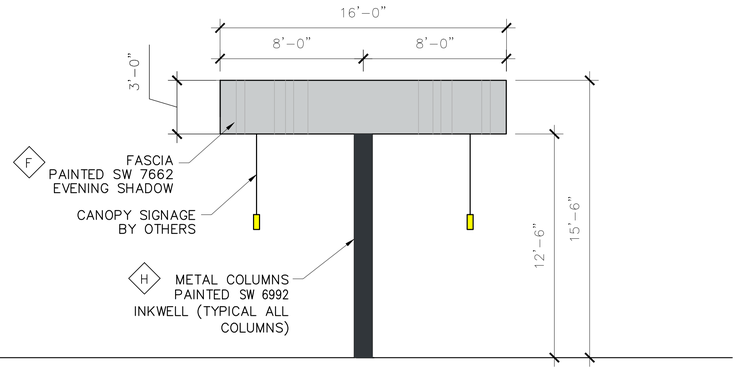
F CANOPY FASCIA
- *SHERWIN WILLIAMS #SW 7662
- EVENING SHADOW (LIGHT GRAY)
- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

H CANOPY COLUMNS
- *SHERWIN WILLIAMS #SW 6992
- INKWELL (BLACK)
- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

USE SHERWIN WILLIAMS MANUFACTURER ONLY
COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY
AT TIME OF CONSTRUCTION



3 CE-1 CANOPY REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



4 CE-1 CANOPY SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

THIS DRAWING IS FOR PRESENTATION ONLY CONSULT CANOPY SUPPLIER PLANS FOR CANOPY CONSTRUCTION

NOT FOR CONSTRUCTION FOR PERMIT ONLY 08/03/2022

CLIENT:
\\Magnolia Wash Holdings Logo.jpg
114 TRELLINGWOOD DRIVE,
MORRISVILLE, NC 27560
Phone: 919-760-7577

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

MICHAEL ROBINSON
FLORIDA P.E. REG # 28317

BUILDING SIZE:
26' X 104' CANOPY

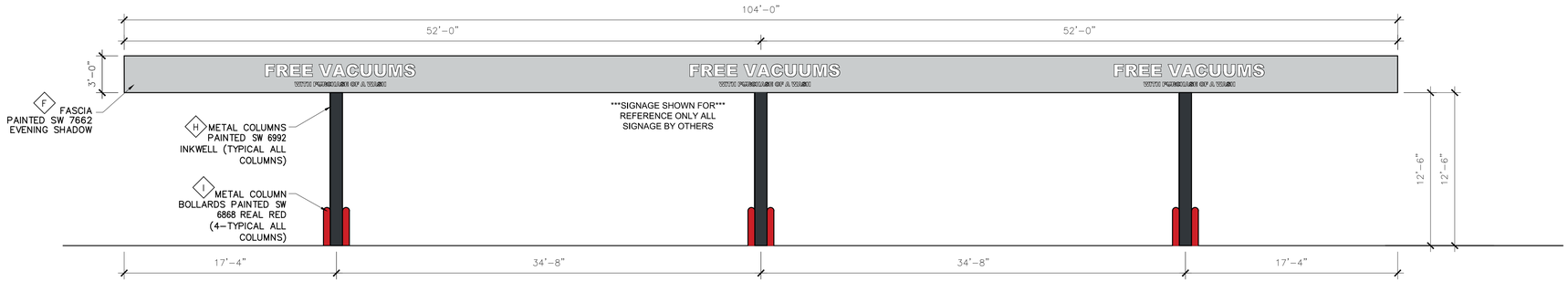
PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERR
ALACHUA, FLORIDA

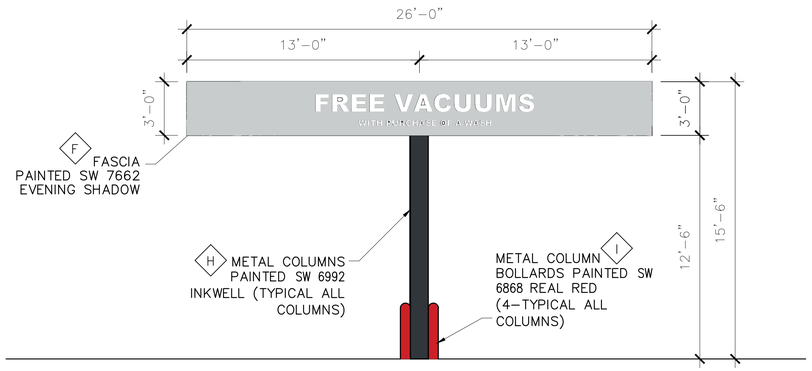
SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-27-2021	
DESIGNED BY:	
DRAWN BY: PH	FILE NAME:
CHECKED BY:	

DRAWING TITLE:
PAY STATION CANOPY ELEVATIONS

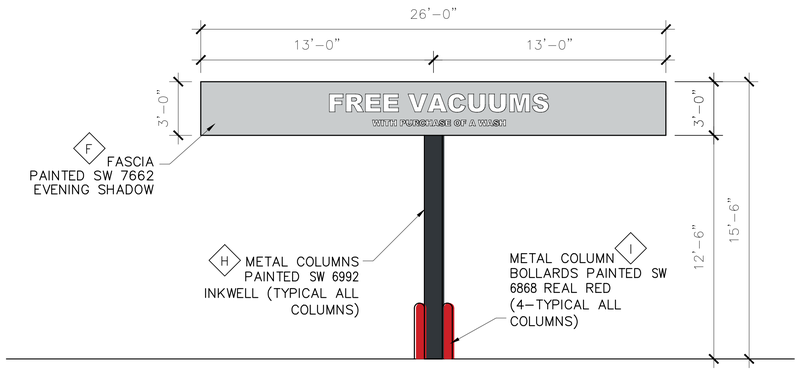
SHEET NO:
CE-1.0



1 CE-1 CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 CE-1 CANOPY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 CE-1 CANOPY SIDE ELEVATION
SCALE: 1/4" = 1'-0"

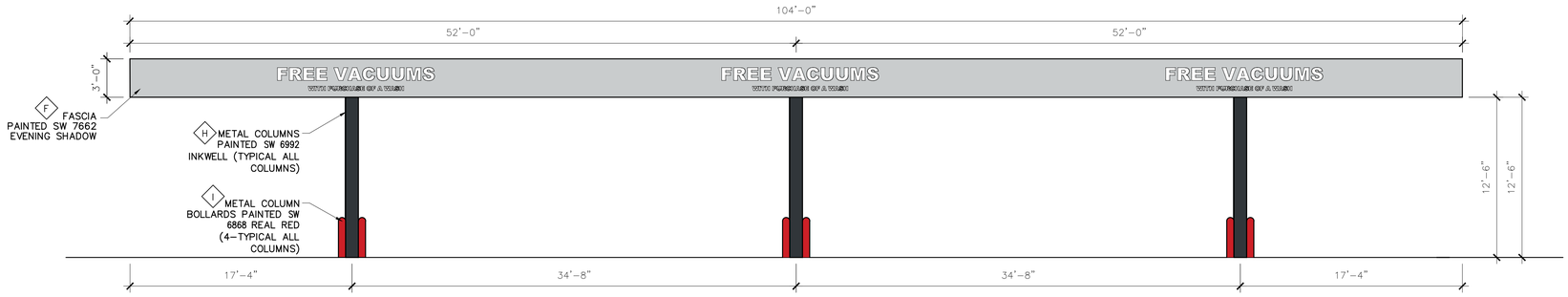
FINISH SCHEDULE

F
CANOPY FASCIA
- *SHERWIN WILLIAMS #SW 7662
- EVENING SHADOW (LIGHT GRAY)
- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

H
CANOPY COLUMNS
- *SHERWIN WILLIAMS #SW 6992
- INKWELL (BLACK)
- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

I
CANOPY COLUMNS BOLLARDS
- *SHERWIN WILLIAMS #SW 6868
- REAL RED (RED)
- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

USE SHERWIN WILLIAMS MANUFACTURER ONLY
COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY
AT TIME OF CONSTRUCTION



3 CE-1 CANOPY REAR ELEVATION
SCALE: 3/16" = 1'-0"

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FLORIDA P.E, REG # 28317

BUILDING SIZE:
104' X 26' CANOPY

PROPERTY SIZE:

SITE DESIGNATIONS:
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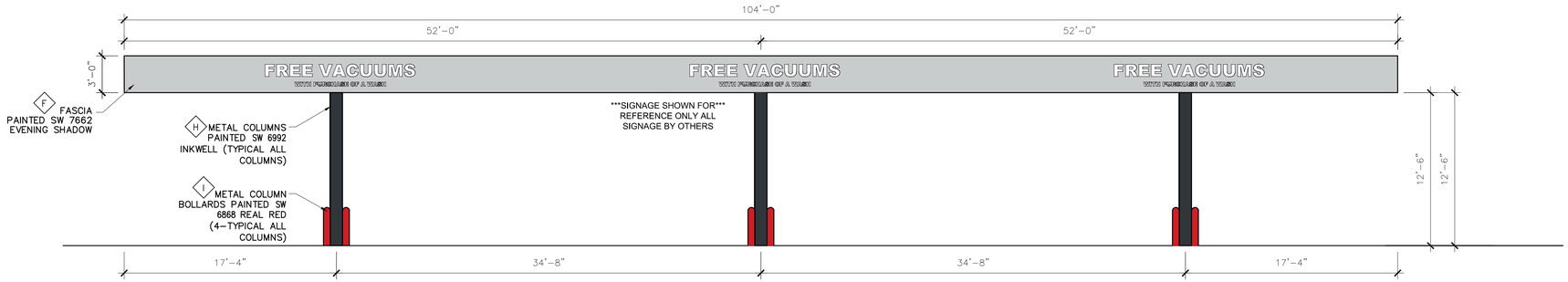
MLK BLVD(US441) & NW 161ST TERR
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-27-2021	
DESIGNED BY:	
DRAWN BY: PH	FILE NAME:
CHECKED BY:	

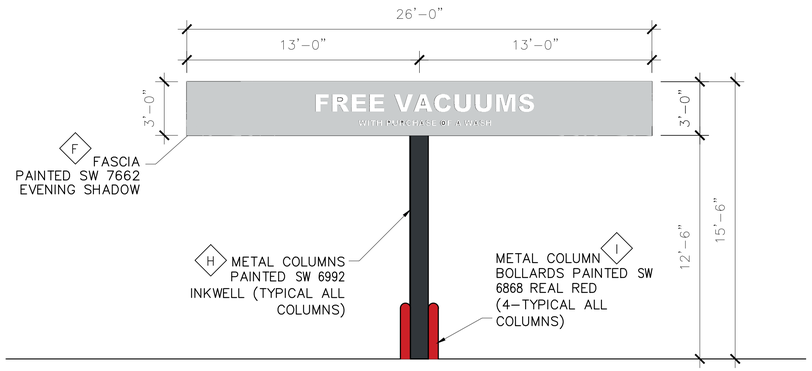
DRAWING TITLE:
VACUUM STATION CANOPY ELEVATIONS

SHEET NO:
CE-2.0

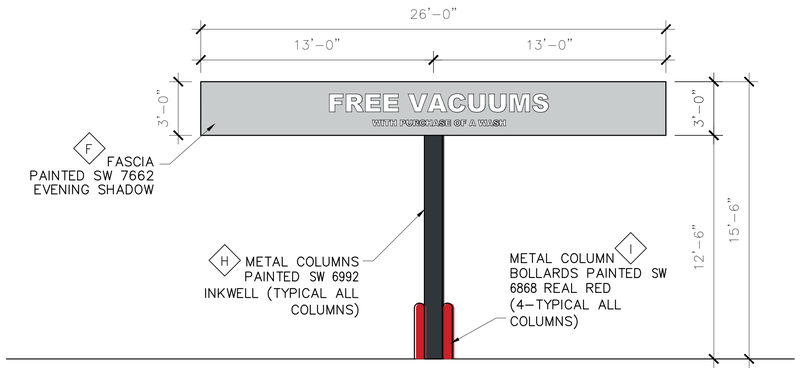
NOT FOR CONSTRUCTION
SUBMITTAL FOR PERMIT ONLY 08/03/2022



1 CE-1 CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 CE-1 CANOPY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 CE-1 CANOPY SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE X

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- PAINT PRIMER AND TOP COAT FOR METAL SURFACES

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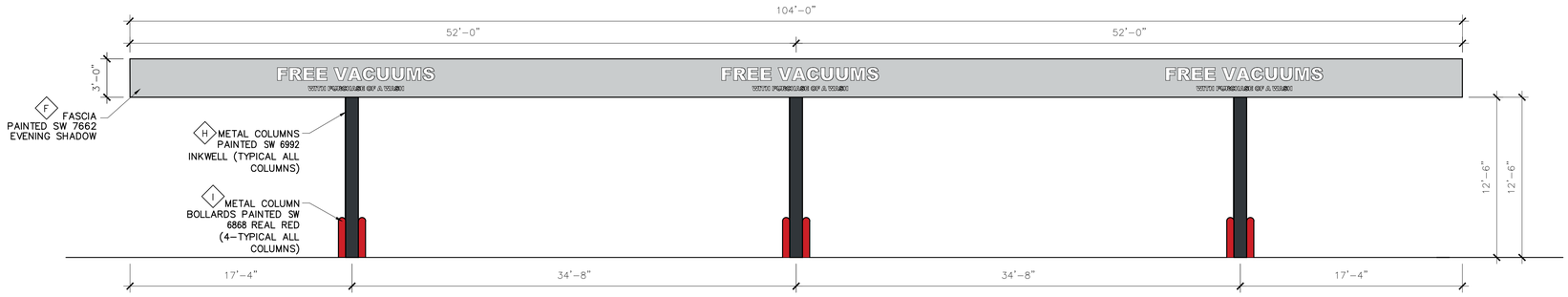

3 CE-1 CANOPY REAR ELEVATION
SCALE: 3/16" = 1'-0"

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VACUUM STATION CANOPY ELEVATIONS

SHEET NO:
CE-3.0

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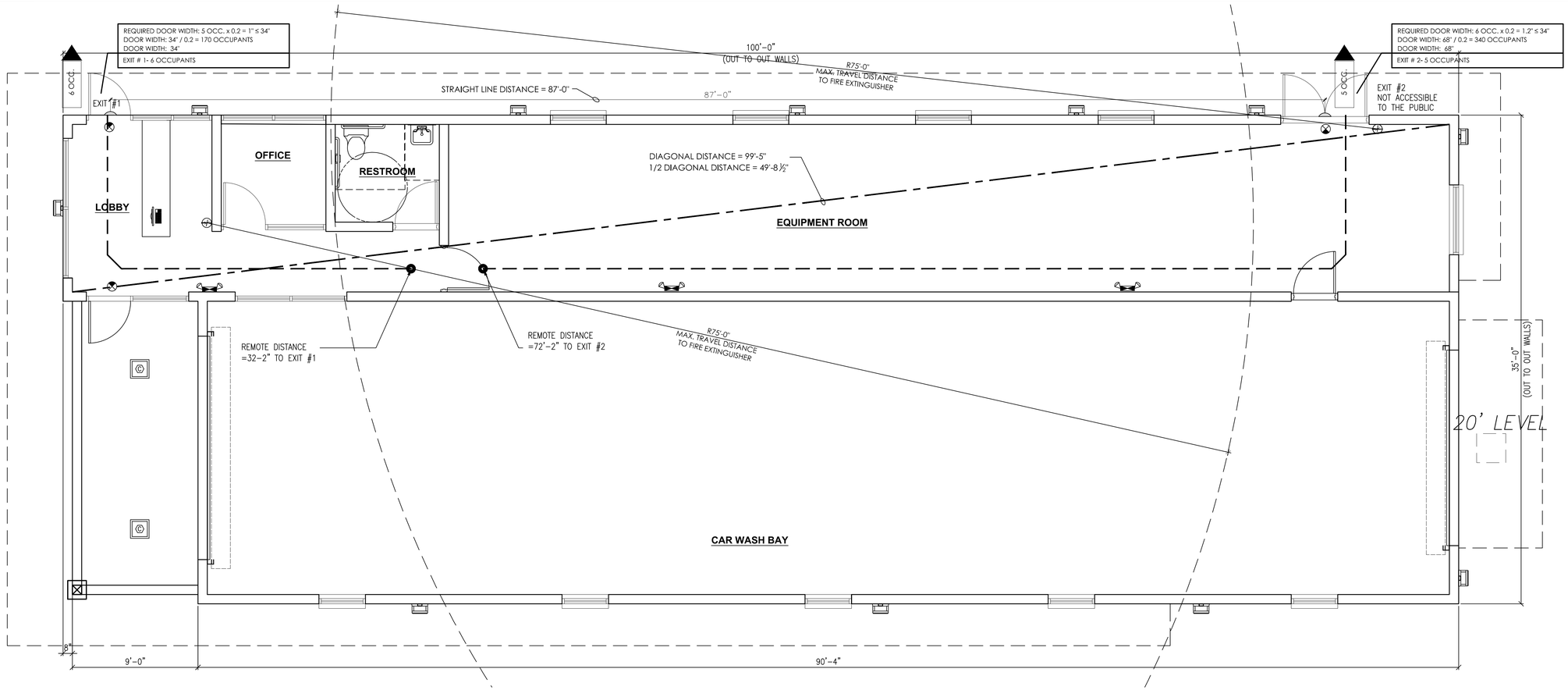


1 LIFE SAFETY & ACCESSIBILITY FLOOR PLAN
SCALE: 3/16" = 1'-0"

BUILDING CODE ANALYSIS/ FIRE CODE ANALYSIS

OCCUPANT INFORMATION
THIS BUILDING WILL BE OCCUPIED WITH ONE TENANT.
ALL EXTERIOR AND INTERIOR UNDER THIS PERMIT.

AUTOMATIC SPRINKLER SYSTEM
THIS BUILDING IS NON SPRINKLERED

FIRE ALARM SYSTEM
THIS BUILDING IS TO BE PROTECTED BY A FIRE ALARM SYSTEM

	2020 FBC 7TH ED.	FFPC, NFPA 101	PROPOSED
OCCUPANCY CLASSIFICATION	CHAPTER 3, SEC 309.1 B (BUSINESS)	CHAPTER 36.2.6.1 B (BUSINESS)	
ALLOWABLE BUILDING HEIGHT & AREA	9000 S.F 40 FEET	-- --	3,500 SF 26'-0"
CONSTRUCTION TYPE	TABLE 601 TYPE – VB (NON SPRINKLERED)	TABLE A.8.2.1.2 TYPE – V (000)	
EXIT CAPACITY EGRESS WIDTH PER PERSON =	SEC 1005.1 0.2" PER PERSON	TABLE 7.3.3.1 0.2" PER PERSON	102" (EGRESS CAPACITY 510 PERSON)
MINIMUM NUMBER OF EXITS REQUIRED PROPOSED	TABLE 1006.3.1 (1–500 PERSONS) – 2	Sect. 36.2.4 (1–500 PERSONS) – 2	3

		A–2	S–1		Table A.7.6 (ANNEX A)		
	BUSINESS	ASSEMBLY	STORAGE	MERCANTILE	ASSEMBLY	STORAGE	
COMMON PATH LIMIT	TABLE 1006.2.1 100'	75'	75'	75'	75'	75'	< 75'
DEAD–END LIMIT	SEC. 1020.4 20'	20'	20'	20'	20'	20'	< 20'
TRAVEL DISTANCE LIMIT	TABLE 1017.2 200'	200'	200'	200'	200'	200'	< 200'

ARRANGEMENT MEANS OF EGRESS:
REQUIRED DISTANCE
BETWEEN EXIT DOORS

1006.3.3 SINGLE EXITS

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.3(1) OR 1006.3.3(2).

OCCUPANT LOAD IS LESS THAN 49 THEREFORE 1 EXIT IS REQUIRED

WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE–HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTED AS ONE EXIT STAIRWAY AS PER 2020 FBC 7TH ED., SECTION 1007.1.1

ACTUAL STRAIGHT LINE DISTANCE BETWEEN EXITS	ACTUAL STRAIGHT LINE ACROSS PUBLIC AREA:
EXIT #1 TO #2 = 87'–0"	DIAGONAL AT PUBLIC AREA = 99'–5" 1/2 DIAGONAL = 49'–8 1/2"

CONCLUSION =
87'–0" IS GREATER THAN
49'–8 1/2" (MEETS CODE FOR NON–SPRINKLERED BUILDING)

OCCUPANT LOAD CALCULATION

NOTE:
BASED ON 2020 FBC 7TH ED. TABLE 1004.1.2 AND FFPC NFPA 101 TBL. 7.3.1.2
HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD

LABEL	ROOM NAME	OCCUPANCY OF SPACE AS PER TABLE 1004.5 2020 FBC	AREA	2020 FBC 7th Edition		FFPC NFPA 101	
				FLOOR AREA S.F. PER OCCUPANTT	# OF OCCUPANTS	FLOOR AREA S.F. PER OCCUPANTT	# OF OCCUPANTS
101	WAITING AREA	ASSEMBLY	135 SF	15 NET	9	15 NET	9
102	OFFICE	BUSINESS	60 SF	150 GROSS	1	150 GROSS	1
105	EQUIPMENT ROOM	MECH. EQUIPMENT ROOM	858 SF	300 GROSS	1	300 GROSS	1
TOTAL OF OCCUPANTS					11		11

LEGEND

= ROUTE FROM THE REMOTEST ROOM OR SPACE TO NEAREST EXIT.
= DIAGONAL DISTANCE OF THE BUILDING OR AREA
= STRAIGHT LINE DISTANCE BETWEEN EXITS
= MOST REMOTE POINT WITHIN THIS AREA
= ILLUMINATED EXIT SIGN/EM LIGHT WATERPROOF
= ILLUMINATED EXIT SIGN/EM LIGHT
= EMERGENCY LIGHT
= FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA10. THE SIZE SHALL BE A MINIMUM OF 2–A–10–BC (MIN. OF 2) W/75' MAX TRAVEL DISTANCE AND INSTALLED AT 48" MAX. A.F.F.
= LED SECURITY LIGHT WITH BATTERY BACK–UP

ACCESSIBILITY SIGNS

SIGN 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SIGN 2 "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTER MIN. 1" HIGH. SIGN MOUNTED ABOVE DOOR.
SIGN 3 TACTILE EXIT SIGN SHALL COMPLY SECTION 703.3, FBCA / ANSI A117.1 2017
SIGN 4 MEN RESTROOM
SIGN 5 WOMEN RESTROOM
SIGN 6 EMPLOYEES ONLY – NO CUSTOMERS BEYOND THIS POINT

ALL SYMBOLS MAY NOT BE USED

NOTES:

INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AT THE TIME OF FINAL INSPECTION. ALL EGRESS SIGNS SHALL COMPLY WITH NFPA 101, CHAPTER 7, SECTION 7.10

INSPECTOR MAY REQUIRE ADDITIONAL EMERGENCY LIGHTING AT THE TIME OF FINAL INSPECTION. ALL EMERGENCY LIGHTS SHALL COMPLY WITH NFPA 101, CHAPTER 7, SECTION 7.90

SIGNAGE COMPANY AND GC TO BOTH MAKE SURE ALL UTILITY LINES HAVE BEEN LOCATED PRIOR TO DIGGING FOOTING.

GC RESPONSIBLE TO CALL AND HAVE UTILITIES LOCATED.

SIGNAGE COMPANY RESPONSIBLE TO CONFIRM THIS HAS BEEN DONE.

BUILDING AREAS

WASH BAY:	1,774 S.F.
WAITING AREA:	135 S.F.
OFFICE:	60 S.F.
RESTROOM:	45 S.F.
EQUIPMENT:	858 S.F.
TOTAL S.F.:	2,872 S.F.
GROSS BLDG AREA:	3,500 S.F. *

* OUT/OUT EXTERIOR WALLS

GENERAL NOTES

1. MEANS OF EGRESS SHALL BE ILLUMINATED WITH AT LEAST ONE–FOOT CANDLE AT THE FLOOR LEVEL (WALKING SURFACE). REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

ACCESSSIBILITY NOTES

1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAX. – GROSS SLOPE 2%.
3. WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
4. PROVIDE A 60"x60" MIN. LANDING ON STRIKE SIDE OF DOOR W/ 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
5. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
6. THE SLOPE OF RAMPS SHALL NOT EXCEED 1'–0" IN 15'–0" U.N.O.
7. RAMPS SHALL HAVE A NON–SLIP SURFACE.
8. RAMPS SHALL BE 48" WIDE MIN.
9. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'–8" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
10. THRESHOLD TO BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
12. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
13. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH – PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (30" TO 44" A.F.F.)
14. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, FLUSH OR SURFACE BOLTS SHALL BE AUTOMATIC TYPE. LOCKABLE DOORS SHALL BE PROVIDED WITH A SIGN STATING "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN MIN. 1" HIGH LETTERS.
15. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN AND LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND 6" HIGH AND SHALL CONFORM TO ALL APPLICABLE CODES.
16. PROVIDE ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING AT ALL EXIT CORRIDORS AS REQUIRED BY CODE. EMERGENCY LIGHTING SHALL PROVIDE ILLUMINATION OF ONE FOOT CANDLE AT FLOOR LEVEL.
17. DOORS TO ACCESSIBLE SANITARY FACILITIES SHALL BE IDENTIFIED BY 1/4" THICK GEOMETRIC SYMBOLS OF CONTRASTING COLOR, CENTERED ON THE DOOR AT A HEIGHT OF 60" AFF (12" EQUILATERAL TRIANGLE FOR MEN AND 12" DIAMETER CIRCLE FOR WOMEN). 12. POST INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT TO ALL ACCESSIBLE BUILDING ENTRANCES. LOCATION AS INDICATED BY OWNER.
18. THE MAXIMUM EFFORT REQUIRED TO OPERATE FIRE–RATED DOORS IS 15 LBS., EXIT DOORS IS 8.5 LBS. FOR EXTERIORS, AND 5 LBS. FOR INTERIOR DOORS.

CLIENT:
ALACHUA
EXPRESS WASH, LLC.

4821 FAIRVIEW RD., STE #400
CHARLOTTE, NC 20209
PHONE: 850-225-0072

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

ARIEL VALDES, AIA
FLORIDA R.A. # 96144

BUILDING SIZE:
3,500 SQ. FT.
CARWASH

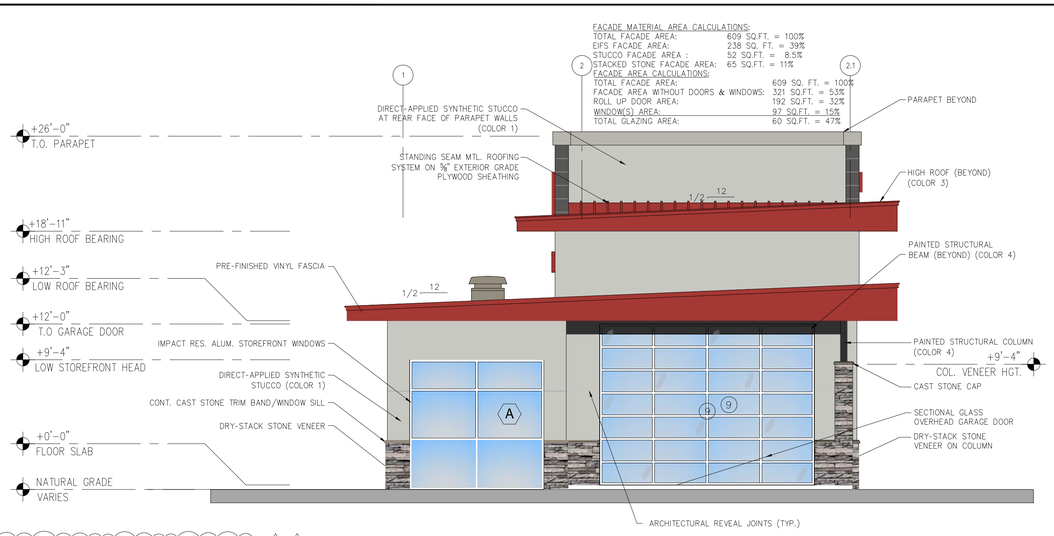
PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERR
ALACHUA, FLORIDA

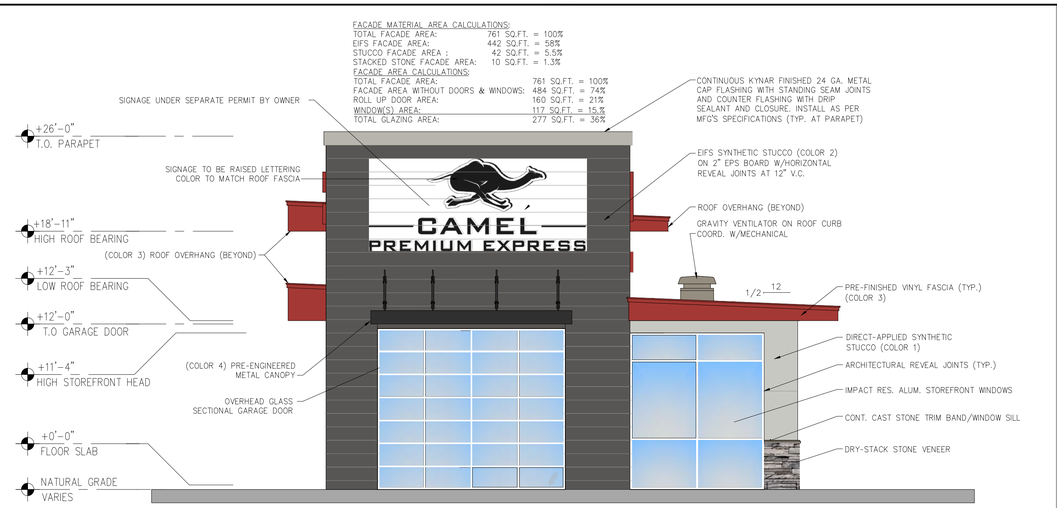
SCALE:	AS NOTED	MDM JOB #	21149
DATE:	10-27-2021		
DESIGNED BY:			
DRAWN BY:	PH	FILE NAME:	00 21149 A0.0_CW.DWG
CHECKED BY:			

DRAWING TITLE:
LIFE SAFETY & ACCESSIBILITY FLOOR PLAN

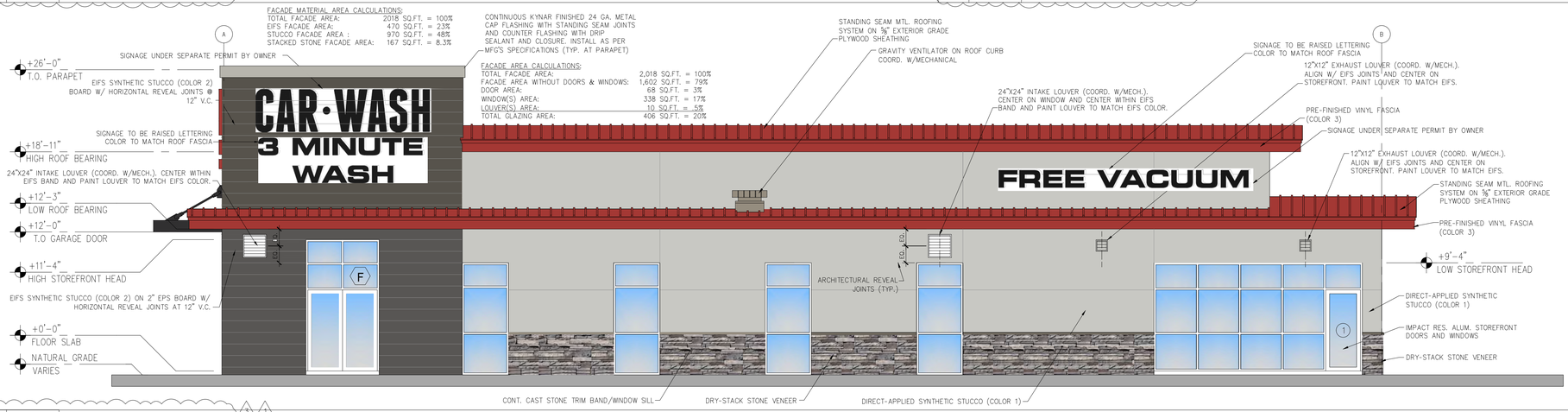
SHEET NO:
CW-A0.0



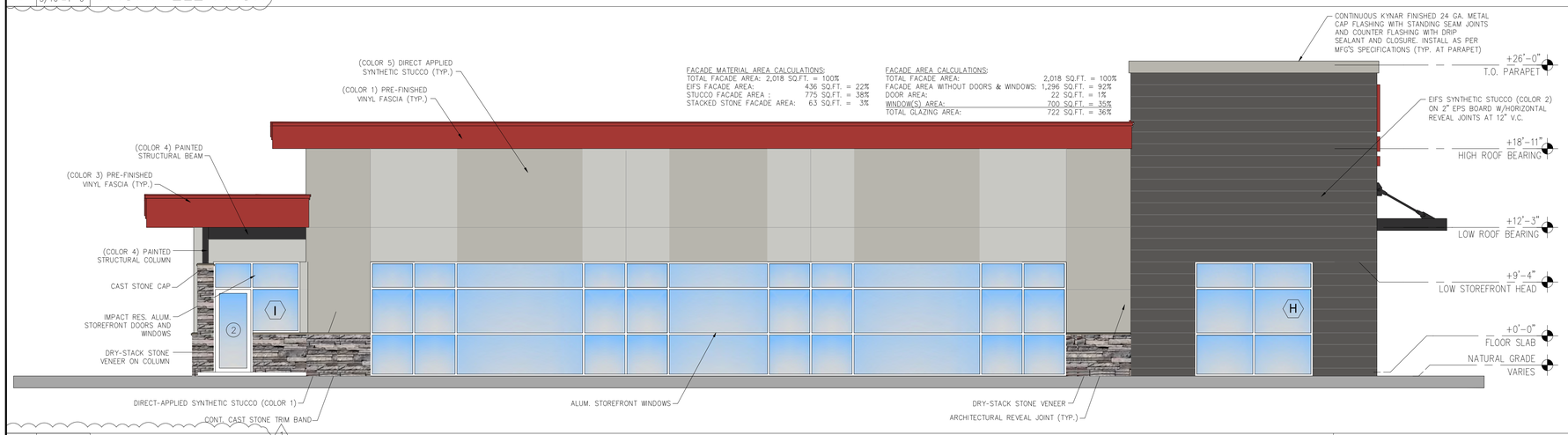
1 SCALE 3/16"=1'-0" RIGHT ELEVATION



2 SCALE 3/16"=1'-0" LEFT ELEVATION



3 SCALE 3/16"=1'-0" FRONT ELEVATION



4 SCALE 3/16"=1'-0" REAR ELEVATION

FOR SHEET NUMBER REFERENCES NOTED ON THIS DRAWING, REFER TO SHEET NUMBER WITH SUFFIX '-CW'.

FINISH SCHEDULE

**STOREFRONT – WINDOWS & DOORS – KAWNEER OR EQUAL – "CLEAR ANODIZED ALUMINUM" FINISH

**OVERHEAD DOORS – PROSTAR ROLLING SHEET DOOR #780CD, 26GA. GALV. STEEL – "SILHOUETTE GRAY"

*STUCCO (COLOR 1) BENJAMIN MOORE #AC-25 – "HARBOR GRAY"

*EIFS (COLOR 2) BENJAMIN MOORE #2134-30 – "IRON MOUNTAIN"

**VINYL FASCIA (COLOR 3) KYNAR 500 "DEEP RED" OR EQUAL

*WALL CANOPY (COLOR 4) TIGER DRYLAC POWDER-COATED FINISH – "JET BLACK"

*STUCCO (COLOR 5) BENJAMIN MOORE #AC-26 – "OZARK SHADOWS"

**CORONADO STONE PRO-LEDGE – "HURON" DRY-STACKED APPLICATION OR EQUAL

*USE SPECIFIED PAINT MANUFACTURER(S) ONLY. G.C. TO CONFIRM COLORS AND PLACEMENT OF WITH PROJECT CONSTRUCTION MANAGER PRIOR TO PAINTING ANY SURFACES
** COLORS TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION.

CLIENT:
ALACHUA EXPRESS WASH, LLC.
4821 FAIRVIEW RD., STE #400
CHARLOTTE, NC 20209
PHONE: 850-225-0072

DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction
1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION
3	08/02/22	ADD'D STD. SEAM. ROOF PER CLIENT REV'S
2	03/25/22	REV'D FOR PROJECT COORD.
1	02/07/22	REV'D PER CITY COMMENTS

ARIEL VALDES, AIA
FLORIDA R.A. # 96144

BUILDING SIZE:
3,500 SQ. FT. CARWASH

PROPERTY SIZE:

SITE DESIGNATIONS:
CAMEL PREMIUM EXPRESS CAR WASH
MLK BLVD(US441) & NW 161ST TERR
ALACHUA, FLORIDA

SCALE: AS NOTED	MDM JOB # 21149
DATE: 10-27-2021	
DESIGNED BY:	
DRAWN BY: PH	FILE NAME: 01 21149 A2.0_CW.DWG
CHECKED BY:	

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
CW-A2.0

- **Real Estate Transactions**
- **Litigation**
- **Landlord/Tenant**
- **Employment**
- **Family Law**

& More

14804 Main Street, Alachua, Florida 32615
Tel: (386) 462-7LAW (7529)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1.1- Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning 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. 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 - September 01, 2022)

City of ALACHUA

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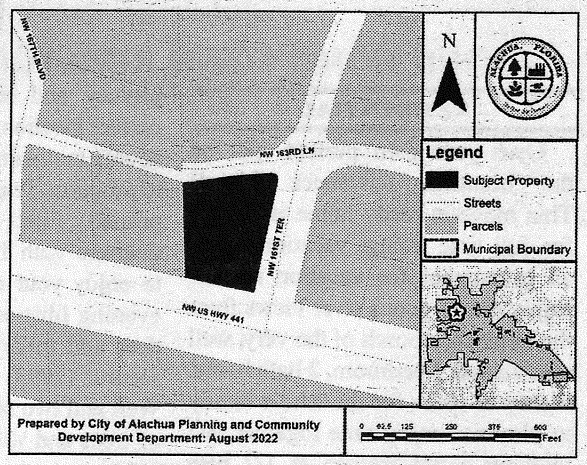

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(Published: Alachua County Today - September 01, 2022)

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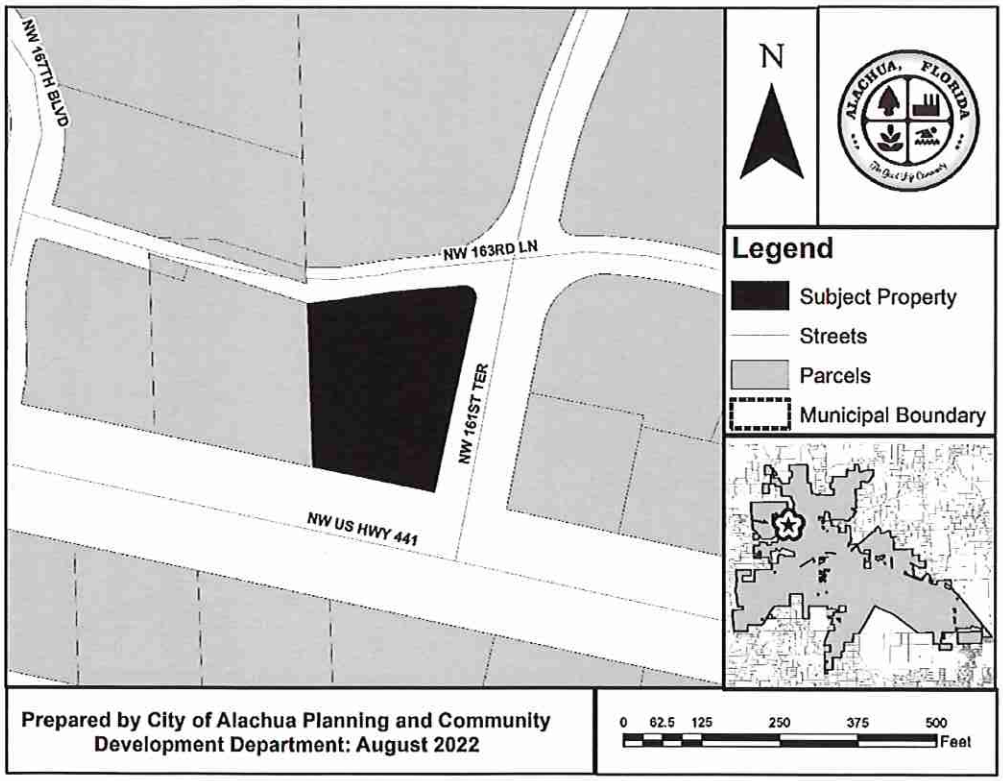
City of ALACHUA
the good life community

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by John Prins, of MDM Services, Inc., applicant and agent, on behalf of Alachua Express Wash, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot car wash with associated site improvements on a ±1.66 acre subject property located north of US 441, west of NW 161st Terrace (Tax Parcel No. 03049-005-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Antoinette Endelicatio 5562 NW 93rd Avenue Gainesville, FL 32653	Lynn Coullias 7406 NW 126th Avenue Alachua, FL 32615	Alachua A One LLC 15260 NW 147th Drive Suite 100 Alachua, FL 32615
Dan Rhine 288 Turkey Creek Alachua, FL 32615	Lynda Coon 7216 NW 126th Avenue Alachua, FL 32615	Alachua Highpoint LLC 15260 NW 147th Drive Suite 100 Alachua, FL 32615
Tom Gorman 9210 NW 59th Street Alachua, FL 32653	Tamara Robbins P.O. Box 2317 Alachua, FL 32616	Alachua Gateway Center Surfacewater Management Association Inc P.O. Box 969
Richard Gorman 5716 NW 93rd Avenue Alachua, FL 32653	Michele L. Lieberman Alachua County Manager 12 SE 1ST Street Gainesville, FL 32601	Talal Properties LTD & Tarek Properties LTD 1326 E Lumsden Road Brandon, FL 33511
Peggy Arnold 410 Turkey Creek Alachua, FL 32615	Bonnie Flynn 16801 NW 166th Drive Alachua, FL 32615	Alachua FL 0716 LLC 100 2nd Avenue South Suite 1103-S Petersburg, FL 33701
David Forest 23 Turkey Creek Alachua, FL 32615	Hugh Calderwood P.O. Box 2307 Alachua, FL 32615	Alachua County Farm Bureau Inc 16206 NW 163rd Lane Alachua, FL 32615
N.N. President of TCMOA 1000 Turkey Creek Alachua, FL 32615	Jean Calderwood P.O. Box 2307 Alachua FL 32615	The City of Alachua P.O. Box 9 Alachua, Fl 32616
Linda Dixon, AICP P.O. Box 115050 Gainesville, FL 32611	Lisia Jenkins P.O. 1071 Alachua, FL 32616	The City of Alachua P.O. Box 9 Alachua, FL 32616
Craig Parenteau, FDEP 4801 Camp Ranch Road Gainesville, FL 32641	Alachua A One LLC 15260 NW 147th Drive Suite 100 Alachua, FL 32615	Sarcav LLC 2567 River Enclave Lane Jacksonville, FL 32226
Jeannette Hinsdale P.O. Box 1156 Alachua, FL 32616	Bob's Mobile LLC 22211 W Newberry Road Newberry, FL 32669	T & H Property Group LLC 3580 North Main Street Gainesville, FL 32609

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Dwarkadhish Investments Inc.
1800 South Atlantic Avenue
Daytona Beach, FL 32118

T & H Property Group LLC
C/O Bravo Florida LLC
4220 Edison Lake Parkway
Mishawaka, In 46545

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

AFFIDAVIT FOR POSTED LAND USE SIGN

I Conrad Palumbo, POSTED THE LAND USE
(Name)
SIGN ON 8/29/2022 FOR THE Site Plan – Camel Car Wash
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Three (3)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Site Plan – Dairy Queen: A request by John S., Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through with associated site improvements on a ±1.53 acre subject property. Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for the Alachua A One, LLC, for a restaurant with drive-through service subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua A One, LLC, for a restaurant with drive-through service subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by John S. Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through (Dairy Queen) with associated site improvements.

The subject property is ±1.53 acres in size and is located southeast of the intersection of NW 161st Terrace and NW 163rd Lane and north of US Highway 441. The subject property will be provided access through a connection to NW 163rd Lane. An interconnection will also be provided to the south (recently-approved Alachua Tire project) and a stub for future interconnection to the southeast (Mobile gas station/Dunkin') will be provided. Stormwater will be conveyed to the master stormwater management system constructed with the HighPoint Crossing subdivision improvements.

Please reference the attached Staff Report for an analyses of the application's:
- Consistency with the City of Alachua Comprehensive Plan;
- Compliance with the Land Development Regulations; and,
- Public facilities impacts.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials

- Site Plan - Dairy Queen
- Application & Supporting Materials
- Public Notice Materials for the 9/13/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Quasi-Judicial Hearing

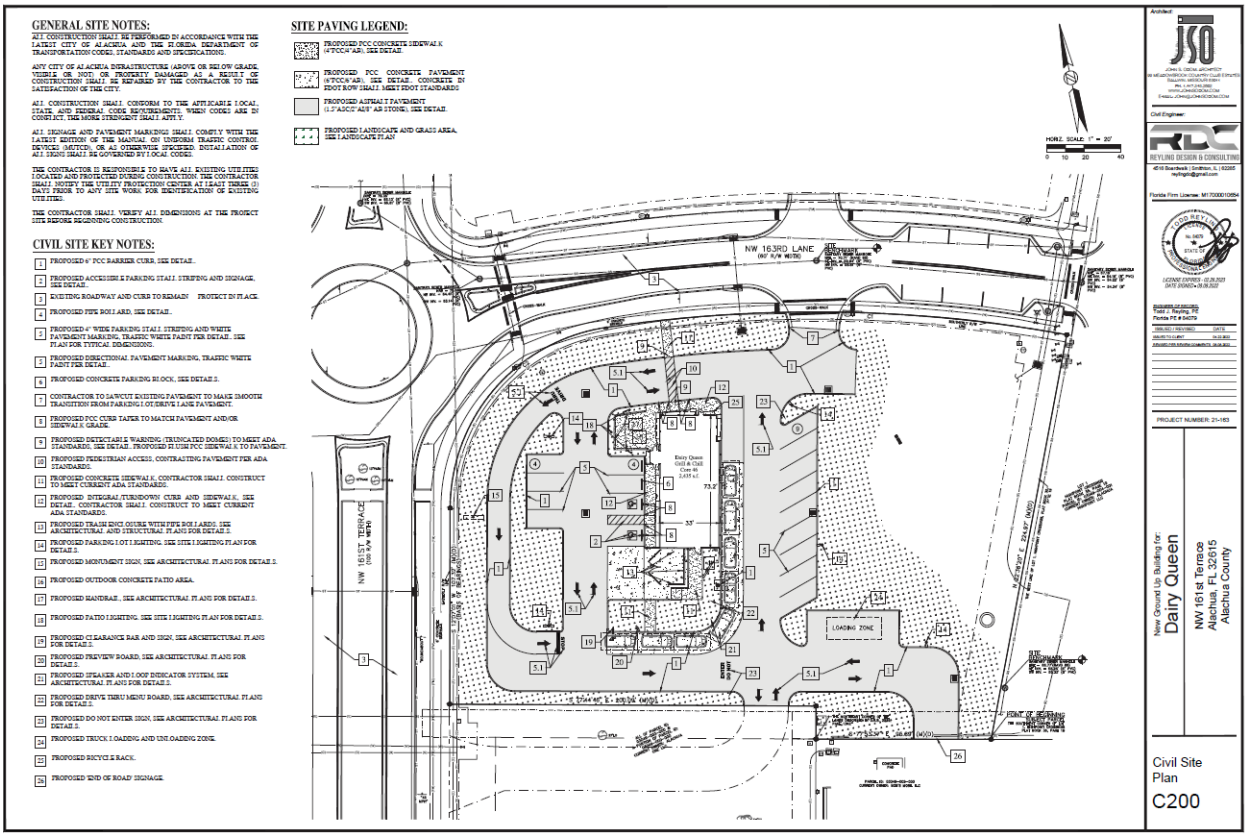
SUBJECT:	A request for a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through (Dairy Queen) with associated site improvements
APPLICANT/AGENT:	John S. Odom, R.A, of JSO Services, LLC
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Southeast of the intersection of NW 161st Terrace and NW 163rd Lane, North of US Highway 441
PARCEL ID NUMBER:	A portion of 03049-000-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	Gateway Overlay District
ACREAGE:	±1.53 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for the Alachua A One, LLC, for a restaurant with drive-through service subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua A One, LLC, for a restaurant with drive-through service subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by John S. Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through (Dairy Queen) with associated site improvements.

The subject property is ±1.53 acres in size and is located southeast of the intersection of NW 161st Terrace and NW 163rd Lane and north of US Highway 441. The subject property will be provided access through a connection to NW 163rd Lane. An interconnection will also be provided to the south (recently-approved Alachua Tire project) and a stub for future interconnection to the southeast (Mobile gas station/Dunkin') will be provided. Stormwater will be conveyed to the master stormwater management system constructed with the HighPoint Crossing subdivision improvements.

Illustration 1. Alachua A One, LLC – Dairy Queen – Overall Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

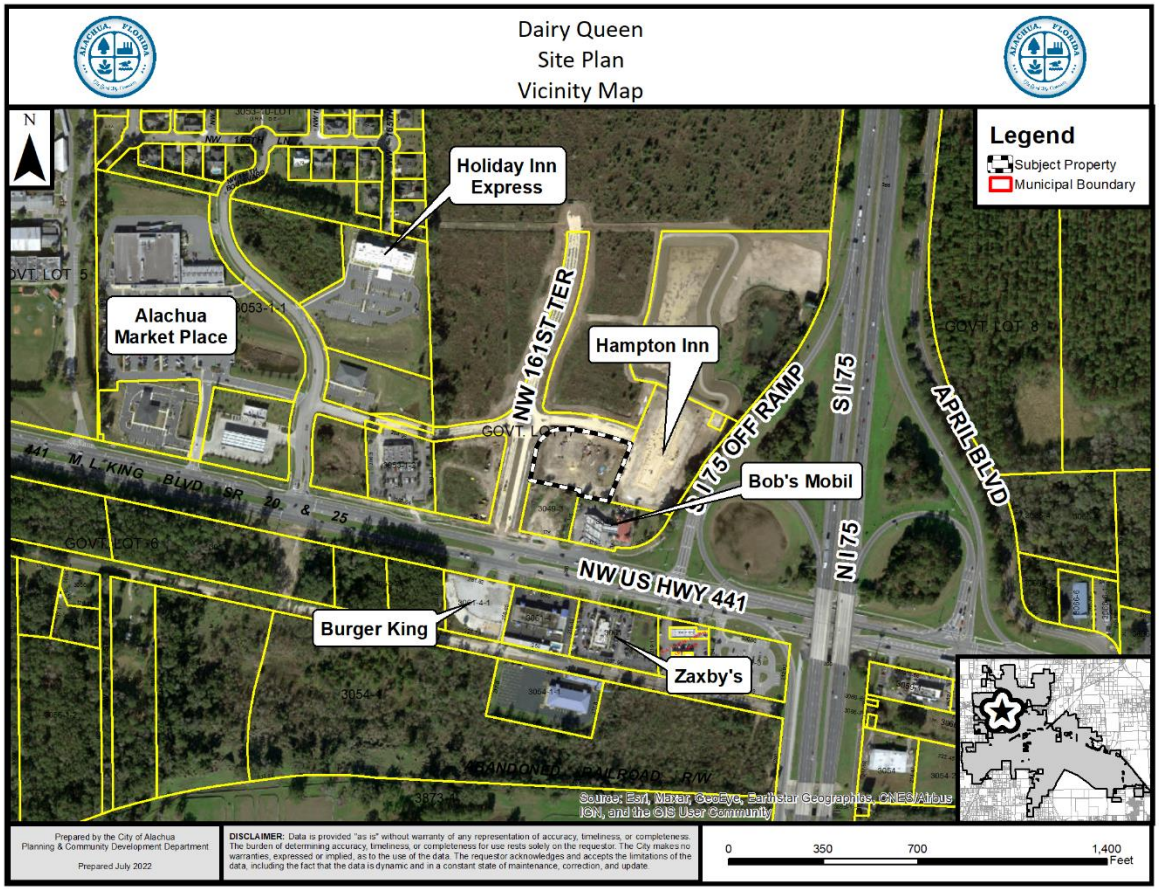


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	NW 163rd Lane / Vacant Commercial Land	Commercial	Commercial Intensive (CI)
South	Alachua Tire (Project Approved – Under Construction); Mobile Gas Station/Dunkin'	Commercial	Commercial Intensive (CI)
East	Hampton Inn	Commercial	Commercial Intensive (CI)
West	NW 161st Terrace / Vacant Commercial Land	Commercial	Commercial Intensive (CI)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on June 30, 2022 at Alachua Branch Library, located at 14913 NW 140th Street. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 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*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, 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.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;

13. Limited industrial services; and,
14. **Eating establishments.**

Evaluation and Findings: The proposed use is consistent with the uses permitted in the Commercial land use category, which include eating establishments.

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

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

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

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

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

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

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

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

Evaluation and Findings: 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 level of service standards are maintained.

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

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

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

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

Transportation Element

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

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

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

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

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

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

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

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

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

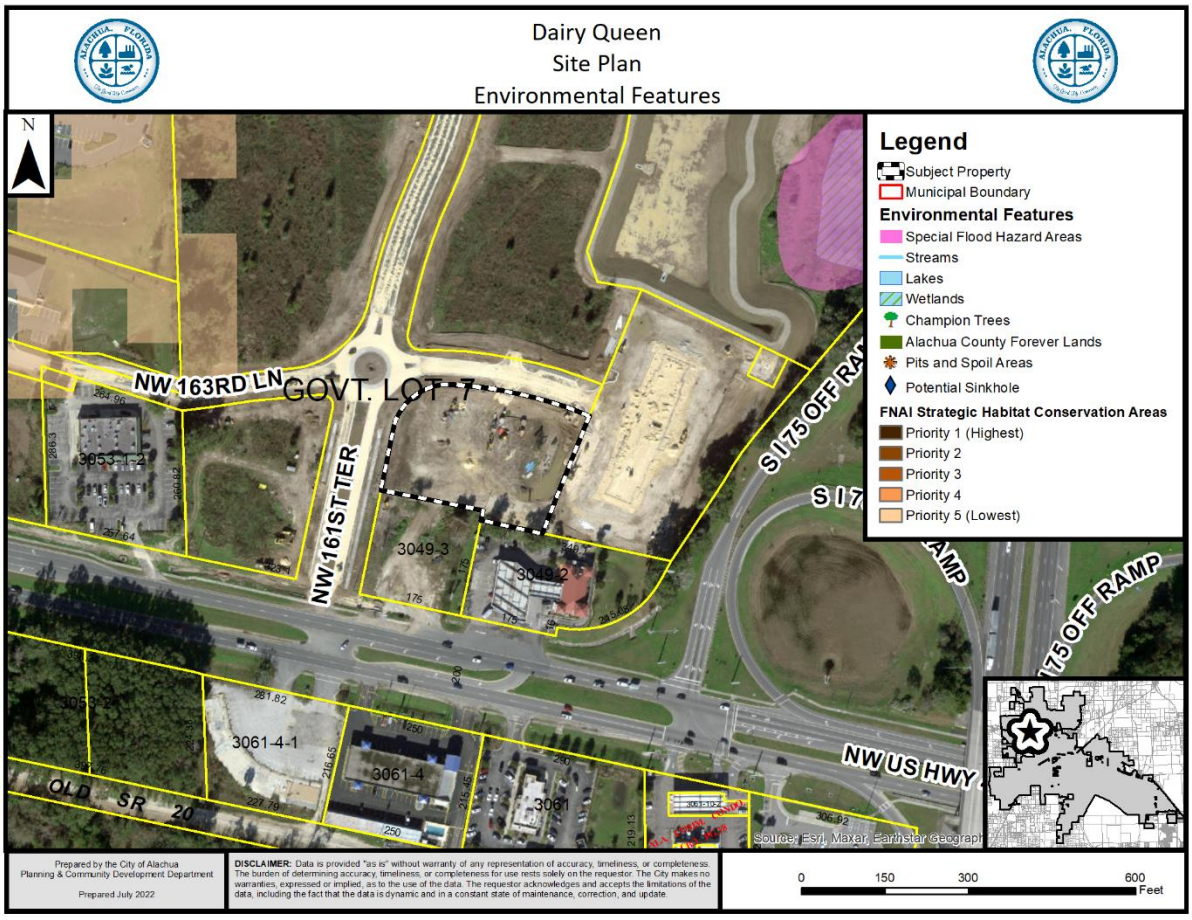
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the best available data, there are no regulated plant or animal species that would limit or impact development.

Evaluation: Based on the best available data, there are no regulated plant or animal species that would limit or impact development. If, however, a regulated plant or animal species is encountered during development, the applicant would be responsible for meeting all applicable state, federal, and local laws regarding the regulated species.

Soil Survey

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

There is one (1) soil type found on the subject property:

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The soil type located within the subject property does not pose any significant limitations for small commercial buildings. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The site plan proposes a new quick service restaurant, which is classified as a "restaurant with drive-through or drive-in service". This use is defined as follows in Article 10 of the LDRs: "*an establishment where provision is made on the premises for the selling, dispensing, or serving of food, refreshments, or beverages to persons in automobiles and/or in other than a completely enclosed building on the premises, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages in automobiles on the premises. A restaurant which provides drive-in facilities of any kind shall be deemed a drive-in restaurant. Such an establishment by design encourages or permits customers to obtain goods while remaining in their motor vehicles.*" Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. A restaurant with drive-through or drive-in service is permitted in the CI zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: Section 4.4.4(A)(2) establishes Use-Specific Standards for restaurants with drive-through service. The proposed site plan complies with these use-specific standards. These standards are below:

(a) *Off-street parking and loading.* All principal uses with drive-through or drive-in services shall comply with all applicable standards governing vehicle-stacking areas and drive-in facilities set forth in Section 6.1, Off-street parking and loading standards.

(b) *Transitional use area requirement.* When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, drive-throughs

or drive-ins may not be closer than 100 feet from the residential district boundary line.

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards; *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards; *Section 6.3*, Fencing Standards; *Section 6.4*, Exterior Lighting Standards; *Section 6.7*, Open Space Standards; *Section 6.8*, Design Standards for Business Uses; and *Section 6.9*, Environmental Protection Standards.

Additionally, the subject property is located within the US 441/I-75 Gateway Overlay District. Please reference the section of this report entitled "Findings of Fact: Compliance with Land Development Regulations, US 441/I-75 Gateway Overlay District" for further information regarding compliance with the applicable standards for development within the US 441/I-75 Gateway Overlay District.

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types (unless otherwise exempt), except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as a restaurant with drive-through or drive-in service, which is a business use type and therefore subject to compliance with the requirements of Section 6.8.2. The standards of Section 6.8.2 establish requirements for front façades; façades

facing streets or lands zoned for or used for residential uses; screening of mechanical equipment; and connections to existing sidewalk systems. Façade requirements primarily relate to glazing (e.g., windows/glass); façade massing; materials used for side and rear façades; and a prohibition on the use of certain building materials. The application has been reviewed for and is found to be in compliance with the standards of Section 6.8.2.

US 441/I-75 GATEWAY OVERLAY DISTRICT

Section 3.7.2(C) of the LDRs establishes the US 441/I-75 Gateway Overlay District. These standards are intended to recognize of the importance of promoting the City as an attractive, vibrant, and economically prosperous community. The purpose of the US 441/I-75 Gateway Overlay District include welcoming existing and future residents and visitors to the City; establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District; creating an enhanced visual gateway to an area that serves as a main entrance to the City; improving the sense of place and community; and maintaining and enhancing property values.

The standards of Section 3.7.2(C) apply to all lands located within 2,000 feet of the U.S. Highway 441 / Interstate 75 interchange. The subject property is located within the US 441/I-75 Gateway Overlay District and is therefore subject to compliance with the requirements of Section 3.7.2(C).

Section 3.7.2(C)(5) establishes development standards for development within the US 441/I-75 Gateway Overlay District. These standards establish requirements for building design and orientation; fencing; outside storage areas; street buffers; the location of parking and loading areas; and signage.

The application has been reviewed for and is found to be in compliance with the applicable standards of Section 3.7.2(C).

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	I-75 (from NCL to US 441)	6D	Freeway	COMM	C
2 (31)	I-75 (from US 441 to SCL)	6D	Freeway	COMM	C
5 (107)	US Hwy 441 (from SR235 to I-75)	4D	Principle Arterial	COMM	D
6 (4107)	US 441 (from I-75 to CR235A)	4D	Principle Arterial	Urban Trans	D

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

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Fast Food Restaurant with Drive-Through Window (ITE Code 934)	1,138 (569/569)	109 (56/53)	80 (42/38)
Less Pass-By Trips[3]	597 (298/299)	55 (28/27)	44 (23/21)
Net New Total Trips	**541 (271/272)**	**54 (28/26)**	**36 (19/17)**

1 *Source: ITE Trip Generation, 10th Edition.*
2 *Formulas: AADT -470.95 trips per 1,000 square feet x 2,435 square feet (50% entering/50% exiting); AM Peak Hour - 40.19 trips per 1,000 square feet x 2,435 square feet (51% entering/49% exiting); PM Peak Hour - 32.67 trips per 1,000 square feet x 2,435 square feet (52% entering/48% exiting.)*
3 *ITE provides a pass-by trip rate of 50% for AM Peak Hour and 55% for PM Peak Hour. No pass-by trip rate is established by ITE for AADT. The average of the AM Peak Hour and PM Peak Hour (52.5%) has been applied to AADT.*

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 (from NCL to US 441)(32)[1]	Segment 2 I-75 (from US 441 to SCL) (31)[1]	Segment 5 US Hwy 441 (from SR235 to I-75)(107)[1]	Segment 6 US 441 (from I-75 to CR235A)(4107)[1]
Maximum Service Volume[2]	91,600	91,600	45,700	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	239	239	2,368	2,052
Available Capacity[4]	61,861	35,405	14,051	9,034
Potential Impact Generated by Proposed Site Plan[5]	81	81	135	541
Residual Capacity after Proposed Site Plan[6]	**61,780**	**35,324**	**13,916**	**8,493**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
4 *Source: City of Alachua July 2022 Development Monitoring Report.*
5 *Trip Distribution: Segment 1 - 15%; Segment 2: 15%; Segment 5: 25%; Segment 6: 100%*
6 *The application is for a Final Development Order. Facility capacity and concurrency will be reserved.*

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 (from NCL to US 441)(32)[1]	Segment 2 I-75 (from US 441 to SCL) (31)[1]	Segment 5 US Hwy 441 (from SR235 to I-75)(107)[1]	Segment 6 US 441 (from I-75 to CR235A)(4107)[1]
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	19	19	199	171
Available Capacity[4]	5,133	2,356	1,166	687
Potential Impact Generated by Proposed Site Plan[5]	5	5	9	36
Residual Capacity after Proposed Site Plan[6]	**5,128**	**2,351**	**1,157**	**651**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
4 *Source: City of Alachua July 2022 Development Monitoring Report.*
5 *Trip Distribution: Segment 1 - 15%; Segment 2: 15%; Segment 5: 25%; Segment 6: 100%*
6 *The application is for a Final Development Order. Facility capacity and concurrency will be reserved.*

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	263,556
Available Capacity	727,027
Increase in Potable Water Demand from Application[3]	1,948
Residual Capacity	**725,079**
Percentage of Permitted Design Capacity Utilized	**68.47%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua July 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code.

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	240,342
Available Capacity	501,568
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,948
Residual Capacity	**499,620**
Percentage of Permitted Design Capacity Utilized	**66.70%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua July 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Cod.

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	38,439.28	7,015.17
Increase in Demand Generated by Application[3]	29.2	5.33
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*

2 *City of Alachua July 2022 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996; City of Alachua Comprehensive Plan*

4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

EXHIBIT "A"
TO
ALACHUA A ONE, LLC
(DAIRY QUEEN)
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Cross Access Easement to provide for access across the subject property between ingress/egress point(s) to the site and to adjacent properties. The Applicant further agrees that the Cross Access Easement 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 the Cross Access Easement.
2. The Applicant agrees it shall provide Public Utilities Easements for all City-maintained public utilities. The Public Utilities 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 the Public Utilities Easements.
3. The Applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated August 23, 2022. The Applicant further agrees that a verification 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.
4. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
5. The Applicant 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

ALACHUA A ONE, LLC
(DAIRY QUEEN)
SITE PLAN
STAFF REPORT

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

August 30, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Dairy Queen

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Aug 29, 2022 11:38 AM
Subject : Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal
To : John Odom <john@johnsodom.com>
Cc : Todd Reyling <reylingdc@gmail.com>, Toks Achebe <Tachebe@crportfolioinc.com>, Steve Karsky <Steve.Karsky@idq.com>

John,

It appears that the revised plans address the comments sent to you by email on 8/22/22. Thank you.

There is an issue with some of the text on the site plan is rendering after downloading it from DropBox. I can see it correctly in the web viewer, but it is not the same after downloading. Could you please drop the file into this cloud folder and email me to let me know once you have done so?

There is not a virtual option for the the PZB Meeting. I would suggest someone be present on behalf of the applicant. If there is a question Staff cannot answer and no one is present on behalf of the applicant, it is possible the Board could choose to defer the item until they receive the information. This may not be likely, but I would not want to suggest attendance is not needed and this situation or a similar one occur.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "John Odom" <john@johnsodom.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>

Cc: "Todd Reyling" <reylingdc@gmail.com>, "Toks Achebe" <Tachebe@crportfolioinc.com>, "Steve Karsky" <Steve.Karsky@idq.com>
Sent: Monday, August 29, 2022 5:56:49 AM
Subject: Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

Hi Justin,

You can download the updated drawing package for DQ Alachua FL from this location:

https://www.dropbox.com/s/8i9sxup7t3ydlzx/DQ%20Alachua%20FL_Planning%20Commission_08-29-22.pdf?dl=0

You can download the supporting documents from this location:

https://www.dropbox.com/s/csrno0k79onull6/DQ%20Alachua%20FL_Supporting%20Documents.pdf?dl=0

I have shipped out (4) new copies of each to your attention. You should receive the hard copies on Wed of this week.

Also, for the 09/13/22 PZB meeting, can this be attended via Zoom / Teams / etc? Or please let me know if someone will need to attend in person.

Please let me know if you need anything further at this time.

Thanks,

John S. Odom
Owner / Registered Architect
JSO Services, LLC

phone: 1.417.343.2602
email: john@johnsodom.com
website: www.johnsodom.com

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On 8/22/2022 10:18 AM, Justin Tabor wrote:

John,

Thank you for responding. Please see the comments below (in red). It is imperative that we resolve these items as soon as possible, as notices for the 9/13/22 PZB meeting start this week, and we will need the final printed sets of plans from you next week.

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Feel free to contact me if you have any questions or if I can clarify further.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "John Odom" <john@johnsodom.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Todd Reyling" <reylingdc@gmail.com>, "Toks Achebe" <Tachebe@crportfolioinc.com>, "Steve Karsky" <Steve.Karsky@idq.com>
Sent: Friday, August 19, 2022 12:21:26 PM
Subject: Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

Hi Justin,

See my responses in bold and attached.

Please let me know if there is anything else you need at this time, or if I need to submit hard copies of these items / etc.

Thanks,

John S. Odom
Owner / Registered Architect
JSO Services, LLC

phone: 1.417.343.2602
email: john@johnsodom.com
website: www.johnsodom.com

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Please include the floor plan with the plan set when resubmitting.

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Noted.

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Yes, this has been removed from the project.

Note Sheet LS1 submitted on 8/10/22 (and dated 8/6/22) had this label, so I have not seen the revised sheet with the label removed.

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I have included the elevations of the dumpster enclosure on attached elevations sheet.

Section 6.2.3(B) states "*Sides which provide service access to waste receptacles shall be gated. Gates shall be constructed of a material consistent with the screening material all other sides of the receptacle, except when using evergreen materials to screen the sides of the receptacles. In such instances, a material consistent with Section 6.2.3(B)(1) shall be utilized.*" The screen wall on the south side of the dumpster pad is open near the service gates, presumably for access. A gate is needed in this location, or the screen wall extended, in order to comply with Section 6.2.3(B).

Sincerely,

Justin Tabor, AICP
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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 24, 2022

Sent by electronic mail to john@johnsodom.com

John S. Odom, R.A.
PO Box 410394
St. Louis, MO 63141

RE: Planning & Zoning Board (PZB) Public Hearing: Dairy Queen Site Plan Application

Dear Mr. Odom:

On August 10, 2022, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of Alachua A One, LLC for a proposed Dairy Queen restaurant. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 13, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 30, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, August 30, 2022***. These signs will be ready for pick up from City Hall after 12:00 PM on Thursday, August 25, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 12, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

From : Justin Tabor <jtabor@cityofalachua.com> Wed, Aug 24, 2022 05:26 PM

Subject : Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal 1 attachment

To : John Odom <john@johnsodom.com>

Cc : Mike DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>, Todd Reyling <reylingdc@gmail.com>, Toks Achebe <Tachebe@crportfolioinc.com>, Steve Karsky <Steve.Karsky@idq.com>

John,

Please see the attached letter in regard to the public hearing. We will schedule the item for the 9/13 PZB Meeting contingent upon receiving the requested information for review by 8 AM Monday morning. We will need printed plans to be submitted to us next week to prepare for the meeting, so I will review the revisions once received Monday to confirm if any changes are needed.

Posted notice signs will need to be placed on the property by Tuesday, 8/30. Do you have someone locally who can post the signs?

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
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Cc: "Todd Reyling" <reylingdc@gmail.com>, "Toks Achebe" <Tachebe@crportfolioinc.com>, "Steve Karsky" <Steve.Karsky@idq.com>

Sent: Wednesday, August 24, 2022 3:20:11 PM
Subject: Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

Hi Justin,

Will be sending you updated drawings over the weekend. Todd (civil engineer) is out until Saturday.

John S. Odom
Owner / Registered Architect
JSO Services, LLC

phone: 1.417.343.2602
email: john@johnsodom.com
website: www.johnsodom.com

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Please consider the environment before printing this e-mail.

On 8/24/2022 11:10 AM, Justin Tabor wrote:

Hi John,

Checking in to see if you've had an opportunity to check with your photometric designer regarding the two comments below. Also wanted to see if you have any questions about the comment regarding the dumpster gate. The other comments were minor and should be simple to address. Please respond ASAP so that we can get the item scheduled for the 9/13/22 PZB Meeting.

Thanks.

- The photometric plan notes the pole mounted fixtures will be mounted on a 15 foot tall pole. Per Section 6.4.5(A), the mounting height must be no greater than 15 feet. Please confirm mounting height.

The intent on the photometric plan is that the top of the fixture is mounted at 15'-0". In reality, there will be a 3'-0" tall base, so it will only be a 12'-0" tall pole. We will have a detail of this on the final architectural drawings that show this.

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Section 6.2.3(B) states "*Sides which provide service access to waste receptacles shall be gated. Gates shall be constructed of a material consistent with the screening material all other sides of the receptacle, except when using evergreen materials to screen the sides of the receptacles. In such instances, a material consistent with Section 6.2.3(B)(1) shall be utilized.*" The screen wall on the south side of the dumpster pad is open near the service gates, presumably for access. A gate is needed in this location, or the screen wall extended, in order to comply with Section 6.2.3(B).

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Cc: "Todd Reyling" <reylingdc@gmail.com>, "Toks Achebe" <Tachebe@crportfolioinc.com>, "Steve Karsky" <Steve.Karsky@idq.com>
Sent: Monday, August 22, 2022 11:18:11 AM
Subject: Re: Draft Review Comments - Dairy Queen Site Plan - 8/10/22 Resubmittal

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DQ_SP_Hearing_Scheduled_2022_08_24.pdf
148 KB

Re: Public Services Review Comments - 8/10/22 Submittal - Dairy Queen Site Plan

From : John Odom <john@johnsodom.com> Tue, Aug 23, 2022 01:07 PM

Subject : Re: Public Services Review Comments - 8/10/22 Submittal - Dairy Queen Site Plan

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Toks Achebe <Tachebe@crportfolioinc.com>, Steve Karsky <Steve.Karsky@idq.com>, Bryan Neal <BNeal@crportfolioinc.com>, Wanda Davis <WDavis@crportfolioinc.com>

Thank you for sending, we will address / send back.

John S. Odom
Owner / Registered Architect
JSO Services, LLC

phone: 1.417.343.2602
email: john@johnsodom.com
website: www.johnsodom.com

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On 8/23/2022 12:03 PM, Justin Tabor wrote:

> John,
>
> Please see the attached comments from the Public Services Department in regard to their review of the revised plans received on 8/10/22.
>
> Thanks.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
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City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **August 23, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor TR 8/23/2022

RE: **Dairy Queen Site Plan**

Public Services has reviewed the subject project (Aug 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on June 30, 2022 Submittal** **Sheet C000:** • To be consistent with COA terminology, please change title from "FINAL DEVELOPMENT PLANS" to "SITE PLANS". • Utility Contacts, Gas: Please change gas provider to "GAINESVILLE REGIONAL UTILITIES". If necessary, also change phone number. **Also, change on Sheet C500.** • SITE LEGEND: Add a legend for Public Utility Easement (PUE) boundary. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
2	**Comment on June 30, 2022 Submittal**

NO.	COMMENTS
	Sheet C001, Civil Construction Notes: Please add the following note: "ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. " Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
3	**Comment on June 30, 2022 Submittal** **Sheet C001, Civil Sanitary Sewer Notes:** • Replace "ALACHUA COUNTY UTILITIES" with "CITY OF ALACHUA UTILITIES", two instances. • Insert a second paragraphs as follows: WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Please add the following notes: " USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". " DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
4	**Comment on June 30, 2022 Submittal** **Sheet C001, Civil Watermain Notes:** • Replace "ALACHUA COUNTY UTILITIES" with "CITY OF ALACHUA UTILITIES", five instances. • Insert a second paragraphs as follows: WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY

NO.	COMMENTS
	OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Paragraph starting with "Water Main": Change minimum cover to 36". • Please add the following note: " DURING CONSTRUCTION, FOR EACH WATER METER, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
5	**Comment on June 30, 2022 Submittal** **Sheet C500, Site Utility Plan:** Please clarify the property line. Use "PL" in the boundary line as per C000. Will there be a PUE at the property perimeter? If so, please call-out and define a legend for the PUE boundary that shall be shown on C000. Please show PUEs for all utilities whose maintenance responsibility is that of the utility provider. It appears that several utilities are located within the perimeter PUE. As a minimum, show PUEs for (1) water supply to the water meters, (2) the wastewater gravity line upstream the COA End of Maintenance cleanout, (3) the Gas line and (4) the electrical primary circuit and transformer. If space permits, provide a 14 ft X 14 ft PUE around the transformer. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
6	**Comment on June 30, 2022 Submittal** **Sheet C500, Water Service from main to meter** It is suggested that a "blow-up detail" be prepared to supplement diamond note 3. The following shall be shown either on the "blow-up detail" or on sheet C500. • Hot tap of the service line to the water main: Callout water main size and service connection size, 2-inch minimum • Add the following note at the hot tap similar to " WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN BOTH ENDS OF THE GATE VALVE. • Show the isolation valve in the service connection near the wet tap.

NO.	COMMENTS
	• Minimum size of the water supply line to the water meter shall be 2-inch. • At the water meter, callout "COA END OF MAINTENANCE". • Show a backflow preventer downstream the water meter. • To clarify the above, add COA Standard Details as discussed in another comment. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
7	**Comment on June 30, 2022 Submittal** **Sheet C500, Sanitary Sewer** • Keyed Note 6: Callout that the minimum size of grease interceptor shall be 1000 gallons. As part of the note, add: "During construction, submit sizing calculations to determine whether grease interceptor shall be upsized." • Please review whether a vent connection is needed for the grease interceptor. For several projects, COA has observed that a vent line is required between the building and grease interceptor. Suggest coordinating with building designer. • Show a cleanout near the property line and within the PUE. At the cleanout, call out "COA END OF MAINTENANCE". See markup. • Note 11: Add "Core drill manhole so that the connection for the proposed 6-inch sanitary sewer service is less 2 feet above manhole invert." Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**
8	**Comment on June 30, 2022 Submittal** **Sheet C70X, COA Standard Details** COA standard details are available via attached zip file. As a minimum, please add the following details to the documents: 112, 118, 121, 127, 303, 324, 209, 227, 230, 307, 506, 557 Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** The Utility Trench Detail shown on C701 is acceptable. Thus Detail 303 does not need to

NO.	COMMENTS
	be added to the site plan documents. Please add Detail 324 to the documents. This detail, in both Autocad & pdf format, is attached. Please **submit** applicable sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
9	**Comment on June 30, 2022 Submittal** **Electrical Load Calculations and Sheet C70X, COA Standard Details** **Submit** electrical load calculations to assist COA in sizing the proposed transformer. **Submit** load side parameters of the transformer. Is a single-phase or 3-phase load-side transformer required? What is the required load-side voltage? Note: Once the type and size of transformer become known, several other COA details need to be added to the documents. Please **resubmit** applicable sheets. **Comment on Aug 10, 2022 Submittal** The above information (or equivalent) has been submitted under separate cover. **Approved**
10	**Comment on June 30, 2022 Submittal** **Sheet C500, COA Electrical Scope of Work** Please add the COA Electrical Scope of Work as per Attachment 1. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** Once electrical engineer(s) are retained to design the site electrical and the building electrical, please add this scope of work (attached) to C500. In this re-submittal, all electrical design has been removed from C500. Once an electrical engineer is retained, add the site electrical design to this sheet. Please **resubmit** this sheet.

NO.	COMMENTS
	Conditional Approval Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
11	**Comment on June 30, 2022 Submittal** **Sheet C500, Water Key Notes:** Note 2: Change minimum buried depth to 36 inches. Note 4: Change to "2-inch domestic water service connection". **Comment on Aug 10, 2022 Submittal** **Approved**
12	**Comment on June 30, 2022 Submittal** **Sheet LS-1:** Provide a minimum distance between plant materials and transformer. Adjust plant materials location, accordingly. For minimum distance requirements, see Detail 557. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** As per Comment 10, the electrical site design is not yet shown on C500. Once the electric design is complete, review and, adjust if necessary, planting location so that there is adequate clearance between (1) plantings and transformer and (2) plantings and primary circuit. Please **resubmit** this sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
13.	**Comment on June 30, 2022 Submittal** **Sheet C500:**

NO.	COMMENTS
	Electrical Primary Circuit: There is no existing tap for the proposed primary as shown. Thus, please change primary circuit location as shown on markup. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** Once an electrical engineer is retained, design the primary circuit. Please coordinate with CITY electrical staff. Please **resubmit** this sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
14.	**Comment on June 30, 2022 Submittal** Please **submit** site lighting (photometric) plan. **Comment on Aug 10, 2022 Submittal** Once an electrical engineer is retained, design the lighting plan. Please **submit** site lighting (photometric) plan. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
15	**Comment on June 30, 2022 Submittal** **Sheet C500, CIVIL STORM & DRAINAGE NOTES:** Please replace "ALACHUA COUNTY UTILITIES" with "FDOT", three instances. Please **resubmit** this sheet. **Comment on Aug 10, 2022 Submittal** **Approved**

NO.	COMMENTS
16	**(New) Comment on Aug 10, 2022 Submittal** **Sheet C001:** Under Civil Stormwater Drainage Note(s), please add: "ALL COMPONENTS OF THE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF EITHER THE PROPERTY OWNER OR AN APPROPRIATELY ESTABLISHED OWNER'S ASSOCIATION, IN PERPETUITY." Please **resubmit** this sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
17	**(New) Comment on Aug 10, 2022 Submittal** Please confirm that the master stormwater basin is permitted/allocated to receive stormwater from project site. Confirm parcel will tie-in into City stormwater piping for conveyance. Please **submit** response. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
	END OF COMMENTS

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

ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

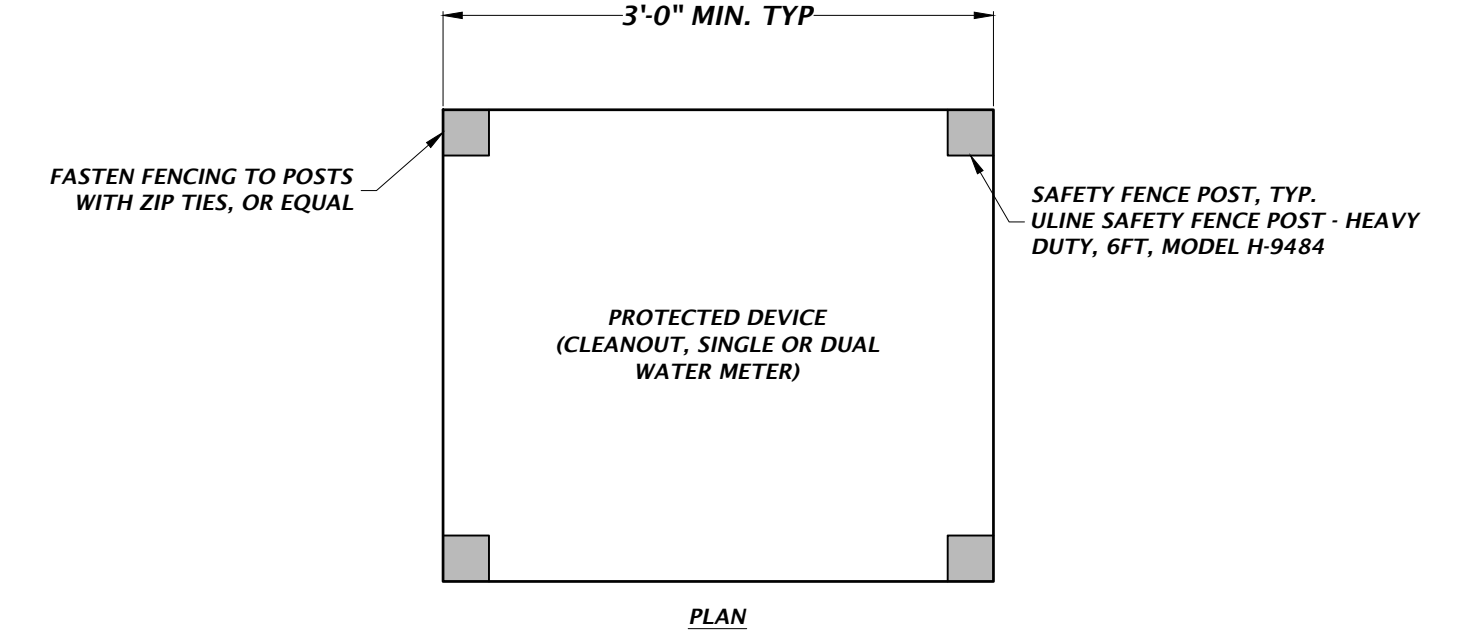
1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

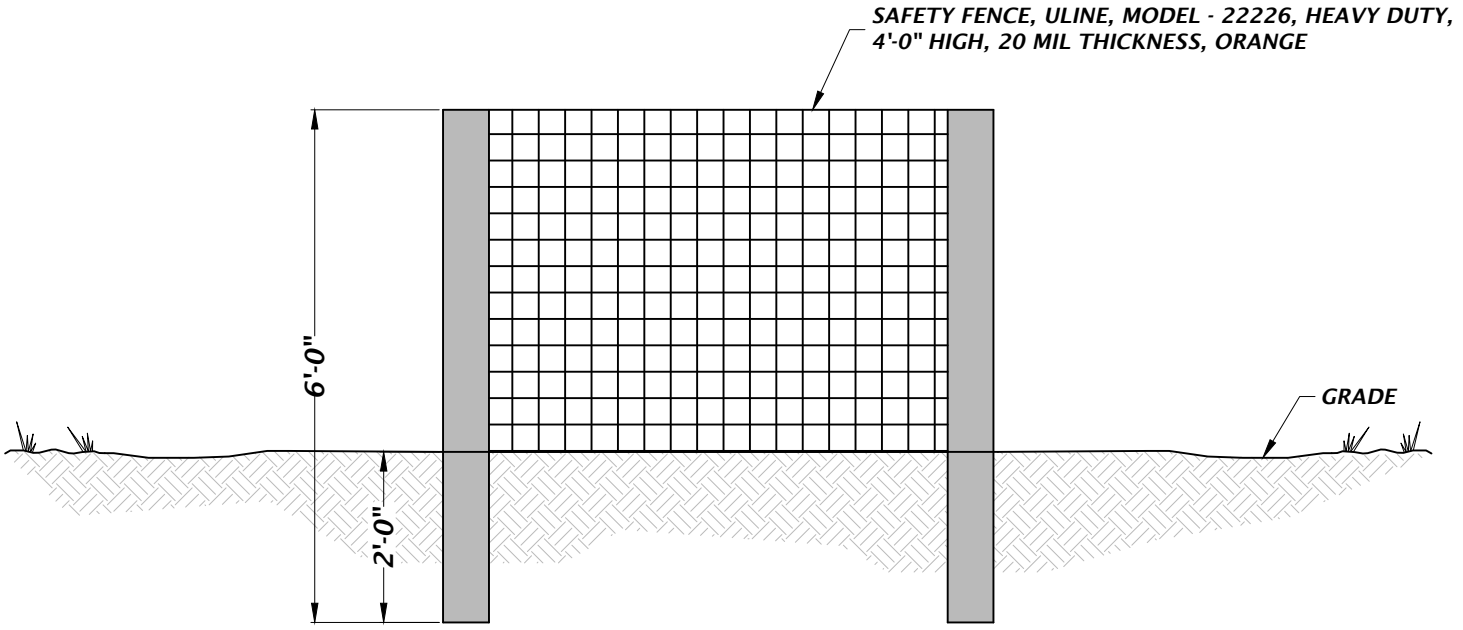
1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.



PLAN



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

City of ALACHUA public services

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

August 17, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Dairy Queen

Dear Mr. Tabor:

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

C200 – Civil Site Plan

1. Is roadway on parcel to the south (parcel 03049-003-000) constructed? If not, please provide end of roadway signage to this connection.

C300 – Grading Plan

1. Please provide several pavement spots in the center of the pavement through the parking lot to demonstrate cross slope of road.

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 21, 2022

Sent by electronic mail to john@johnsodom.com

John S. Odom, R.A.
PO Box 410394
St. Louis, MO 63141

RE: Project Assistance Team (PAT) Summary: Dairy Queen Site Plan Application

Dear Mr. Odom:

On June 30, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of Alachua A One, LLC for a proposed Dairy Queen restaurant. The application proposes the construction of a ±2,435 square foot building with associated site improvements on a ±1.53 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments is scheduled for **Tuesday, July 26, 2022 at 2:15 PM**.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, August 10, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If **all** comments are **sufficiently** addressed by the resubmission date above, the application may be scheduled for the **September 13, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 3, Zone Districts*
   a. Section 3.7.2(C)(5)(d)(iii) identifies landscape planting materials which must be utilized within the Gateway Overlay District. Live Oak shall be used as the required canopy tree. Revise landscape plantings to utilize the species identified in Section 3.7.2(C)(5)(d)(iii).
   b. Per Section 3.7.2(C)(5)(e)(ii), no more than 50 percent of required parking may be located in the front of the principal structure, and shall be the minimum necessary. More than 50 percent of the required parking is located between the building and NW 161st Terrace.
   c. Section 3.7.2(C)(5)(f)(i) requires loading areas to not face a public right-of-way and to be located at the rear of the principle structure when feasible. A loading area is identified in the southwest corner of the subject property, facing NW 161st Terrace. Please address.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. Per Table 6.1-1, the parking standard for the proposed use is 1 space per 150 square feet of floor area. The proposed building is 2,435 square feet in area, therefore a minimum of 16 spaces is required. Sheet C000 states the code minimum is 17 spaces. Please address.
   b. Per Section 6.1.4(B)(5), the maximum number of parking spaces shall not exceed 125% of the minimum number required. 16 spaces are required; therefore 20 parking spaces is the maximum number permitted by Section 6.1.4(B)(5). 22 spaces are proposed. Please address.
   c. Per Table 6.1-4, 4 vehicle stacking spaces are required from the entrance of the drive through to the order box and 4 stacking spaces are required from the order box to the pickup window. Per Section 6.1.8(B)(1)(a), vehicle stacking spaces shall be a minimum of 9 feet by 20 feet. Please dimension stacking spaces. Note that per Section 6.1.8(B)(1)(b), stacking spaces shall not impede on-site traffic movements. This may be applicable to the drive aisle south of the primary parking lot area.
   d. Service access is impeded to the dumpster enclosure by two (2) proposed parking spaces. Access to the dumpster may not be impeded by any other site features.

3. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Site Landscaping*
      i. Section 6.2.2(D)(1)(c)(i) requires 4 canopy trees for each 100 lineal feet of façade, planted in front of the façade. The landscape calculations note that no trees are proposed "due to a lack of space". The minimum number of trees must be provided within the area between the front façade and the property line. Please address.
      ii. Per Section 6.2.2(D)(1)(c)(ii), 6 understory trees per acre are required, with 25% of these trees to each side. There are no understory trees proposed on the north (side) of the building. Please address.
      iii. Per Section 6.2.2(D)(1)(c)(iii), a row of shrubs planted along all facades of the structure. Shrubs are not proposed along the north elevation. Please address.
      iv. Please clarify the 30% multiplier used in site landscaping calculations. The reviewer is not aware of an applicable code section which uses a multiplier of 30%.
   b. *Parking Lot Buffer Landscaping*
      i. Per Section 6.2.2(D)(2)(b)(iv), parking lot buffers shall have a minimum of 4 canopy trees for every 100 lineal feet and 2 understory trees for every 100 lineal feet. The landscape calculations note that 6 canopy trees are required on the east parking area and 5 canopy trees are required on the west parking area, but that only 3 canopy trees are provided for each "due to lack of space". The minimum required number of trees must be provided. Please address.
      ii. Section 6.2.2(D)(2)(b)(iv) requires a continuous opaque screen of shrub material parallel to the parking lot area. Shrubs are not provided along the perimeter of the east parking area. Please address.
   c. *Perimeter Buffers*
      i. A perimeter buffer is required along the north, south, and west property lines. Please address.
      ii. Per Section 6.2.2(D)(3)(d)(i) where a developing parcel is adjacent to a vacant parcel, determination of the required buffer width and type shall be based upon the highest use classification for the vacant property. This is applicable to the north, east, and west perimeter buffers. Also note per Section 6.2.2(D)(3)(d)(i), only one half of the required perimeter buffer must be provided when adjacent to vacant land.

iii. A 7.5 foot Type B buffer is required along the north, south, east, and west perimeters.
iv. Please identify the required and provided perimeter buffer type and option.
v. Per Table 6.2-2, a Type A buffer is required along the east perimeter.

d. *Miscellaneous Landscape Comments*

i. Per Section 6.2.2(D)(7), irrigation is required. Please add a note to this effect to the landscape plan. The note should also specify that per Section 6.2.2(D)(7)(b)(vi), a final irrigation plan shall be submitted at the time of building permit application and shall be reviewed to ensure that the design standards found in Section 6.2.2(D)(7) have been met.
ii. Per Section 6.2.2(D)(9)(b), please add a note stating that plantings shall comply with "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.
iii. Per Section 6.2.2(D)(9)(b), please identify the height of all proposed canopy trees (8 foot minimum).
iv. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

4. *Section 6.4, Exterior Lighting Standards / Photometric Plans*

a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in several areas. Please address.
b. Per Section 6.4.4(5)(A), light fixtures shall not be mounted more than 15 feet in height. Proposed mounting height is 26 feet. Please address.
c. Light trespasses into the adjacent right-of-way. Any off-site light trespass must be controlled through shielding light fixtures.
d. Please confirm there are no wall-mounted fixtures proposed.
e. Please provide cut sheets for all proposed light fixtures.

5. *Section 6.8, Design Standards for Business Uses / Architectural Plans*

a. Per Section 6.8.2(A)(2)(a)(i), a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the north, east, and west elevations.
   i. Glazing calculations are not provided for the west or east elevations.
   ii. East elevation does not appear to provide the minimum required glazing.
b. Per Section 6.8.2(A)(2)(b), front facades and street-facing facades to incorporate massing or an alternative as defined therein. This is applicable to the north and west elevations. The west elevation does not provide massing or a defined alternative meeting the criteria of Section 6.8.2(A)(2)(b)(ii) from the area of the color change located between the "DQ" and "Grill & Chill" signage and the southern end of the building.

6. *Land Rights*

a. A cross access easement will be required to provide for cross access between interconnections. Please coordinate the preparation of the cross access easement with the Compliance & Risk Management Department (386-418-6118). As a condition of site plan approval, the cross access easement will be required to be recorded prior to issuance of a building permit for the site.

b. Public utilities easements will be required on-site to the point of City end of maintenance. Please coordinate the preparation of the public utilities easements with the Compliance & Risk Management Department (386-418-6118). As a condition of site plan approval, public utilities easements will be required to be recorded prior to issuance of a building permit for the site.

7. *Miscellaneous*
   a. The remaining undeveloped area of the site is identified as "Future Lot 2". Please note that no division of land to create "Future Lot 2" will be granted through the approval of this site plan.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated July 20, 2022.
   b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated July 21, 2022.

9. *Minor Comments*
   a. Sheet C000: There is a label for a "Signage Note" in the lower left corner of the sheet with no information provided.
   b. Sheet C000: The property owner is identified as "James McCauley". The property owner of record is "Alachua A One, LLC".
   c. Sheet C000: The gas utility provider is "Gainesville Regional Utilities". Verify contact information.
   d. Sheet C000: The following sheets are not identified within the sheet index: ALTA/NSPS Land Title Survey; LS1; Photometric Plan; A3.1; and A3.2. Please include these plan sheets under the sheet index.
   e. Please add the dimensions of the building to Sheets C200 and C201.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Toks Achebe, Crossroads Portfolio, Inc. *(by electronic mail)*
Wanda Davis, Crossroads Portfolio, Inc. *(by electronic mail)*
Steve Karsky, International Dairy Queen, Inc. *(by electronic mail)*
Tara Fry, International Dairy Queen, Inc. *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 21, 2022**

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

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

TR 7/21/2022

RE: **Dairy Queen Site Plan**

Public Services has reviewed the subject project (June 30, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on June 30, 2022 Submittal** **Sheet C000:** • To be consistent with COA terminology, please change title from "FINAL DEVELOPMENT PLANS" to "SITE PLANS". • Utility Contacts, Gas: Please change gas provider to "GAINESVILLE REGIONAL UTILITIES". If necessary, also change phone number. **Also, change on Sheet C500.** • SITE LEGEND: Add a legend for Public Utility Easement (PUE) boundary. Please **resubmit** this sheet.
2	**Comment on June 30, 2022 Submittal** **Sheet C001, Civil Construction Notes:** Please add the following note:

NO.	COMMENTS
	"ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. " Please **resubmit** this sheet
3	**Comment on June 30, 2022 Submittal** **Sheet C001, Civil Sanitary Sewer Notes:** • Replace "ALACHUA COUNTY UTILITIES" with "CITY OF ALACHUA UTILITIES", two instances. • Insert a second paragraphs as follows: WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Please add the following notes: " USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". " DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." Please **resubmit** this sheet.
4	**Comment on June 30, 2022 Submittal** **Sheet C001, Civil Watermain Notes:** • Replace "ALACHUA COUNTY UTILITIES" with "CITY OF ALACHUA UTILITIES", five instances. • Insert a second paragraphs as follows: WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Paragraph starting with "Water Main": Change minimum cover to 36". • Please add the following note: " DURING CONSTRUCTION, FOR EACH WATER METER, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL."

NO.	COMMENTS
	Please **resubmit** this sheet.
5	**Comment on June 30, 2022 Submittal** **Sheet C500, Site Utility Plan:** Please clarify the property line. Use "PL" in the boundary line as per C000. Will there be a PUE at the property perimeter? If so, please call-out and define a legend for the PUE boundary that shall be shown on C000. Please show PUEs for all utilities whose maintenance responsibility is that of the utility provider. It appears that several utilities are located within the perimeter PUE. As a minimum, show PUEs for (1) water supply to the water meters, (2) the wastewater gravity line upstream the COA End of Maintenance cleanout, (3) the Gas line and (4) the electrical primary circuit and transformer. If space permits, provide a 14 ft X 14 ft PUE around the transformer. Please **resubmit** this sheet.
6	**Comment on June 30, 2022 Submittal** **Sheet C500, Water Service from main to meter** It is suggested that a "blow-up detail" be prepared to supplement diamond note 3. The following shall be shown either on the "blow-up detail" or on sheet C500. • Hot tap of the service line to the water main: Callout water main size and service connection size, 2-inch minimum • Add the following note at the hot tap similar to " WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN BOTH ENDS OF THE GATE VALVE. • Show the isolation valve in the service connection near the wet tap. • Minimum size of the water supply line to the water meter shall be 2-inch. • At the water meter, callout "COA END OF MAINTENANCE". • Show a backflow preventer downstream the water meter. • To clarify the above, add COA Standard Details as discussed in another comment. Please **resubmit** this sheet.
7	**Comment on June 30, 2022 Submittal** **Sheet C500, Sanitary Sewer** • Keyed Note 6: Callout that the minimum size of grease interceptor shall be 1000 gallons. As part of the note, add: "During construction, submit sizing calculations to determine whether grease interceptor shall be upsized."

NO.	COMMENTS
	• Please review whether a vent connection is needed for the grease interceptor. For several projects, COA has observed that a vent line is required between the building and grease interceptor. Suggest coordinating with building designer. • Show a cleanout near the property line and within the PUE. At the cleanout, call out "COA END OF MAINTENANCE". See markup. • Note 11: Add "Core drill manhole so that the connection for the proposed 6-inch sanitary sewer service is less 2 feet above manhole invert." Please **resubmit** this sheet.
8	**Comment on June 30, 2022 Submittal** **Sheet C70X, COA Standard Details** COA standard details are available via attached zip file. As a minimum, please add the following details to the documents: 112, 118, 121, 127, 303, 324, 209, 227, 230, 307, 506, 557 Please **resubmit** this sheet.
9	**Comment on June 30, 2022 Submittal** **Electrical Load Calculations and Sheet C70X, COA Standard Details** **Submit** electrical load calculations to assist COA in sizing the proposed transformer. **Submit** load side parameters of the transformer. Is a single-phase or 3-phase load-side transformer required? What is the required load-side voltage? Note: Once the type and size of transformer become known, several other COA details need to be added to the documents. Please **resubmit** applicable sheets.
10	**Comment on June 30, 2022 Submittal** **Sheet C500, COA Electrical Scope of Work** Please add the COA Electrical Scope of Work as per Attachment 1. Please **resubmit** this sheet.
11	**Comment on June 30, 2022 Submittal** **Sheet C500, Water Key Notes:** Note 2: Change minimum buried depth to 36 inches.

NO.	COMMENTS
	Note 4: Change to "2-inch domestic water service connection".
12	**Comment on June 30, 2022 Submittal** **Sheet LS-1:** Provide a minimum distance between plant materials and transformer. Adjust plant materials location, accordingly. For minimum distance requirements, see Detail 557. Please **resubmit** this sheet.
13.	**Comment on June 30, 2022 Submittal** **Sheet C500:** Electrical Primary Circuit: There is no existing tap for the proposed primary as shown. Thus, please change primary circuit location as shown on markup. Please **resubmit** this sheet.
14.	**Comment on June 30, 2022 Submittal** Please **submit** site lighting (photometric) plan.
15	**Comment on June 30, 2022 Submittal** **Sheet C500, CIVIL STORM & DRAINAGE NOTES:** Please replace "ALACHUA COUNTY UTILITIES" with "FDOT", three instances. Please **resubmit** this sheet.
	END OF COMMENTS

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

ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

SANITARY SEWER KEY NOTES

1. PROPOSED 6" PVC SDR-26 GREASE SANITARY SEWER SERVICE TO BUILDING AT INVERT = 67.50 ±. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
2. PROPOSED 6" PVC SDR-26 SANITARY SEWER SERVICE TO BUILDING AT INVERT = 68.00 ±. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
3. PROPOSED SANITARY SEWER CLEANOUT, SEE DETAIL.
4. PROPOSED 7 LF OF 6" PVC SDR-26 GREASE SANITARY SEWER LATERAL AT 2.00% MINIMUM.
5. PROPOSED 6 LF OF 6" PVC SDR-26 GREASE SANITARY SEWER LATERAL AT 2.00% MINIMUM.
6. PROPOSED GREASE INTERCEPTOR. TOP ELEVATION 71.40. UPSTREAM INV.-67.24, DOWNSTREAM INV.-66.99. SEE PLUMBING PLANS FOR DETAILS.
7. PROPOSED 12 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 2.00%.
8. PROPOSED 61 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 2.67%.
9. PROPOSED 6 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 3.00%.
10. PROPOSED 100 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 6.81%.
11. CONTRACTOR TO CONNECT PROPOSED 6" PVC SDR-26 SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER MANHOLE AT 60.00±. CONTRACTOR TO COORDINATE WITH SANITARY SEWER DISTRICT FOR SERVICE AND CONNECTION.

WATER KEY NOTES

1. PROPOSED 1-1/2" DOMESTIC WATER SERVICE STUB INTO BUILDING. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
2. PROPOSED 1-1/2" DOMESTIC WATER LINE (FLEXIBLE TYPE "K" COPPER) TO BUILDING. MINIMUM BURY DEPTH 48" BELOW FINISHED GRADE.
3. PROPOSED 1-1/2" DOMESTIC WATER METER. CONTRACTOR TO COORDINATE INSTALLATION AND SERVICE WITH WATER COMPANY.
4. PROPOSED 1-1/2" DOMESTIC WATER SERVICE CONNECTION. CONTRACTOR TO COORDINATE INSTALLATION OF TAP AND SERVICE WITH WATER COMPANY.

DRY UTILITY KEY NOTES

1. PROPOSED ELECTRICAL SERVICE STUB TO BUILDING WITH TWO BOLLARDS TO PROTECT METER.
2. PROPOSED ELECTRICAL SERVICE FROM BUILDING TO NEW PAD MOUNTED TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY AND ELECTRICAL ENGINEER FOR SERVICE.
3. PROPOSED PAD MOUNTED TRANSFORMER WITH BOLLARDS. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY ON LOCATION AND SERVICE.
4. PROPOSED ELECTRICAL SERVICE FROM NEW PAD MOUNTED TRANSFORMER TO EXISTING POWER SOURCE. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY AND ELECTRICAL ENGINEER FOR SERVICE.
5. EXISTING ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY ELECTRICAL ENGINEER FOR CONNECTION AND SERVICE.
6. PROPOSED TELEPHONE AND DATA SERVICE STUB TO BUILDING.
7. PROPOSED TELEPHONE AND DATA CONNECTION TO EXISTING DATA SOURCE.
8. EXISTING TELEPHONE AND DATA SERVICE. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATION COMPANY FOR CONNECTION AND SERVICE.
9. PROPOSED GAS SERVICE STUB AND METER TO BUILDING, WITH TWO BOLLARDS TO PROTECT METER. CONTRACTOR TO COORDINATE METER, BOLLARD AND POC LOCATION WITH MEP ENGINEER CONSTRUCTION PLANS.
10. PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS COMPANY AND MEP ENGINEER FOR SERVICE.
11. EXSITING GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS COMPANY AND MEP ENGINEER FOR TAP AND SERVICE.
12. PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE LIGHTING PLAN FOR DETAILS.

NOTE:
ALL BUILDING POC SIZES AND LOCATIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO CONSULT THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER TO CONFIRM EXACT BUILDING SIZES AND LOCATIONS.

UTILITY CONTACTS

WATER:	CITY OF ALACHUA WATER DIVISION 386.418.61621
ELECTRIC:	CITY OF ALACHUA ELECTRIC 386.418.6185
GAS:	FLORIDA GAS UTILITY 352.334.0770
SANITARY SEWER:	CITY OF ALACHUA WASTEWATER DIVISION 386.418.6162
STORM SEWER:	CITY OF ALACHUA UTILITIES 386.418.6162
COMMUNICATIONS:	COX COMMUNICATIONS 833.390.2278

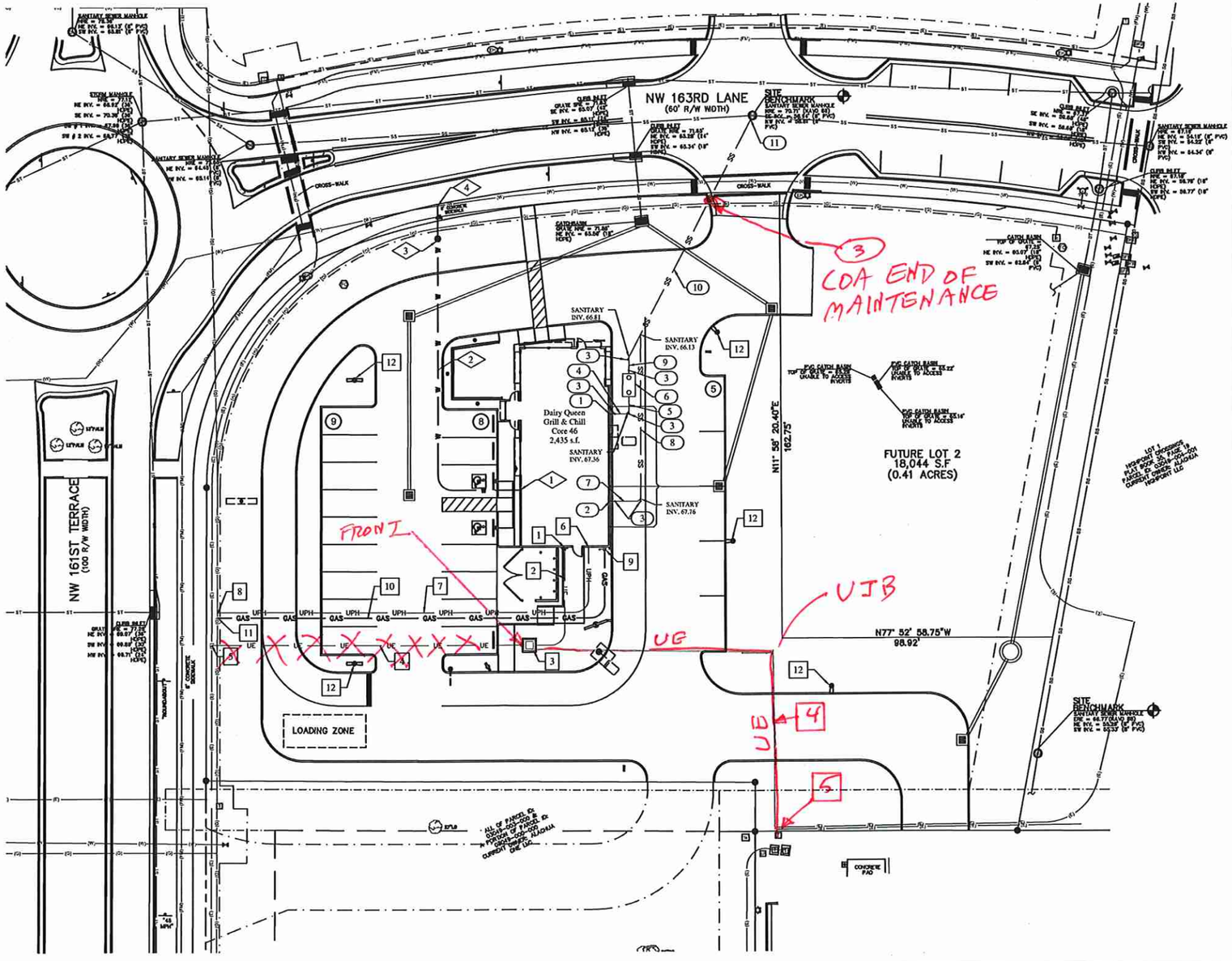
UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES., STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

Sunshine811

FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

HORIZ. SCALE: 1" = 20'
0 10 20 40



Architect:
JSO
JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MISSOURI 63011
PH. 1.417.343.2672
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:
RDC
REYLING DESIGN & CONSULTING
4516 Boardwalk | Sm'thton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654

TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 04.22.2022

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED TO CLIENT	04.22.2022

PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen
NW 161st Terrace
Alachua, FL 32615
Alachua County

Site Utility Plan

C500

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

July 21, 2022

Mr. Adam Hall
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Dairy Queen

Dear Mr. Hall:

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

C200 – Civil Site Plan

1. Civil Site Key Note #5 describes a 4" wide parking stalls, however also points to the directional arrows on site. Suggest adding an additional key note for directional arrows.
2. Please provide end of roadway signage at all future connections to the site.

C210 – Civil Site Plan Horizontal Control

1. Suggest providing a wider radius than 9.5' for the entry radius to the site.

C300 – Grading Plan

1. Please provide several edge of pavement signs in addition to the back of curb spots for additional clarity.
2. Please show some additional spot elevations at the curb cut ramps to demonstrate ADA compliance.
3. Suggest raising 71.90 SW spot slightly to provide some crosswalk near door
4. Please provide several pavement spots in the center of the travel lane to demonstrate cross slope of road.

C500 – Utility Plan

1. Please provide a backflow preventor for the site.
2. Please show limits of sidewalk repair for connection to water main.

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

RE: Request for Review - Dairy Queen Site Plan

From : Silver Ware <sware@alachuacounty.us> Tue, Jul 12, 2022 10:43 AM
Subject : RE: Request for Review - Dairy Queen Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Good morning ACFR has no comment at this time.

Thanks Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Thursday, July 7, 2022 3:20 PM
To: John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Dillard, Harry <hdillard@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Winburn, Kathy <kwinburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Marian Rush <ma_rush@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject: Request for Review - Dairy Queen Site Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a new Site Plan application from John S. Odom, R.A., submitted on behalf of Alachua A One, LLC for a proposed Dairy Queen. The application proposes the construction of a ±2,435 square foot building with associated site improvements on a ±1.53 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000.

Project Review Schedule
Initial Application Submittal: April 28, 2022
Completeness Review Letter Issued: May 5, 2022
Completeness Resubmittal Received: July 6, 2022
Second Completeness Review Letter Issued & Application Deemed Complete: July 7, 2022
PAT Comments Deadline: Thursday, July 21, 2022 at 5 PM
Staff PAT: Monday, July 25, 2022 at 2:00 PM
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, July 21, 2022.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:
Plans
All Application Materials

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 7, 2022

Sent by electronic mail to john@johnsodom.com

John S. Odom, R.A.
PO Box 410394
St. Louis, MO 63141

RE: Second Completeness Review: Dairy Queen Site Plan Application

Dear Mr. Odom:

On July 6, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of the Alachua A One, LLC for a proposed Dairy Queen restaurant. The application proposes the construction of a ±2,435 square foot building with associated site improvements on a ±1.53 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000. The revised application received on July 6, 2022 was submitted in response to completeness review comments issued to you in a letter dated May 5, 2022.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Thursday, July 14, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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

Please address the following:

1. **Site Plan Application Attachment #3, Fire Department Access & Water Supply Plan:** The applicant has not provided fire flow calculations for the proposed building. Submit fire flow calculations for the proposed building (NFPA and ISO).

2. **Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD):** The applicant has submitted a copy of a Request for Verification of Exemption (Form 62-330.050(1)), however, the applicant has not submitted documentation which confirms this document has been submitted to SRWMD.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Toks Achebe, Crossroads Portfolio, Inc. *(by electronic mail)*
Wanda Davis, Crossroads Portfolio, Inc. *(by electronic mail)*
Steve Karsky, International Dairy Queen, Inc. *(by electronic mail)*
Tara Fry, International Dairy Queen, Inc. *(by electronic mail)*
Project File

PROJECT:
DAIRY QUEEN
PARCEL #03049-000-000
ALACHUA, FLORIDA

ARCHITECT:
JOHN S. ODOM
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MO 63011
PH: 1.417.343.2602

June 30, 2022

RESPONSE LETTER

1. Application Submittal Requirements:

a. Only one (1) set of the application and supporting attachments were submitted. Per the City's submittal requirements, a total of four (4) copies of the application and all supporting materials must be submitted

Response: Four new sets of 24"x36" drawings and the application materials will be shipped to the City.

b. Application materials were not provided in electronic format. Per the City's submittal requirements, all application materials must be submitted in electronic format, either on compact disc (CD), portable USB drive, or via cloud link for download.

Response: A new download link containing the 24"x36" drawings and application materials will be sent to Justin Tabor.

2. Agent Authorization: The applicant has not provided authorization from the property owner to act on the property owner's behalf. Please submit a signed and notarized Authorized Agent Affidavit.

Response: The completed Authorized Agent Affidavit has been included.

3. Site Plan Application: a. Section A., #3: The application indicates the neighborhood meeting was held on 4/22/22, however, neighborhood meeting materials indicate the meeting was held on 4/24/22. Please clarify.

Response: The neighborhood meeting was held on 04/24/22. We have held an additional neighborhood meeting at the recommendation of Justin Tabor. We have included a tear sheet from Wed June 15th that notices the meeting for June 30th.

b. Section A., #8: The application states the zoning of the subject property is “Commercial”. The correct zoning district is “Commercial Intensive”.

Response: Commercial Intensive has been listed on the application.

c. Section C.2.: The applicant has indicated that it has not contacted the City’s Public Services Department to discuss possible utility fees and infrastructure fees. The Applicant is advised to contact the Public Services Department to discuss any applicable utility fees and/or infrastructure fees.

Response: The applicant has discussed the fee structure with the Public Services Department.

4. Site Plan Application Attachment #1, Site Plan: Site plan does not provide the following information:

a. 1.b: Name and contact information for current property owner.

b. 1.b: Name and contact information for all professional consultants, including but not limited to: photometric designer.

c. 1.d.: Vicinity map does not label adjacent streets.

Response: The above information has been added to the cover page of the civil drawings.

d. 1.e.: Survey not signed by the surveyor.

Response: An updated survey that is signed by the surveyor has been included.

e. 1.p.: Location of existing easements.

f. 1.q: Location of all proposed easements.

Response: All of the existing easements are shown on the existing survey. No new easements are to be shown on the site plan. A blanket easement over the site will be provided for the cross access traffic.

5. Site Plan Application Attachment #3, Fire Department Access & Water Supply Plan:

a. The applicant has not provided fire flow calculations for the proposed building. Submit fire flow calculations for the proposed building (NFPA and ISO).

b. The applicant has not submitted materials from the water purveyor stating the available water flow to the subject property.

Response: I spoke with Justin Tabor regarding the above comments. He stated that a fire flow test would satisfy these comments. By code the building is not required to be sprinkled. A flow test of the nearest hydrant has been included.

6. Site Plan Application Attachment #4, Concurrency Impact Analysis: The applicant has not submitted an analysis of the project's impacts upon public facilities, including potable water, sanitary sewer, solid waste, and stormwater in accordance with Section 2.4.14 of the City's LDRs. A sample analysis may be provided upon request.

Response: Please see the included Concurrency Impact Analysis from CHW.

7. Site Plan Application Attachment #5, Comprehensive Plan Consistency Analysis: The applicant has not submitted an analysis of the application's consistency with specific Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan. A sample analysis may be provided upon request.

Response: Please see the Comprehensive Plan Consistency Analysis from CHW.

8. Site Plan Application Attachment #7, Mailing Labels: The applicant has not submitted one (1) set of mailing labels for all property owners located within 400 feet of the subject property and for all persons/organizations on file with the City to receive such notice of public hearings.

Response: Included in the shipment is one set of mailing labels.

9. Site Plan Application Attachment #8, Neighborhood Meeting Materials: The applicant has submitted an order confirmation and advertisement proof for the neighborhood meeting published notice. This is insufficient to verify publication in a newspaper of circulation. Submit either an affidavit from the publisher affirming publication of the advertisement or a copy of the newspaper tearsheet showing the date of newspaper publication and the neighborhood meeting advertisement.

Response: I have included a copy of the tearsheet

10. Site Plan Application Attachment #9, Legal Description: Submit legal description in digital Microsoft Word format.

Response: The property legal description (in word format) will be submitted to Justin Tabor via email.

11. Site Plan Application Attachment #10, Proof of Ownership: The applicant has not submitted proof of ownership, such as a copy of a deed, showing ownership of the property.

Response: Please see the special warranty deed.

12. Site Plan Application Attachment #11, Proof of Payment of Taxes: The applicant has not submitted proof of payment of taxes.

Response: Please see the 2021 Paid Real Estate Tax form.

13. Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD): The applicant has not submitted documentation to confirm that an ERP or Letter of Exemption has been obtained or is being sought from SRWMD.

Response: Please see the Request for Verification of an Exemption that was submitted to SRWMD. We have submitted to SRWMD at this time, but have not received the exemption letter as of yet. Once the exemption letter has been received, we will provide a copy to the city.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to john@johnsodom.com

John S. Odom, R.A.
PO Box 410394
St. Louis, MO 63141

RE: Completeness Review: Dairy Queen Site Plan Application

Dear Mr. Odom:

On April 28, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of Alachua A One, LLC for a proposed Dairy Queen restaurant. The application proposes the construction of a ±2,435 square foot building with associated site improvements on a ±1.53 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, May 12, 2022**.

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

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

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

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

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

1. **Application Submittal Requirements:**
   a. Only one (1) set of the application and supporting attachments were submitted. Per the City's submittal requirements, a total of four (4) copies of the application and all supporting materials must be submitted. Further information can be found on the City's web site at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/submission-requirements.
   b. Application materials were not provided in electronic format. Per the City's submittal requirements, all application materials must be submitted in electronic format, either on compact disc (CD), portable USB drive, or via cloud link for download. Further information can be found on the City's web site at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/submission-requirements.

2. **Agent Authorization:** The applicant has not provided authorization from the property owner to act on the property owner's behalf. Please submit a signed and notarized Authorized Agent Affidavit. This Affidavit is available on the City's web site at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

3. **Site Plan Application:**
   a. **Section A., #3:** The application indicates the neighborhood meeting was held on 4/22/22, however, neighborhood meeting materials indicate the meeting was held on 4/24/22. Please clarify.
   b. **Section A., #8:** The application states the zoning of the subject property is "Commercial". The correct zoning district is "Commercial Intensive".
   c. **Section C.2.:** The applicant has indicated that it has not contacted the City's Public Services Department to discuss possible utility fees and infrastructure fees. The Applicant is advised to contact the Public Services Department to discuss any applicable utility fees and/or infrastructure fees.

4. **Site Plan Application Attachment #1, Site Plan:** Site plan does not provide the following information:
   a. **1.b:** Name and contact information for current property owner.
   b. **1.b:** Name and contact information for all professional consultants, including but not limited to: photometric designer.
   c. **1.d.:** Vicinity map does not label adjacent streets.
   d. **1.e.:** Survey not signed by the surveyor.
   e. **1.p.:** Location of existing easements.
   f. **1.q:** Location of all proposed easements.

5. **Site Plan Application Attachment #3, Fire Department Access & Water Supply Plan:**
   a. The applicant has not provided fire flow calculations for the proposed building. Submit fire flow calculations for the proposed building (NFPA and ISO).
   b. The applicant has not submitted materials from the water purveyor stating the available water flow to the subject property.

6. **Site Plan Application Attachment #4, Concurrency Impact Analysis:** The applicant has not submitted an analysis of the project's impacts upon public facilities, including potable water, sanitary sewer, solid waste, and stormwater in accordance with Section 2.4.14 of the City's LDRs. A sample analysis may be provided upon request.

7. **Site Plan Application Attachment #5, Comprehensive Plan Consistency Analysis:** The applicant has not submitted an analysis of the application's consistency with specific Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan. A sample analysis may be provided upon request.

8. **Site Plan Application Attachment #7, Mailing Labels:** The applicant has not submitted one (1) set of mailing labels for all property owners located within 400 feet of the subject property and for all persons/organizations on file with the City to receive such notice of public hearings.

9. **Site Plan Application Attachment #8, Neighborhood Meeting Materials:** The applicant has submitted an order confirmation and advertisement proof for the neighborhood meeting published notice. This is insufficient to verify publication in a newspaper of circulation. Submit either an affidavit from the publisher affirming publication of the advertisement or a copy of the newspaper tearsheet showing the date of newspaper publication and the neighborhood meeting advertisement.

10. **Site Plan Application Attachment #9, Legal Description:** Submit legal description in digital Microsoft Word format.

11. **Site Plan Application Attachment #10, Proof of Ownership:** The applicant has not submitted proof of ownership, such as a copy of a deed, showing ownership of the property.

12. **Site Plan Application Attachment #11, Proof of Payment of Taxes:** The applicant has not submitted proof of payment of taxes.

13. **Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD):** The applicant has not submitted documentation to confirm that an ERP or Letter of Exemption has been obtained or is being sought from SRWMD.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Dr. James McCauley, Alachua A One, LLC *(by electronic mail)*
Project File

VICINITY MAP

NOT TO SCALE

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES., STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

Sunshine811

FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

CONTRACTOR NOTE:

THE CONTRACTOR AND/OR ALL SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN, AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF ALL THE AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT OF WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION SHALL INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES, AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

SURVEY/TOPOGRAPHY NOTE:

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THESE PLANS WAS PREPARED FROM AN ACTUAL FIELD SURVEY PROVIDED BY CHW PROFESSIONAL CONSULTANTS. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE OWNER, ARCHITECT, AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SIGNAGE NOTE:

ALL BUILDING AND MONUMENT SIGNAGE WILL BE PERMITTED SEPARATELY.

SITE PLANS FOR

Dairy Queen

Alachua, FL

LOCATED IN GOVERNMENT LOT 7, SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SITE INFORMATION

PARCEL ID: 03049-000-000
AREA OF LOT: 66,762 S.F. (1.53 ACRES)

PROPOSED GROSS FLOOR AREA: 2,435 S.F.

PERCENTAGE (%) OF BUILDING COVERAGE: 3.65%

ZONING: CI, COMMERCIAL INTENSIVE

PARKING SPACES REQUIRED
(FAST FOOD RESTAURANTS WITH DRIVE-THROUGH SERVICE- 1 SPACE PER 150 SF)

PARKING SPACES REQUIRED:	16
ADA PARKING SPACES REQUIRED:	1
PARKING SPACES PROVIDED:	17
ADA PARKING SPACES PROVIDED:	2

BICYCLE PARKING REQUIRED: 5 SPACES PROVIDED

EXISTING IMPERVIOUS AREA:	0 S.F. (0.00 ACRES) (0.0%)
EXISTING PERVIOUS AREA:	66,762 S.F. (1.53 ACRES) (100.0%)
PARKING/SIDEWALK AREA:	31,490 S.F. (0.72 ACRES) (47.2%)
PROPOSED IMPERVIOUS AREA:	33,925 S.F. (0.78 ACRES) (50.8%)
PROPOSED PERVIOUS AREA:	32,837 S.F. (0.75 ACRES) (49.2%)
OPEN SPACE AREA:	32,837 S.F. (0.75 ACRES) (49.2%)
LAND DISTURBANCE:	50,530 S.F. (1.16 ACRES)

BUILDING SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 0'

PROPERTY OWNER

ALACHUA A ONE, LLC
JAMES MCCAULEY
15260 NW 147TH DRIVE, SUITE 100
ALACHUA FL 32615

OWNER/DEVELOPER

CROSSROADS PORTFOLIO, INC.
TOKS ACHEBE
1000 PARKWOOD CIRCLE
ATLANTA, GA 30339
858.822.8414

ARCHITECT

JOHN ODOM, R.A.
99 MEADOWBROOK
COUNTRY CLUB ESTATES
BALLWIN, MO 63011
417.343.2602

CIVIL ENGINEER

RDC, LLC
TODD REYLING, P.E.
4516 BOARDWALK
SMITHTON, IL 62285
618.530.1694

SURVEYOR

CHW PROFESSIONAL CONSULTANTS
ALACHUA, FL 32615
352.331.1976

PHOTOMETRIC DESIGNER

ALKEMEYER & ASSOCIATES
345 MARSHALL AVE, SUITE 102
ST LOUIS, MO 63119
314.934.1311

PLANNING CONSULTANT

CHW-INC.
11801 RESEARCH DRIVE
ALACHUA, FL 32615
386.518.5113

SITE LEGEND

BENCHMARK
CONTROL POINT

EXISTING	EXISTING	PROPOSED
LIGHT POLE	PUBLIC UTILITY EASEMENT	LIGHT POLE
FLARED END SECTION	EDGE OF SHOULDER	FLARED END SECTION
TRAFFIC SIGN	FLOW LINE	TRAFFIC SIGN
FIRE HYDRANT	TOP OF BANK	FIRE HYDRANT
WATER VALVE	CONTOUR	WATER VALVE
TREE	SILT FENCE	TREE
DRAINAGE MANHOLE	PROPERTY LINE	DRAINAGE MANHOLE
DRAINAGE CATCHBASIN	EASEMENT	DRAINAGE CATCHBASIN
SANITARY MANHOLE	FENCE	SANITARY MANHOLE
SANITARY CLEANOUT	GAS LINE	SANITARY CLEANOUT
	FIBER OPTIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	OVERHEAD TELEPHONE	
	UNDERGROUND TELEPHONE	
	SANITARY SEWER	
	STORM SEWER	
	WATERLINE	

PROPOSED
PUBLIC UTILITY EASEMENT
EDGE OF SHOULDER
FLOW LINE
TOP OF BANK
CONTOUR
SILT FENCE
PROPERTY LINE
EASEMENT
FENCE
GAS LINE
FIBER OPTIC
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
SANITARY SEWER
STORM SEWER
WATERLINE

CIVIL SHEET INDEX

C000	COVER SHEET
C001	CIVIL CONSTRUCTION NOTES
C100	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C200	CIVIL SITE PLAN
C201	CIVIL SITE PLAN - HORIZONTAL CONTROL
C300	GRADING PLAN
C400	STORMWATER DRAINAGE PLAN
C500	SITE UTILITY PLAN
C600	SEDIMENT AND EROSION CONTROL PLAN
C700-C705	CONSTRUCTION DETAILS
ALTA/NSPS	LAND TITLE SURVEY
LS1	LANDSCAPE PLAN
PHOTOMETRIC PLAN	
A3.1	
A3.2	

UTILITY CONTACTS

WATER:	CITY OF ALACHUA WATER DIVISION 386.418.61621
ELECTRIC:	CITY OF ALACHUA ELECTRIC 386.418.6185
GAS:	GAINESVILLE REGIONAL UTILITIES 352.334.3434
SANITARY SEWER:	CITY OF ALACHUA WASTEWATER DIVISION 386.418.6162
STORM SEWER:	CITY OF ALACHUA UTILITIES 386.418.6162
COMMUNICATIONS:	COX COMMUNICATIONS 833.390.2278

LEGAL DESCRIPTION:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 10055871, DATED DECEMBER 21, 2021)
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 22°36'20 EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 163RD LANE (60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05 WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°50'01 AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58 WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 81°21'53 , AN ARC DISTANCE OF 142.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 161ST TERRACE (100 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 12°07'01 WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 77°44'46 EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 12°07'01 WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°53'37 EAST, A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.53 ACRES, MORE OR LESS.

Architect:
JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MISSOURI 63011
PH. 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:
REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654

TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 08.29.2022

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED TO CLIENT	04.22.2022
REVISED PER REVIEW COMMENTS	08.08.2022
REVISED PER REVIEW COMMENTS	08.29.2022

PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Cover Sheet

C000

CIVIL CONSTRUCTION NOTES:

THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CITY OF ALACHUA STANDARDS, ORDINANCES AND REGULATIONS, AND ALL OTHER AGENCIES HAVING JURISDICTION AND UTILITY PROVIDER REQUIREMENTS ARE MET.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.

THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF CONSTRUCTION ACTIVITIES AND OF ANY DETOURS.

CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS AT THE SITE FOR THE PUBLIC WORKS, AMBULANCE, POLICE, FIRE DEPARTMENT, AND UTILITY LOCATE COMPANIES AT ALL TIMES.

THE CONTRACTOR SHALL CONDUCT THEIR WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF THE COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE PROJECT, SHALL ASSUME LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH THEIR CONTRACT AND SHALL PROTECT AND HOLD HARMLESS THE ENGINEER AND THE ENGINEER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.

CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO THE EXISTING CONDITIONS AT A MINIMUM.

PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALACHUA STANDARDS AND SPECIFICATIONS AND AS DIRECTED BY THE CITY. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES. ALL DETOURS/LANE CLOSURES MUST BE HANDLED USING TRAFFIC CONTROL DEVICES CONFORMING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND MUST BE APPROVED BY THE CITY.

ADEQUATE TEMPORARY OFF STREET PARKING FOR CONSTRUCTION WORKERS SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION, WHEREBY MUD FROM CONSTRUCTION AND/OR WORKERS VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL FINDINGS AND DISCREPANCIES TO THE ENGINEER.

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE FOLLOWING STANDARD SPECIFICATIONS AND REQUIREMENTS INSOFAR AS THEY APPLY (EXCEPT ALL REQUIREMENTS FOR METHOD OF MEASUREMENT OR PAYMENT DO NOT APPLY):

- STANDARD SPECIFICATIONS AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- NATIONAL MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.
- UNITED STATES AMERICANS WITH DISABILITIES ACT.
- CITY OF ALACHUA ORDINANCES AND REGULATIONS.
- ALL ORDINANCES, LAWS, REGULATIONS, AND STANDARDS OF ALL PERTINENT AUTHORITIES HAVING JURISDICTION OVER THE WORK ASSOCIATED WITH THIS PROJECT.
- ANY INCONSISTENCIES, DISCREPANCIES OR CONFLICTS DISCOVERED BETWEEN THE VARIOUS STANDARDS, SPECIFICATIONS OR LAWS BY GOVERNING AUTHORITIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SHALL BE BINDING AND APPLICABLE TO THIS PROJECT.

CIVIL SITE NOTES:

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

PRIOR TO CONSTRUCTION, THE ENGINEER AND REVIEWING AGENCY, MUST APPROVE ANY ALTERATION OR VARIANCE FROM THE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON THE CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

ANY INSPECTION BY THE MUNICIPALITY, COUNTY, STATE OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND AGENCY REQUIREMENTS.

REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE AND THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.

ALL LANDSCAPE AREAS SHALL BE FILLED WITH A MINIMUM OF 6 INCHES OF TOPSOIL.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

ALL SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY.

THE CONTRACTOR SHALL HAVE A COPY OF THE CONTRACT DOCUMENTS INCLUDING THE PLANS, SPECIFICATIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, EROSION AND SEDIMENT CONTROL PLANS AND INSPECTION REPORTS AT THE JOB SITE AT ALL TIMES.

ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER, CITY INSPECTOR, AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING COMPANY.

THE CONTRACTOR SHALL THOROUGHLY CHECK AND COORDINATE THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.

ALL UTILITY CONDUITS SHALL BE FOUR (4) INCHES, UNLESS OTHERWISE INDICATED, U.L. LISTED SCHEDULE 40 PVC INSTALLED AT A MINIMUM OF 24" BELOW FINAL GRADE, UNLESS THE UTILITY COMPANY REQUIRES DIFFERENT INSTALLATION METHODS. ALL CONDUITS FOR GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED PRIOR TO STREET/PAVEMENT INSTALLATION.

ALL UTILITY CONDUITS SHALL HAVE PULL WIRES INSTALLED. THE CONDUITS ENDS SHALL BE TEMPORARILY SEALED WITH TAPE AND 2"X4" INSTALLED AT EACH END. THE 2"X4" SHALL BE COLOR CODED TO MATCH THE STANDARD UTILITY LOCATING COLORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, IRRIGATION STRUCTURES, AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITES/DISTRICTS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF ANY WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S COST/BID.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ALL AREAS TO BE EXCAVATED OR FILLED.

THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, THEY SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR THEIR INTERPRETATION AND DECISION.

THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL ROAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS/STREETS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR ANY DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL OR EQUIPMENT.

IF THE CONTRACTOR ELECTS TO BURN CLEARED AND GRUBBED VEGETATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR PERMISSION FOR THE APPLICABLE MUNICIPALITY, FIRE DEPARTMENT, AND ALL PERTINENT AUTHORITIES HAVING JURISDICTION.

CIVIL EROSION AND SEDIMENT CONTROL NOTES:

ALL SOIL AND EROSION CONTROL MEASURES SHALL CONFORM TO AND BE IN COMPLIANCE WITH THE CITY OF ALACHUA, FLORIDA; ALACHUA COUNTY, FLORIDA; AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

ALL WATER POLLUTION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THESE PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS THAT ARE APPROPRIATE FOR EACH PHASE OF CONSTRUCTION.

ALL SOIL AND EROSION CONTROL MEASURES SHALL CONFORM TO THE FLORIDA DIVISION OF WATER EROSION PREVENTION AND SEDIMENT CONTROL GUIDE, LATEST ADDITION.

ALL PERIMETER SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING.

EROSION CONTROL MEASURES SHOULD BE CONSIDERED ALONG THE FACE OF EACH SLOPE. EROSION CONTROL MEASURES TYPICALLY EMPLOYED WOULD INCLUDE SILT FENCES, INLET PROTECTION, DITCH CHECKS AND TIMELY SEEDING OR SODDING.

ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.

AFTER A RAINFALL EVENT, ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL BMP'S.

GRADED AREAS AROUND THE PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE PRECAUTION TO ENSURE THAT SEDIMENTATION DAMAGE WILL NOT OCCUR. THE CONTRACTOR SHALL RESTRICT THE AMOUNT OF LAND AREA GRADED AT ANY ONE TIME TO A MINIMUM. IT IS RECOMMENDED DURING AND AFTER GRADING, THAT A TEMPORARY VEGETATIVE COVER BE ESTABLISHED TO PROTECT THE BARE SOIL SURFACE.

THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THE EROSION AND SEDIMENT CONTROL PLAN AS DEEMED NECESSARY.

TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.

AREAS SHALL BE MAINTAINED IN SUCH A STATE FOR FIRE ACCESS AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).

NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN, OR NATURAL WATERCOURSE.

THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAINAGE SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.

ANY EROSION AND SEDIMENT CONTROL PLAN CONTAINED IN THE PROJECT PLANS SHOULD BE CONSIDERED A GENERAL GUIDELINE TO BE UTILIZED FOR EROSION CONTROL PREVENTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL EROSION AND DISPLACED SEDIMENT DOES NOT MIGRATE OFF SITE. IF UNEXPECTED EROSION OR SEDIMENTATION OCCURS, OR IF THE EROSION PLAN STRUCTURES BECOME DAMAGED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEASURES TO REPAIR, REPLACE, OR INSTALL EROSION CONTROL STRUCTURES TO ENSURE OFF-SITE DAMAGE DOES NOT OCCUR. ANY SEDIMENT OR EROSION DAMAGE WHICH OCCURS OFF-SITE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITIES TO THE SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD, AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.

FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BE SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN THE TOE SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON FILL AREAS WHERE EARTHWORK OPERATIONS AREA NOT IN PROGRESS.

CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS; AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.

PAVED SURFACES WITH ACCUMULATED MATERIALS SHALL BE WASHED AND SWEPT WITH MECHANICAL EQUIPMENT AFTER PAVEMENT IS CONSTRUCTED, BUT PRIOR TO FINAL ACCEPTANCE.

THE CONTRACTOR SHALL PLACE FILTER FABRIC AROUND ALL INLETS. BARRIERS AROUND INLETS IN STREETS OR PAVED AREAS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS.

CITY APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE ENGINEER FOR APPROVAL.

CIVIL SIGNAGE AND STRIPING NOTES:

ALL SIGNS SHALL BE STANDARD SIZE AND TO CURRENT MUTCD STANDARDS, INCLUDING SUPPLEMENTS FOR THE STATE OF FLORIDA, UNLESS OTHERWISE NOTED.

ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.

ALL SIGNS SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.

POST MOUNTED SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST 6 FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT, EVEN IN AREAS WHERE NO SIDEWALKS ARE PRESENT, UNLESS OTHERWISE NOTED. TO SATISFY THIS REQUIREMENT, EXISTING POSTS MAY NEED TO BE REPLACED IF ADDITIONAL SIGNS ARE REQUIRED.

WHERE POSSIBLE, AT LEAST 2 FEET OF CLEARANCE SHALL BE PROVIDED FROM THE CURB FACE TO THE EDGE OF THE SIGN.

ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. YELLOW THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC MATERIAL. ALL CURB MARKINGS SHALL BE PAINTED.

ALL STRIPING AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED UNLESS OTHERWISE NOTED.

ALL EXISTING STRIPING AND PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE TO BE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND PAVEMENT MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.

CIVIL PAVEMENT, SUB-GRADE, AND TRAFFIC CONTROL NOTES:

MATERIALS AND CONSTRUCTION TECHNIQUES SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALACHUA REQUIREMENTS AND THE REQUIREMENTS PRESENTED IN THE CURRENT BUILDING CODE. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES, RECOMMENDATIONS, AND REQUIREMENTS CONTAINED IN THE REPORT, AND THESE REQUIREMENTS SHALL SUPERCEDE ALL INFORMATION AS NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES BEFORE ANY ACTION IS TAKEN.

COMPACTION TESTING OF THE SUB-GRADE WILL BE PERFORMED BY THE CONTRACTOR.

ENTRANCE PAVEMENT SHALL BE COORDINATED WITH THE CITY OF ALACHUA PRIOR TO CONSTRUCTION PROCEEDING.

ALL TRAFFIC CONTROL (INCLUDING, BUT NOT LIMITED TO WORK ZONE, TEMPORARY, OR PERMANENT) SHALL BE FURNISHED, INSTALLED, MAINTAINED, RELOCATED, AND/OR REMOVED ACCORDING TO THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS.

CONTRACTOR TO REMOVE ALL EXISTING ITEMS (CONC. WALK CONC. PAD, POSTS, PAVEMENT, TREES, SHRUBS, ETC.) THAT INTERFERE WITH NEW CONSTRUCTION, AT NO ADDITIONAL COST TO THE CONTRACT.

THE CONTRACTOR MUST SUBMIT A MAINTENANCE OF TRAFFIC PLAN AT LEAST FIVE (5) WORKING DAYS PRIOR TO RESTRICTION OR CLOSURE OF ANY STREET.

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CIVIL GRADING, EARTHWORK, AND BACKFILL NOTES:

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALACHUA REQUIREMENTS, THE GUIDELINES PRESENTED IN THE CURRENT BUILDING CODE, AND THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES, RECOMMENDATIONS, AND REQUIREMENTS CONTAINED IN THE CODE AND REPORT, AND THESE REQUIREMENTS SHALL SUPERCEDE ALL INFORMATION AS NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES BEFORE ANY ACTION IS TAKEN.

ALL IMPORTED MATERIAL SHALL BE APPROVED BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR THEIR FIELD REPRESENTATIVE.

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL SOILS REPORT.

AREA TO BE CUT OR TO RECEIVE FILL SHOULD BE STRIPPED OF SURFACE VEGETATION AND ORGANIC TOPSOIL. THE STRIPPING SHOULD BE REMOVED FROM THE BUILDING OR PAVEMENT AREA AND STOCKPILED FOR LATER PLACEMENT IN LANDSCAPED OR COMMON GROUND AREAS, AS APPROPRIATE. ORGANIC TOPSOIL CAN BE RE-USED AS FILL, IF THOROUGHLY MIXED WITH OTHER, ACCEPTABLE, NON-ORGANIC, FILL MATERIALS, AS APPROVED BY THE ENGINEER.

FILL AREAS IN PAVEMENT AND BUILDING AREAS SHALL BE PLACED TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTER MAXIMUM DRY DENSITY (ASTM D698). THE UPPER 9 INCHES OF NATIVE SUBGRADE IN FILL AREAS AND DETENTION BASIN FILL AREAS SHALL BE RECOMPACTED TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTER MAXIMUM DRY DENSITY (ASTM D698).

COMPACTION TESTS ARE REQUIRED FOR EACH FILL LIFT. NO LIFT TO EXCEED 12" IN DEPTH. CONTRACTOR IS RESPONSIBLE FOR ALL PROCTOR AND COMPACTION TEST ON MATERIALS.

ALL DUST SHALL BE CONTROLLED BY WATERING WHEN NECESSARY.

THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING.

THE SUB-GRADE OF ALL FOUNDATION AREAS SHALL BE OBSERVED BY AN EXPERIENCED LICENSED GEOTECHNICAL ENGINEER OR THEIR FIELD REPRESENTATIVE PRIOR TO THE PLACEMENT OF ANY CONCRETE OR FILL MATERIAL.

ALL GRADES SHALL BE TO WITHIN +/- 1 INCH OF THOSE SHOWN ON THE GRADING PLAN WHILE MAINTAINING POSITIVE DRAINAGE.

CIVIL ACCESSIBILITY NOTES:

ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENT VERSION OF THE LOCAL ACCESSIBILITY CODE (BOTH CITY AND STATE) AND WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA).

ALL RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 OR 8.33%.

RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 OR 5.00% AND 1:12 OR 8.33% AND SHALL HAVE A MINIMUM CLEAR WIDTH OF 3 FEET AND A MAXIMUM CROSS-SLOPE OF 1:50 OR 2.00%. RAMPS EXCEEDING 30 INCHES OF VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2.00% MAX. SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS SHALL HAVE A MINIMUM LENGTH OF 60 INCHES IN THE DIRECTION OF TRAVEL. LANDINGS SHALL BE AT LEAST THE WIDTH AS THE WIDEST RAMP RUN LEADING TO THE LANDING. LANDINGS AT RAMP DIRECTION CHANGES SHALL HAVE A MINIMUM WIDTH AND LENGTH OF 60 INCHES.

THE MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2.00%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL HAVE A MINIMUM OF THREE (3) FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE, UNLESS OTHERWISE NOTED PER THE PLANS.

TRUNCATED DOMES AS DETECTABLE WARNINGS MAY BE REQUIRED ON WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN THE WALKWAY AND VEHICULAR WAY.

CITY OF ALACHUA, ALACHUA COUNTY, AND FDOT CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF ALACHUA, ALACHUA COUNTY, AND/OR FDOT AT LEAST 48 HOURS PRIOR TO POURING CONCRETE, INSTALLING STORM SEWER, INSTALLING SANITARY SEWER, OR OTHERWISE PROVIDING SUCH ADVANCE NOTICE AS MAY BE REQUIRED BY THESE JURISDICTIONS .

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME AS ALL APPROVALS ARE OBTAINED FROM THE JURISDICTIONAL AUTHORITY.

THE CONTRACTOR SHALL PROCEED AT THEIR OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS FOR THE WORK TO BE COMPLETED.

CONTRACTOR SHALL BE REQUIRED TO REMOVE AND REPLACE ANY SIGNS THAT NEED TO BE MOVED TO COMPLETE THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES.

ANY SIDEWALKS, CURB AND GUTTER, OR STREET ROADWAY PAVEMENT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY ON ADJACENT PRIVATE PROPERTY MUST BE REPLACED IN KIND.

ALL DISTURBED AREAS WITHIN THE CITY OF ALACHUA, ALACHUA COUNTY, AND FDOT RIGHT OF WAY SHALL BE RESTORED PER THEIR REQUIREMENTS.

ALL WORK WITHIN FDOT RIGHT OF WAY WILL REQUIRE A FDOT RIGHT OF WAY PERMIT.

ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.

CIVIL STORM AND DRAINAGE NOTES:

STORM AND DRAINAGE SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.

STORMWATER AND ALL OTHER UNPOLLUTED DRAINAGE SHALL BE DISCHARGED INTO SUCH SEWERS AS ARE SPECIFICALLY DESIGNED AS STORM SEWER OR TO A NATURAL OUTLET.

ALL STORM SEWER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

ALL STORM SEWER STRUCTURES AND BEDDING REQUIRED FOR STORM SEWER PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARDS, LATEST EDITION.

ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVED AREAS SHALL BE BACKFILL AND PLACED IN ACCORDANCE WITH FDOT UTILITIES STANDARDS.

ALL TRENCH BACKFILL UNDER PAVEMENT WITHIN PUBLIC RIGHT OF WAY SHALL BE GRANULAR BACKFILL. TRENCH BACKFILL UNDER PAVED AREAS AND OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE GRANULAR BACKFILL IN LIEU OF EARTH BACKFILL COMPACTED TO 90% OF THE MODIFIED AASHTO T-180 COMPACTION TEST ASTM D-1557.

JEITTING IS NOT AN ACCEPTABLE METHOD OF ACHIEVING BACKFILL COMPACTION. ALL BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY.

MINIMUM COVER OVER PVC PIPE SHALL BE ONE FOOT FROM THE TOP OF RIGID ROADWAY SURFACES OR THE BOTTOM OF FLEXIBLE ROADWAY SURFACES. AT SHALLOW DEPTHS OF COVER (1 FOOT - 3 FOOT), CLASS I OR CLASS II MATERIAL PER ASTM D2321 WITH A MINIMUM OF 95% PROCTOR DENSITY.

ALL COMPONENTS OF THE STROMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF EITHER THE PROPERTY OWNER OR AN APPROPRIATELY ESTABLISHED OWNER'S ASSOCIATION, IN PERPETUITY.

CIVIL SANITARY SEWER NOTES:

SANITARY SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND GUIDELINES INCLUDING, APWA, AND CITY OF ALACHUA UTILITIES, FL. CODE.

WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.

SANITARY SEWER PIPE SHALL BE 4 INCH - 8 INCH PVC AS PER INDICATED ON THE PLANS AND SHALL BE IN ACCORDANCE WITH ASTM D3034, SDR 26 WITH JOINTS IN ACCORDANCE WITH ASTM D3212 .

ALL SANITARY SEWERS SHALL BE BOTH AIR AND MANDREL TESTED IN ACCORDANCE WITH THE TESTING PROCEDURES IN THE STANDARD SPECIFICATIONS OF THE CITY OF ALACHUA UTILITIES SANITARY SEWER DIVISION FOR ALL PIPE LENGTHS.

ALL SANITARY SEWER MANHOLES LOCATED IN OR ADJACENT TO DRAINAGE WAYS SHALL BE PROVIDED WITH BOLT DOWN, SOLID, GASKETED AND WATER TIGHT LIDS.

FOUNDATION DRAINS, IF INSTALLED, SHALL NOT CONNECT TO THE SANITARY SEWER.

MANHOLE LIDS MAY BE ADJUSTED WITH ADJUSTING RINGS UP TO 12 INCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ADJUSTMENTS UP TO AND INCLUDING 12 INCHES.

FOUR (4) OR SIX (6) INCH WYE FITTINGS WITH FOUR (4) OR SIX (6) INCH LATERALS SHALL BE CONSTRUCTED FROM THE SANITARY SEWER MAIN TO THE BUILDING LINE AT THE ELEVATION INDICATED. EACH LATERAL SHALL EXTEND AT A 45° ANGLE TO THE SEWER MAIN AND EXTEND UPWARD TO APPROXIMATELY ONE (1) FOOT FROM THE SANITARY MAIN FLOWLINE TO THE LATERAL FLOWLINE. LATERALS SHALL BE EXTENDED AT 1% AND TERMINATED THREE (3) FEET ABOVE GRADE.

ALL TESTS SHALL BE WITNESSED BY THE CONTRACTORS ENGINEER. COPIES OF ALL TEST RECORDS SHALL BE PROVIDED TO THE CITY FOR PROJECT ACCEPTANCE.

USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.

DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO CITY OF ALACHUA DETAIL 324 OR CITY OF ALACHUA APPROVED EQUAL.

CIVIL WATERMAIN NOTES:

ALL WATERMAIN CONSTRUCTION AND MATER

EXISTING CONDITIONS/DEMOLITION PLAN NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.

CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS, UTILITY BOXES, ELECTRIC, TELEPHONE, GAS, FIBER OPTIC, CABLE, WATER, STORM SEWER, SANITARY SEWER, AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO CLEAR AND GRUB THE EXISTING SITE AS NECESSARY TO PERFORM DEMOLITION, PROPOSED CONSTRUCTION, AND FINAL IMPROVEMENTS.

EXISTING CONDITIONS KEY NOTES:

1. EXISTING UTILITY LINES TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
2. EXISTING STORM SEWER TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
3. EXISTING SANITARY SEWER TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
4. EXISTING WATERLINE AND FIRE HYDRANT TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
5. EXISTING PAVEMENT TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
6. EXISTING SIDEWALK TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.

DEMOLITION LEGEND/KEY NOTES:

CLEAR AND GRUB AREAS OF PROPOSED GRADING, REFER TO GEOTECHNICAL REPORT FOR ALL SPECIFICATIONS.

A — SAWCUT PAVEMENT AND CONFORM TO A CLEAN, NEAT EDGE. CONTRACTOR TO COORDINATE WITH CITY FOR DIXIE DO OVER ROAD CONSTRUCTION.

B — LIMITS OF DISTURBANCE, CLEARING AND GRUBBING, AND SOIL STRIPPING.

LEGEND:

- = BENCHMARK
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = TRANSFORMER
- = WOODEN POWER POLE
- = CONCRETE LIGHT POLE
- = ELECTRIC BOX
- = ELECTRIC HANDHOLE
- = CLEANOUT
- = SANITARY SEWER MANHOLE
- = SEWER VALVE
- = STORM SEWER MANHOLE
- = STORM INLET
- = CURB INLET
- = GAS LINE MARKER
- = FIBER OPTIC BOX
- = TELEPHONE PEDESTAL
- = WATER VALVE
- = WATER METER
- = SIGN
- = TREE (SIZE AND TYPE AS NOTED)
- = POST (SIZE & TYPE AS NOTED)
- = MONITORING WELL
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- ST = STORM SEWER LINE
- (W) = UNDERGROUND WATER LINE PER PLANS
- (FO) = UNDERGROUND FIBER OPTIC LINE PER PLANS
- (G) = UNDERGROUND GAS LINE PER PLANS
- CTV = UNDERGROUND CABLE TV LINE PER PLANS
- (E) = UNDERGROUND ELECTRIC LINE PER PLANS
- (FM) = UNDERGROUND FORCE MAIN LINE PER PLANS
- 75 = CONTOUR LINE
- = END OF FEATURE NOT DETERMINED

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
(C) = CALCULATED DATA BASED ON SURVEY BASIS OF BEARINGS
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
HWY = HIGHWAY
NRE = NORTH RIM ELEVATION
SRE = SOUTH RIM ELEVATION
WRE = WEST RIM ELEVATION
ERE = EAST RIM ELEVATION
NAVD = NORTH AMERICAN VERTICAL DATUM
X 75.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 75.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LO = LIVE OAK
HB = HACKBERRY
BC = BLACK CHERRY
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES., STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

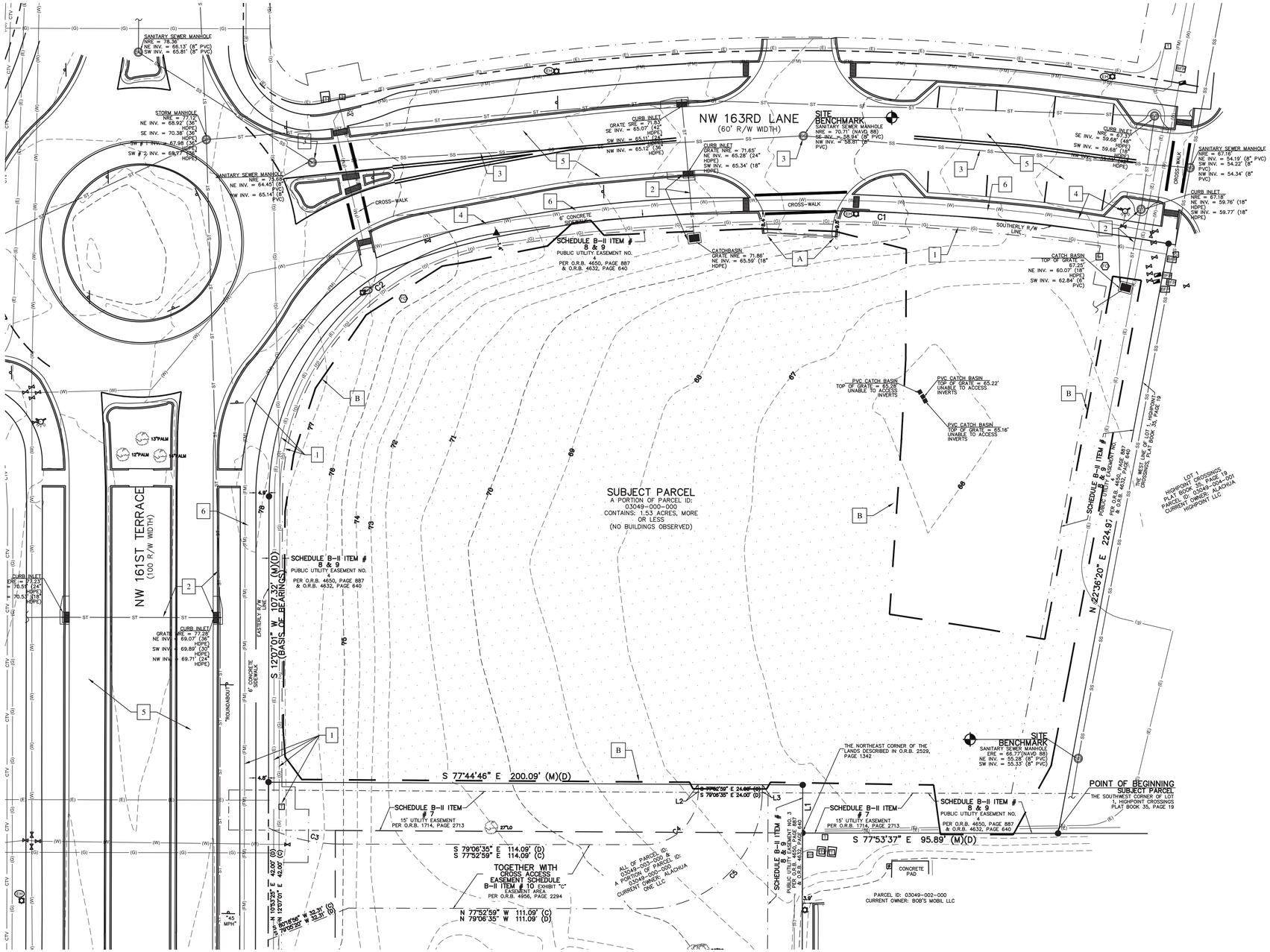
Sunshine811

FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)(D)	S 12°07'01" W	18.00'
L2(D)	N 10°53'25" E	3.00'
L2(C)	N 12°07'01" E	3.00'
L3(D)	S 10°53'25" W	3.00'
L3(C)	S 12°07'01" W	3.00'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)(D)	253.10'	770.00'	18°50'01"	127.71'	251.97'	N 77°06'05" W
C2(M)(D)	142.01'	100.00'	81°21'53"	85.96'	130.37'	S 52°47'58" W
C3(C)	27.88'	63.75'	25°03'32"	14.17'	27.66'	S 65°21'15" E
C3(D)	27.88'	63.75'	25°03'32"	14.17'	27.66'	S 66°34'51" E
C4(C)	31.41'	20.00'	89°58'58"	19.99'	28.28'	N 57°07'01" E
C4(D)	31.41'	20.00'	89°58'58"	19.99'	28.28'	N 55°53'25" E
C5(C)	69.12'	44.00'	90°00'31"	44.01'	62.23'	S 57°07'01" W
C5(D)	69.12'	44.00'	90°00'31"	44.01'	62.23'	S 55°53'25" W

HORIZ. SCALE: 1" = 20'
0 10 20 40



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TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 08.29.2022

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED TO CLIENT	04.22.2022
REVISED PER REVIEW COMMENTS	08.08.2022
REVISED PER REVIEW COMMENTS	08.29.2022

PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Existing Topography and Demolition Plan

C100

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF ALACHUA INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL EXISTING UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE (3) DAYS PRIOR TO ANY SITE WORK FOR IDENTIFICATION OF EXISTING UTILITIES.

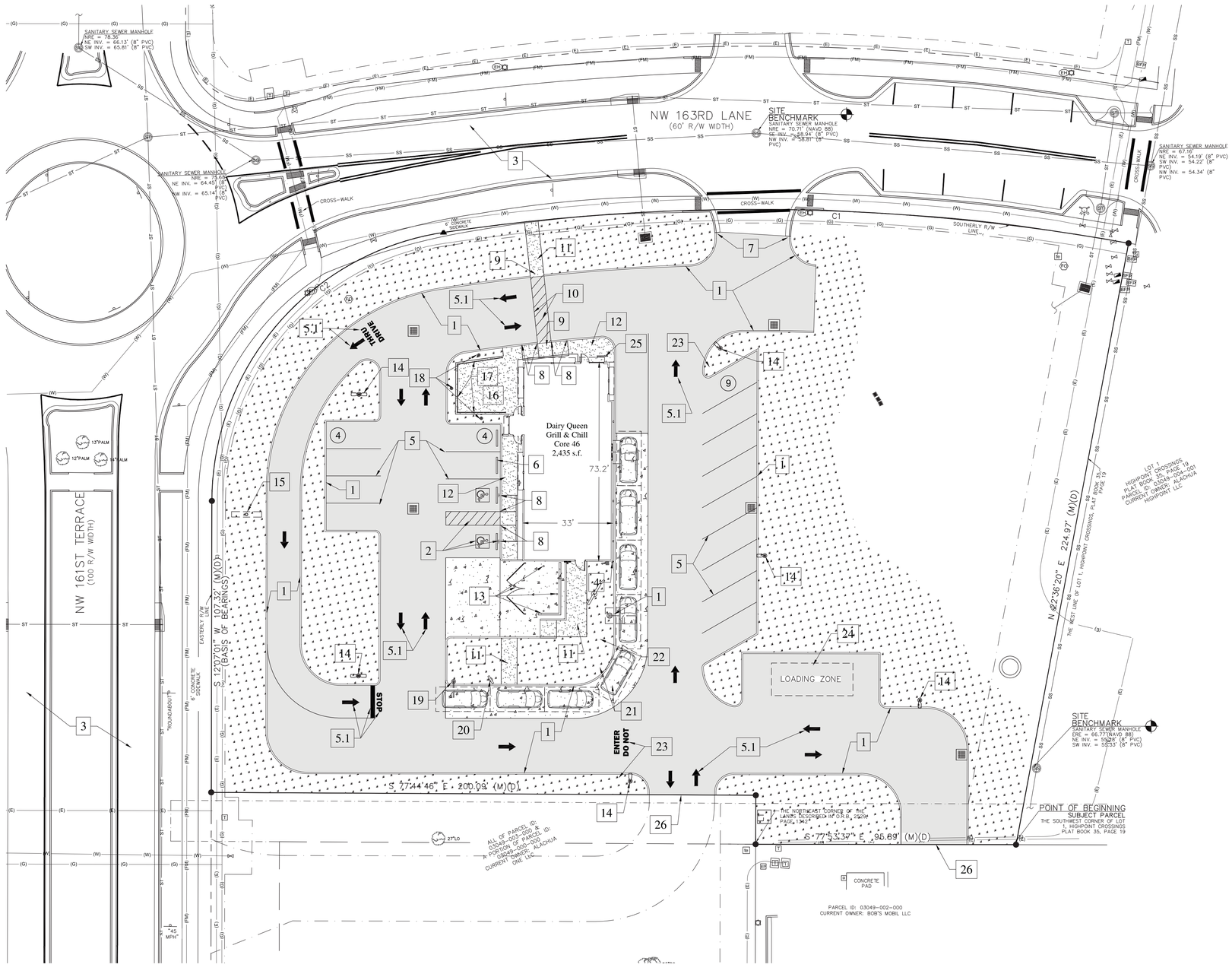
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.

CIVIL SITE KEY NOTES:

1. PROPOSED 6" PCC BARRIER CURB, SEE DETAIL.
2. PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE, SEE DETAIL.
3. EXISTING ROADWAY AND CURB TO REMAIN PROTECT IN PLACE.
4. PROPOSED PIPE BOLLARD, SEE DETAIL.
5. PROPOSED 4" WIDE PARKING STALL STRIPING AND WHITE PAVEMENT MARKING, TRAFFIC WHITE PAINT PER DETAIL. SEE PLAN FOR TYPICAL DIMENSIONS.
5. PROPOSED DIRECTIONAL PAVEMENT MARKING, TRAFFIC WHITE PAINT PER DETAIL.
6. PROPOSED CONCRETE PARKING BLOCK, SEE DETAILS.
7. CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO MAKE SMOOTH TRANSITION FROM PARKING LOT/DRIVE LANE PAVEMENT.
8. PROPOSED PCC CURB TAPER TO MATCH PAVEMENT AND/OR SIDEWALK GRADE.
9. PROPOSED DETECTABLE WARNING (TRUNCATED DOMES) TO MEET ADA STANDARDS, SEE DETAIL. PROPOSED FLUSH PCC SIDEWALK TO PAVEMENT.
10. PROPOSED PEDESTRIAN ACCESS, CONTRASTING PAVEMENT PER ADA STANDARDS.
11. PROPOSED CONCRETE SIDEWALK, CONTRACTOR SHALL CONSTRUCT TO MEET CURRENT ADA STANDARDS.
12. PROPOSED INTEGRAL/TURNDOWN CURB AND SIDEWALK, SEE DETAIL. CONTRACTOR SHALL CONSTRUCT TO MEET CURRENT ADA STANDARDS.
13. PROPOSED TRASH ENCLOSURE WITH PIPE BOLLARDS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
14. PROPOSED PARKING LOT LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
15. PROPOSED MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED OUTDOOR CONCRETE PATIO AREA.
17. PROPOSED HANDRAIL, SEE ARCHITECTURAL PLANS FOR DETAILS.
18. PROPOSED PATIO LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
19. PROPOSED CLEARANCE BAR AND SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
20. PROPOSED PREVIEW BOARD, SEE ARCHITECTURAL PLANS FOR DETAILS.
21. PROPOSED SPEAKER AND LOOP INDICATOR SYSTEM, SEE ARCHITECTURAL PLANS FOR DETAILS.
22. PROPOSED DRIVE THRU MENU BOARD, SEE ARCHITECTURAL PLANS FOR DETAILS.
23. PROPOSED DO NOT ENTER SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
24. PROPOSED TRUCK LOADING AND UNLOADING ZONE.
25. PROPOSED BICYCLE RACK.
26. PROPOSED 'END OF ROAD' SIGNAGE.

SITE PAVING LEGEND:

- PROPOSED PCC CONCRETE SIDEWALK (4"PCC/4"AB), SEE DETAIL
- PROPOSED PCC CONCRETE PAVEMENT (6"PCC/6"AB), SEE DETAIL. CONCRETE IN FDOT ROW SHALL MEET FDOT STANDARDS
- PROPOSED ASPHALT PAVEMENT (1.5"ASC/2"AI/8" AB STONE), SEE DETAIL
- PROPOSED LANDSCAPE AND GRASS AREA, SEE LANDSCAPE PLAN



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TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 08.29.2022

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
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REVISED PER REVIEW COMMENTS	08.08.2022
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PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Civil Site Plan

C200

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF ALACHUA INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL EXISTING UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE (3) DAYS PRIOR TO ANY SITE WORK FOR IDENTIFICATION OF EXISTING UTILITIES.

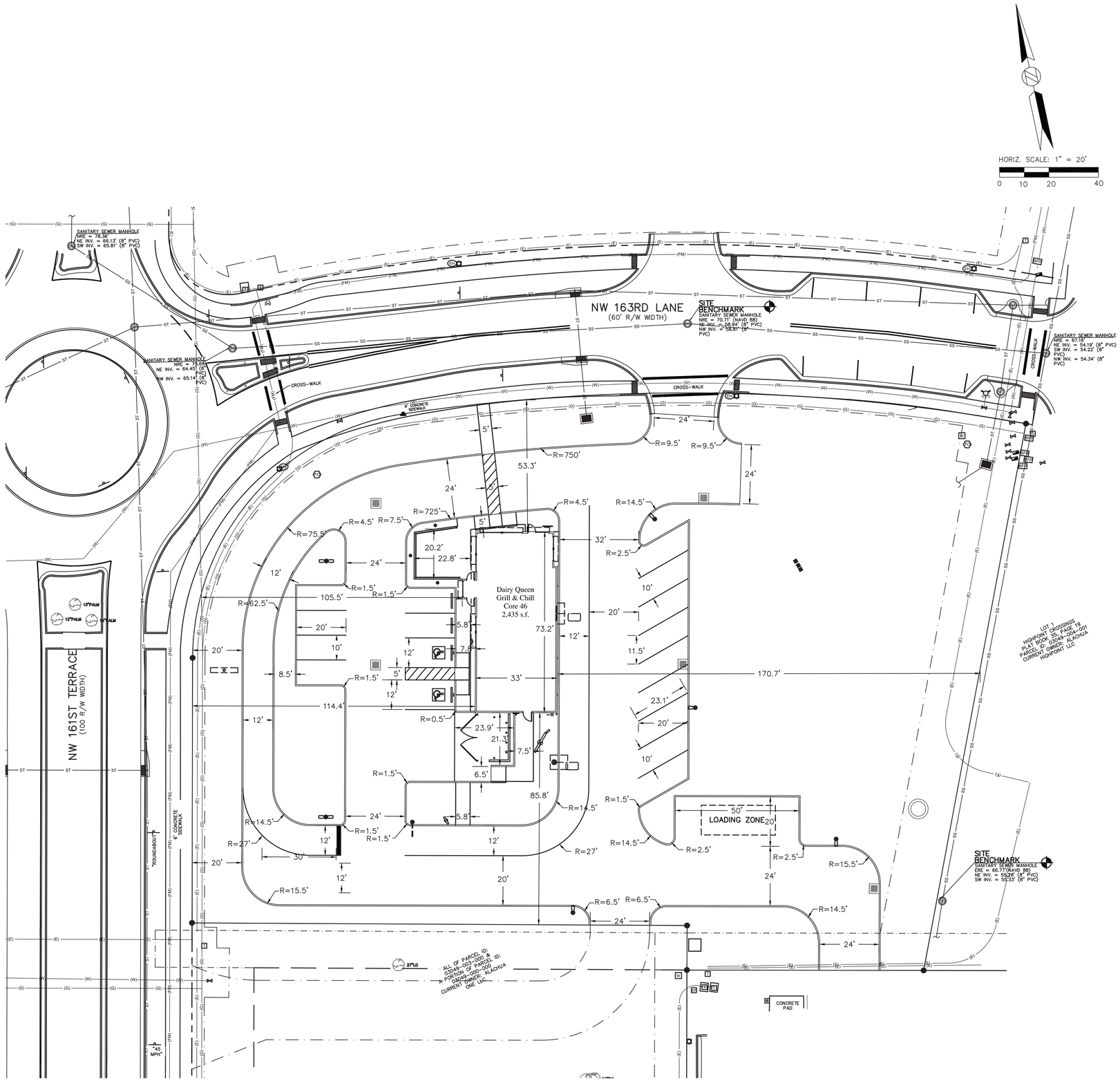
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.

HORIZONTAL CONTROL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF DISCREPANCIES.

ALL DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

ALL PARKING LOT CURB RADII ARE DIMENSIONED TO THE BACK OF CURB.



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New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Civil Site Plan
Horizontal
Control

C201

GENERAL GRADING AND DRAINAGE NOTES:

CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALACHUA REGARDING THE ENTRANCE CURB CUT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL PERMITS FOR THE ENTRANCE CURB CUT RECONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIREMENTS. ALL CONSTRUCTION SHALL MEET CITY CURRENT STANDARDS.

CONTRACTOR SHALL VERIFY AND PROVIDE POSITIVE DRAINAGE FROM THE PROPOSED BUILDING TO THE EXISTING PAVEMENT/GROUND TIE-IN POINTS.

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA, FL. AND FDOT CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF ALACHUA AND FDOT INFRASTRUCTURE (ABOVE OR BELOW GRADE VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

GRADING LEGEND/KEYNOTES:

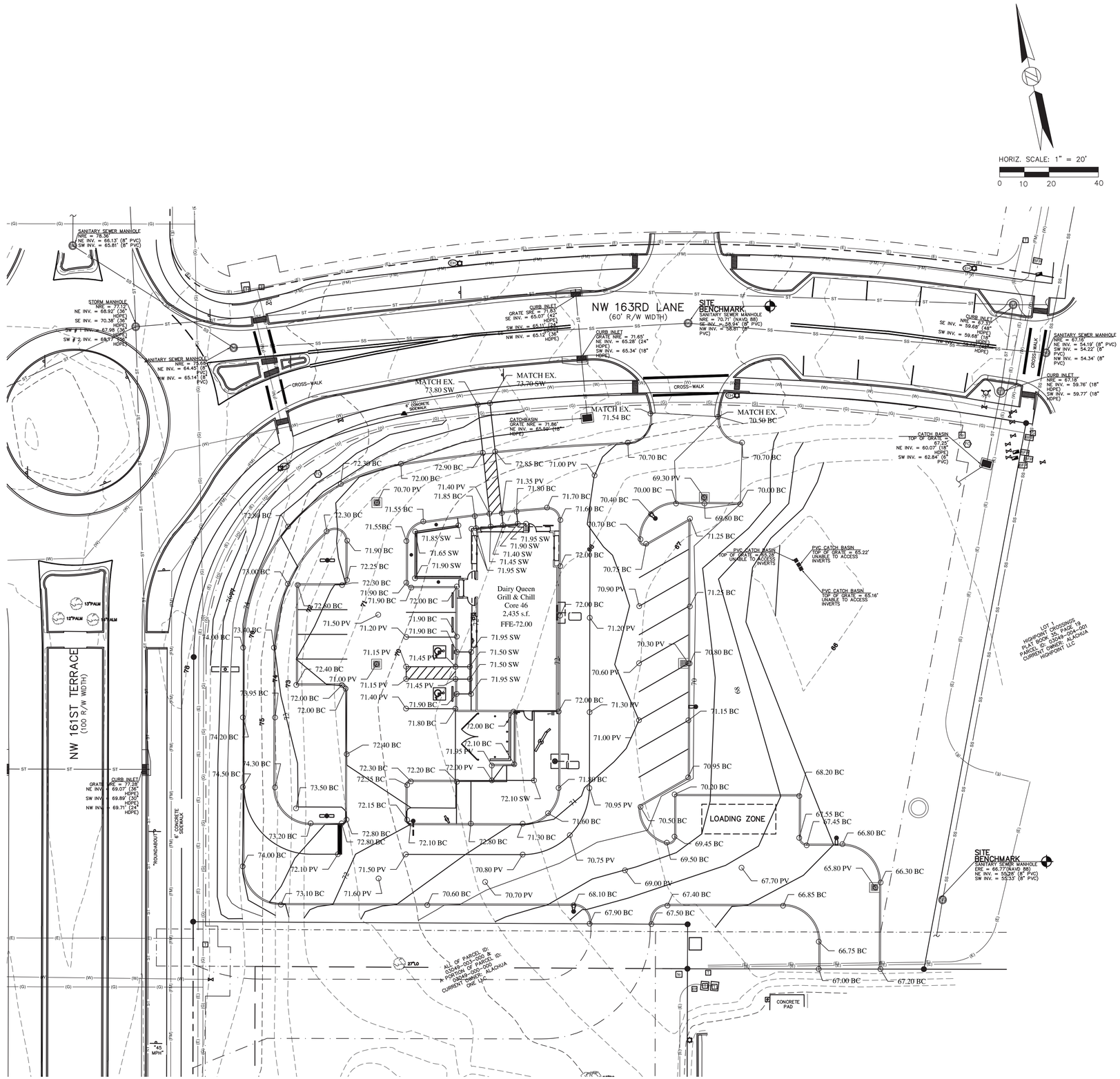
ALL GRADES ARE BACK OF CURB ELEVATIONS UNLESS OTHERWISE NOTED

- XXX.XX MATCH EX. — MATCH EXISTING GRADE
- XXX.XX BC — PROPOSED SPOT BACK OF CURB
- XXX.XX PV — PROPOSED SPOT GRADE PAVEMENT
- XXX.XX BLD — PROPOSED SPOT GRADE AT BUILDING
- XXX.XX SW — PROPOSED SPOT GRADE AT SIDEWALK
- XXX.XX GND — PROPOSED SPOT GRADE GROUND ELEVATION

- – – – – XXX – – – – – — EXISTING 1-FT CONTOUR LINE
- – – – – XXX – – – – – — EXISTING 5-FT CONTOUR LINE
- ——— XXX ——— — PROPOSED 1-FT CONTOUR LINE
- ——— XXX ——— — PROPOSED 5-FT CONTOUR LINE

FLOOD PLAIN NOTE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120D, EFFECTIVE DATE: JUNE 16, 2006.



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Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Grading Plan

C300

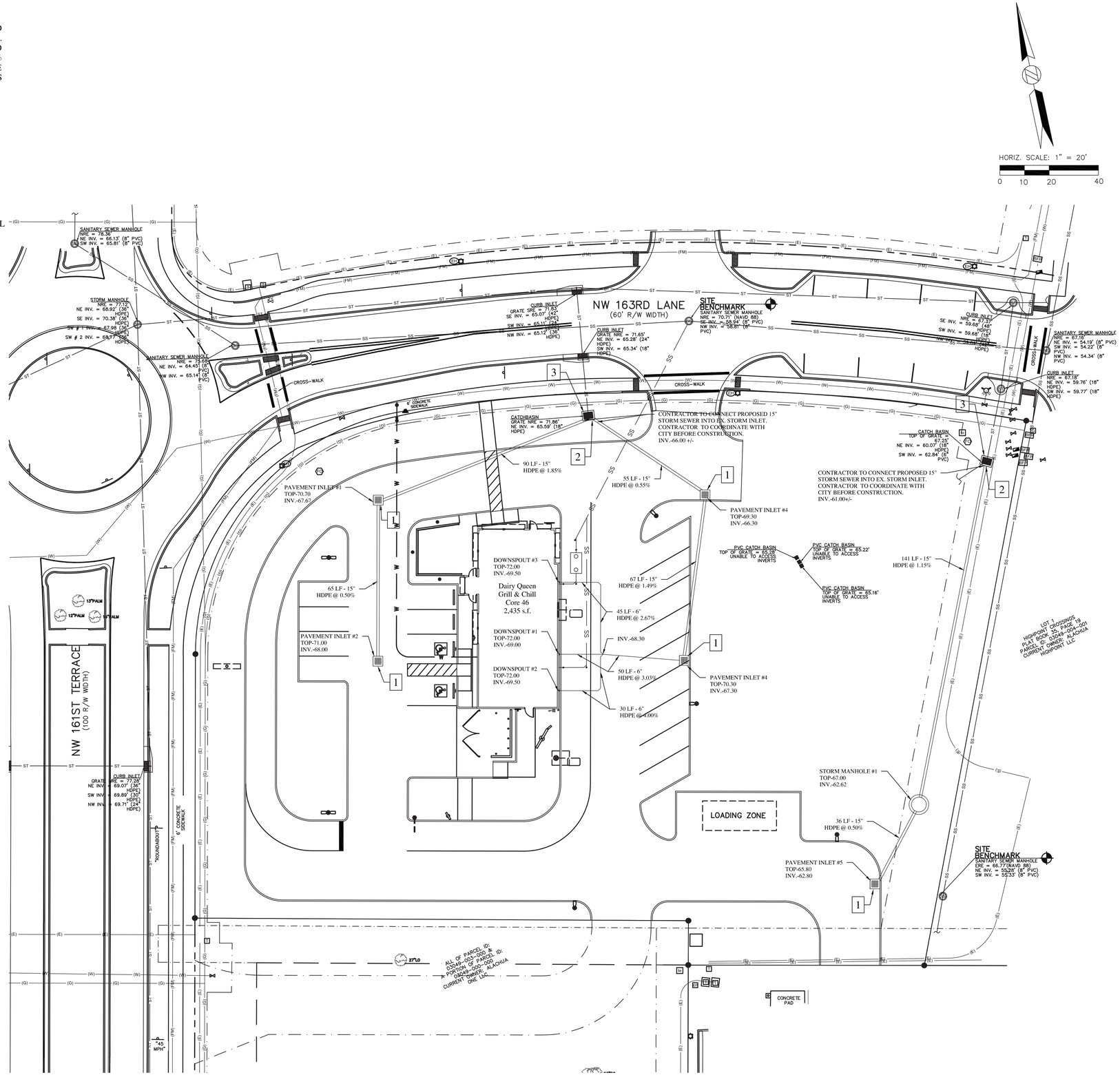
STORMWATER MANAGEMENT NOTE:

PER THE CITY OF ALACHUA REQUIREMENTS THE CONSTRUCTION OF THE PROPOSED DAIRY QUEEN SITE, THE STORMWATER FLOWS FOR THE NEW PROJECT WERE CONSIDERED. THE PROPOSED SITE STORM SEWER WILL TIE INTO AN EXISTING INLET THAT FLOWS TO OVERALL DEVELOPMENT. ALSO, THE PROPOSED DAIRY QUEEN SITE IS LESS THE THE 65% IMPERVIOUS ALLOWABLE AREA PER THE CITY. THEREFORE, NO ADDITIONAL ON-SITE DETENTION/RETENTION WILL BE PROVIDED. BASED BMPS, AS SHOWN ON THESE PLANS HAVE BEEN PROPOSED.

EXISTING IMPERVIOUS AREA:	0 S.F. (0.00 ACRES) (0.0%)
EXISTING PERVIOUS AREA:	66,762 S.F. (1.53 ACRES) (100.0%)
PARKING/SIDEWALK AREA:	31,490 S.F. (0.72 ACRES) (47.2%)
PROPOSED IMPERVIOUS AREA:	33,925 S.F. (0.78 ACRES) (50.8%)
PROPOSED PERVIOUS AREA:	32,837 S.F. (0.75 ACRES) (49.2%)
OPEN SPACE AREA:	32,837 S.F. (0.75 ACRES) (49.2%)

STORM DRAIN KEY NOTES:

1. PROPOSED STORM DRAIN INLET IN PAVEMENT AREAS, STORM DRAIN INLETS SHALL HAVE TRAFFIC RATED CAST IRON FRAME WITH SITE CAST CONCRETE
2. PROPOSED STORM PIPE CONNECTION TO EXISTING STORM SEWER. CONTRACTOR TO COORDINATE WITH CITY OF ALACHUA FOR CONNECTION POINT.
3. EXISTING STORM INLET TO REMAIN - CONTRACTOR TO PROTECT IN PLACE.



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PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Stormwater Drainage Plan

C400

SANITARY SEWER KEY NOTES

1. PROPOSED 6" PVC SDR-26 GREASE SANITARY SEWER SERVICE TO BUILDING AT INVERT = 67.50 ±. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
2. PROPOSED 6" PVC SDR-26 SANITARY SEWER SERVICE TO BUILDING AT INVERT = 68.00 ±. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
3. PROPOSED SANITARY SEWER CLEANOUT, SEE DETAIL.
4. PROPOSED 7 LF OF 6" PVC SDR-26 GREASE SANITARY SEWER LATERAL AT 2.00% MINIMUM.
5. PROPOSED 6 LF OF 6" PVC SDR-26 GREASE SANITARY SEWER LATERAL AT 2.00% MINIMUM.
6. PROPOSED GREASE INTERCEPTOR. TOP ELEVATION 71.40. UPSTREAM INV.-67.24, DOWNSTREAM INV.-66.99. SEE PLUMBING PLANS FOR DETAILS. MINIMUM SIZE SHALL BE 1,000 GALLONS. DURING CONSTRUCTION, SUBMIT SIZING CALCULATIONS TO DETERMINE WHETHER GREASE INTERCEPTOR SHALL BE UPSIZED.
7. PROPOSED 12 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 2.00%.
8. PROPOSED 61 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 2.67%.
9. PROPOSED 6 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 3.00%.
10. PROPOSED 100 LF OF 6" PVC SDR-26 SANITARY SEWER LATERAL AT 6.81%.
11. CONTRACTOR TO CONNECT PROPOSED 6" PVC SDR-26 SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER MANHOLE AT 60.00±. CONTRACTOR TO COORDINATE WITH SANITARY SEWER DISTRICT FOR SERVICE AND CONNECTION. CORE DRILL MANHOLE SO THAT THE CONNECTION FOR THE PROPOSED 6-INCH SANITARY SERVICE IS LESS THAN 2 FEET ABOVE THE MANHOLE INVERT.

WATER KEY NOTES

1. PROPOSED 2" DOMESTIC WATER SERVICE STUB INTO BUILDING. SEE PLUMBING PLANS FOR CONNECTION INTO BUILDING.
2. PROPOSED 2" DOMESTIC WATER LINE (FLEXIBLE TYPE "K" COPPER) TO BUILDING. MINIMUM BURY DEPTH 36" BELOW FINISHED GRADE.
3. PROPOSED 2" DOMESTIC WATER METER. CONTRACTOR TO COORDINATE INSTALLATION AND SERVICE WITH WATER COMPANY.
4. PROPOSED 2" DOMESTIC WATER SERVICE CONNECTION. CONTRACTOR TO COORDINATE INSTALLATION OF TAP AND SERVICE WITH WATER COMPANY.

DRY UTILITY KEY NOTES

1. PROPOSED ELECTRICAL SERVICE STUB TO BUILDING WITH TWO BOLLARDS TO PROTECT METER.
2. PROPOSED ELECTRICAL SERVICE FROM BUILDING TO NEW PAD MOUNTED TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY AND ELECTRICAL ENGINEER FOR SERVICE.
3. PROPOSED PAD MOUNTED TRANSFORMER WITH BOLLARDS. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY ON LOCATION AND SERVICE.
4. PROPOSED ELECTRICAL SERVICE FROM NEW PAD MOUNTED TRANSFORMER TO EXISTING POWER SOURCE. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY AND ELECTRICAL ENGINEER FOR SERVICE.
5. EXISTING ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY ELECTRICAL ENGINEER FOR CONNECTION AND SERVICE.
6. PROPOSED TELEPHONE AND DATA SERVICE STUB TO BUILDING.
7. PROPOSED TELEPHONE AND DATA CONNECTION TO EXISTING DATA SOURCE.
8. EXISTING TELEPHONE AND DATA SERVICE. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATION COMPANY FOR CONNECTION AND SERVICE.
9. PROPOSED GAS SERVICE STUB AND METER TO BUILDING, WITH TWO BOLLARDS TO PROTECT METER. CONTRACTOR TO COORDINATE METER, BOLLARD AND POC LOCATION WITH MEP ENGINEER CONSTRUCTION PLANS.
10. PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS COMPANY AND MEP ENGINEER FOR SERVICE.
11. EXSITING GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS COMPANY AND MEP ENGINEER FOR TAP AND SERVICE.
12. PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE LIGHTING PLAN FOR DETAILS.

NOTE:

ALL BUILDING POC SIZES AND LOCATIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO CONSULT THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER TO CONFIRM EXACT BUILDING SIZES AND LOCATIONS.

UTILITY CONTACTS

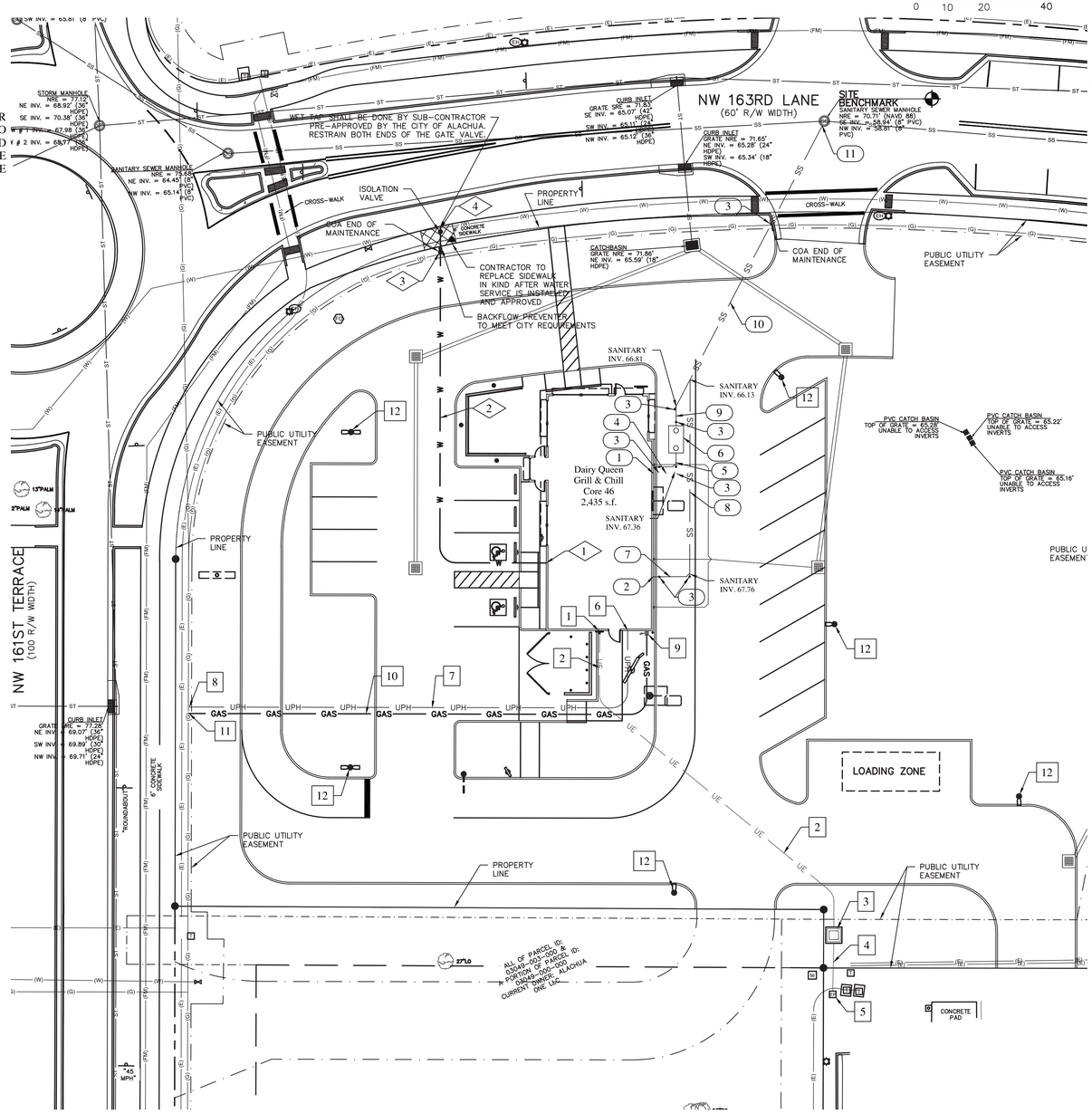
WATER:	CITY OF ALACHUA WATER DIVISION 386.418.61621
ELECTRIC:	CITY OF ALACHUA ELECTRIC 386.418.6185
GAS:	GAINESVILLE REGIONAL UTILITIES 352.334.3434
SANITARY SEWER:	CITY OF ALACHUA WASTEWATER DIVISION 386.418.6162
STORM SEWER:	CITY OF ALACHUA UTILITIES 386.418.6162
COMMUNICATIONS:	COX COMMUNICATIONS 833.390.2278

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES., STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

Sunshine811

FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG



ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

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NW 161st Terrace
Alachua, FL 32615
Alachua County

Site Utility Plan

C500

SEDIMENT AND EROSION CONTROL NOTES:

ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE IN COMPLIANCE WITH THE CITY OF ALACHUA AND THE ALACHUA COUNTY UTILITIES.

APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR/ESC RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS APPROVED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL PERMITTING.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR/ESC RESPONSIBLE PARTY FOR THE DURATION OF THE CONSTRUCTION.

THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND THAT TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED CONSTRUCTION ACTIVITIES. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR/ESC RESPONSIBLE PARTY AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEW OF THE ESC FACILITIES.

ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING WET SEASON OR SEVEN DAYS THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (SEEDING, MULCHING, ETC.)

ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN DAYS.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

ANY PERMANENT RETENTION/DETETNION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

PRIOR TO THE BEGINNING OF THE WET SEASON, ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER WEATHER. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE ESC INSPECTOR FOR REVIEW.

EROSION CONTROL BLANKETS, SOIL BINDERS, OR HYDROSEEDING SHALL BE USED TO PREVENT SOIL EROSION. AREAS THAT ARE EXPOSED FOR 14 DAYS OR MORE ARE INACTIVE AND MUST BE COVERED. ALL OTHER AREAS SHALL BE PROTECTED AS REQUIRED TO PREVENT SOIL EROSION.

EROSION AND SEDIMENT CONTROL BASIC PRACTICES:

PRESERVE AND PROTECT AREAS OF NATURAL VEGETATION. AREAS TO BE PRESERVED SHALL BE PROTECTED WITH SILT FENCING TO PREVENT DAMAGE FROM CONSTRUCTION OPERATIONS.

TAKE SPECIAL PRECAUTIONS TO PREVENT DAMAGE THAT COULD RESULT FROM DEVELOPMENT ACTIVITIES NEAR WATERCOURSES. LAKES, AND WETLANDS.

MINIMIZE THE EXTENT AND DURATION OF THE DEVELOPMENT AREA EXPOSED AT ONE TIME.

APPLY TEMPORARY EROSION CONTROL PRACTICES AS SOON AS POSSIBLE TO STABILIZE EXPOSED SOILS AND PREVENT ON-SITE DAMAGE.

INSTALL SEDIMENT BASINS OR TRAPS, FILTER BARRIERS, DIVERSIONS, AND PERIMETER CONTROL MEASURES PRIOR TO SITE CLEARING AND GRADING TO PROTECT THE DISTURBED AREA FROM OFF-SITE AND ON-SITE RUNOFF AND TO PREVENT SEDIMENT TRANSPORT TO AREAS DOWNSTREAM OF THE DEVELOPMENT SITE.

KEEP RUNOFF VELOCITIES LOW, AND RETAIN RUNOFF ON SITE AS MUCH AS POSSIBLE.

PROVIDE MEASURES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS.

IMPLEMENT FINAL GRADING AND INSTALL PERMANENT VEGETATION ON DISTURBED AREAS AS SOON AS POSSIBLE.

SITE AND BEST MANAGEMENT PRACTICE (BMPS) INSPECTIONS MUST BE COMPLETED WEEKLY, OR AFTER EACH STORM EVENT RESULTING IN MORE THAN 0.5 INCH OF RAINFALL. THE PURPOSE OF THE INSPECTIONS IS TO ASSESS AND DETERMINE WHETHER THE SOIL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE EROSION CONTROL PLAN ARE OPERATING PROPERLY AND EFFECTIVELY, AND TO INITIATE MAINTENANCE AS NEEDED. INSPECTIONS SHOULD INCLUDE A VISUAL OBSERVATION OF ALL DISTURBED AREAS OF THE REGULATED DEVELOPMENT, MATERIAL STORAGE AREAS, SEDIMENT AND EROSION CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND ACCESSIBLE DISCHARGE POINTS/OUTFALLS.

INSPECTIONS SHOULD BE COMPLETED AND CONDUCTED BY QUALIFIED INSPECTORS WHO ARE FAMILIAR WITH THE EROSION CONTROL PLAN AND THE BMPS IMPLEMENTED AT THE SITE. IN GENERAL, IF INSPECTIONS INDICATE THAT A BMP IS NOT OPERATING PROPERLY, IT IS RECOMMENDED THAT MAINTENANCE AND MODIFICATION OD THE BMP BE PERFORMED AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE AND NO LATER THAN SEVEN (7) CALENDAR DAYS FROM THE INSPECTION DATE, TO ENSURE ITS CONTINUED EFFECTIVENESS. MINIMUM MAINTENANCE STANDARDS FOR EACH SPECIFIC BMP ARE INCLUDED IN THE EROSION CONTROL PLAN.

THE REGULATED DEVELOPMENT MUST KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES DURING CONSTRUCTION AND MAKE THE PLAN AVAILABLE FOR REVIEW BY A FIELD REPRESENTATIVE UPON REQUEST.

EROSION AND SEDIMENTATION CONTROL RECOMMENDED CONSTRUCTION SEQUENCE:

1. CONTRACTOR TO CONDUCT A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR TO POST A SIGN WITH NAME AND PHONE NUMBER OF ESC RESPONSIBLE PARTY.
3. CONTRACTOR TO FLAG AND FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. CONTRACTOR TO INSTALL PERIMETER BARRIER, SILT FENCE, ETC.
7. CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
11. RELOCATED EROSION CONTROL MEASURES OR INSTALL NEW MEASURES AS SITE CONDITIONS CHANGE TO ENSURE THE SEDIMENT AND EROSION CONTROL IS ALWAYS IN ACCORDANCE WITH APPLICABLE STANDARDS.
12. COVER ALL AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14. SEED OF SOD ANY AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

LAND DISTURBANCE NOTE:

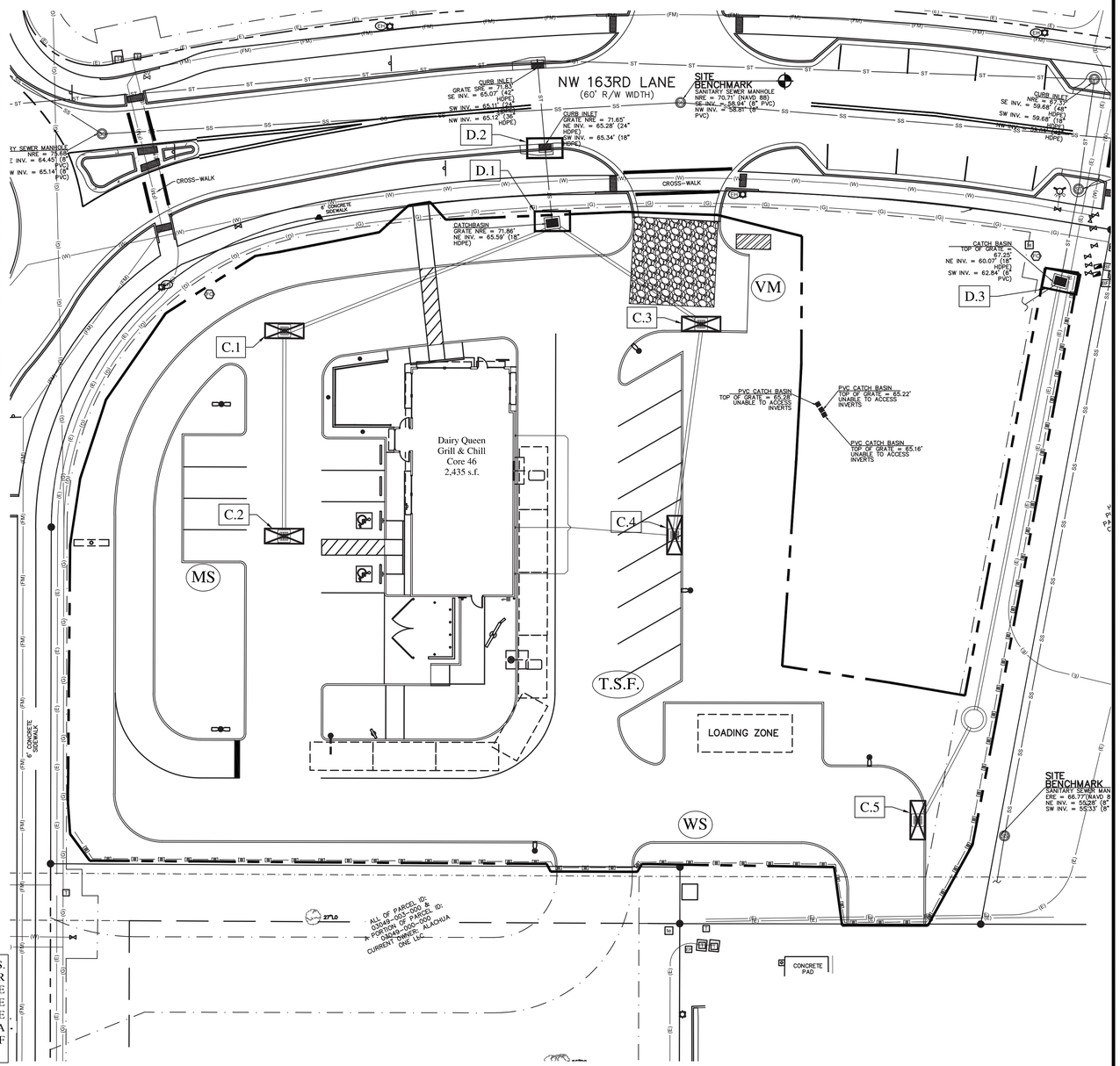
THE TOTAL SITE DISTURBANCE FOR THIS DEVELOPMENT IS 1.16 ACRES. SINCE THIS IS AREA IS MORE THAN ONE (1.00) ACRE, A NOI PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL BE REQUIRED. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MEET THE EROSION AND SEDIMENT CONTROL MEASURES PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF ALACHUA.

STREET SWEEPING NOTE:

CONTRACTOR SHALL SWEEP/REMOVE ALL SEDIMENT AND DEBRIS WITHIN THE ROADWAY AT THE END OF EACH DAY

EROSION AND SEDIMENT CONTROL KEY NOTES:

- A — LIMITS OF CONSTRUCTION
- B.X — PERIMETER EROSION BARRIER SILT FENCE
- C.X — PAVEMENT INLET/PIPE SEDIMENT PROTECTION
- D.X — INLET PROTECTION AT ALL POINTS OF STORMWATER DISCHARGE FROM SITE
- T.S.F. — TEMPORARY CONSTRUCTION SANITARY FACILITIES
- VM — STAGING AREA FOR VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE
- MS — STAGING AREA FOR CONSTRUCTION MATERIAL DELIVERY AND STORAGE
- WS — WASTE STORAGE AREA
- TEMPORARY CONCRETE WASHOUT AREA
- STABILIZED CONSTRUCTION ENTRANCE



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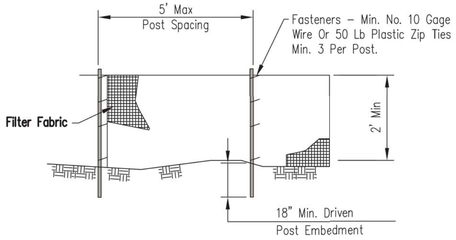
New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

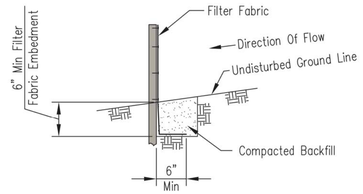
Sediment and Erosion Control Plan

C600

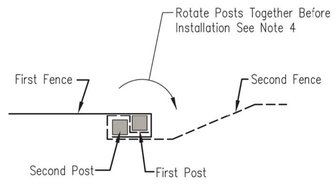


ELEVATION

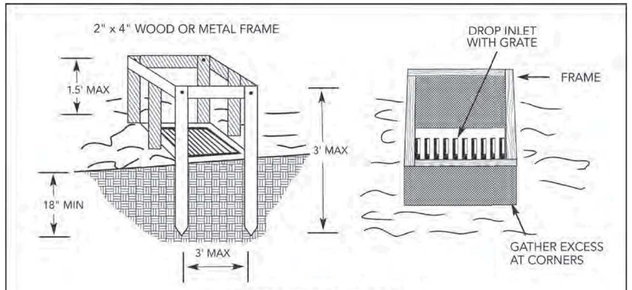
NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



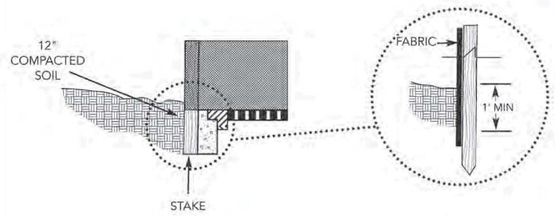
FABRIC ANCHOR DETAIL



SPLICE DETAIL–PLAN VIEW

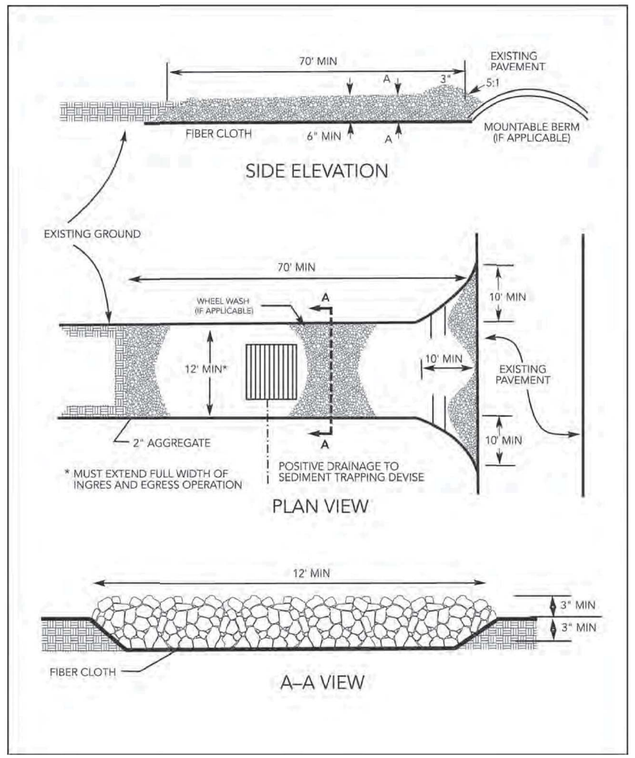


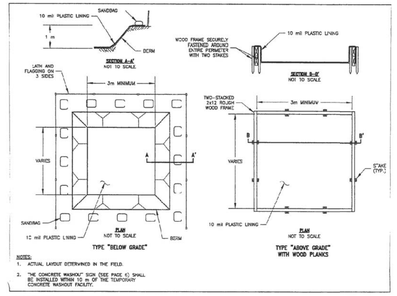
PERSPECTIVE VIEW

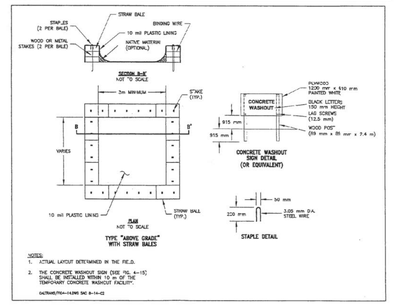


SIDE VIEW DETAIL A

NOTE: THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.







CONCRETE WASHOUT (CW)
N.T.S.

NOTES:
1. *ACTUAL LAYOUT DETERMINED IN THE FIELD.*
2. *THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.*

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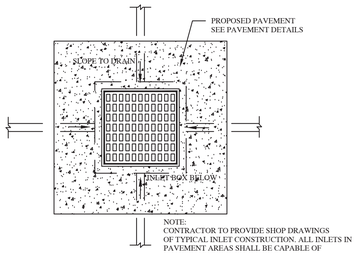
PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

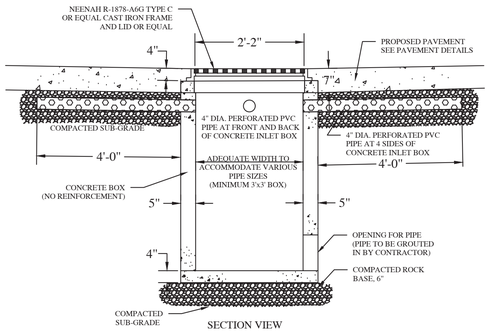
NW 161st Terrace
Alachua, FL 32615
Alachua County

Construction Details

C700



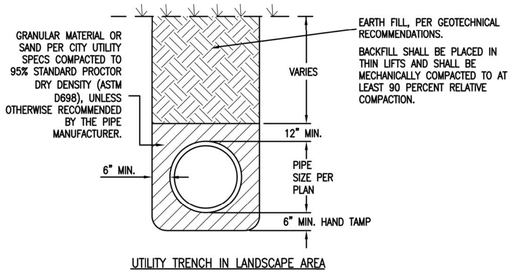
PLAN VIEW



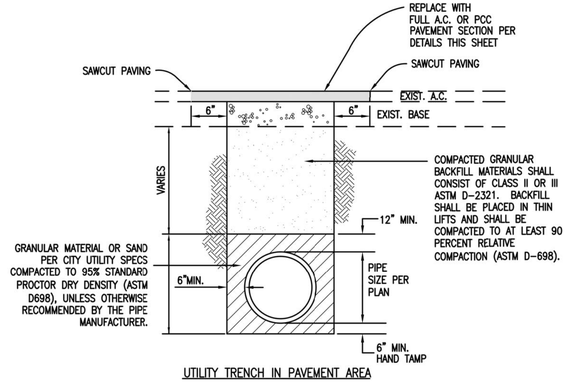
SECTION VIEW

PAVEMENT INLET DETAIL

NOT TO SCALE



UTILITY TRENCH IN LANDSCAPE AREA

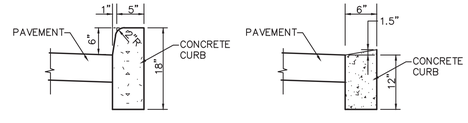


UTILITY TRENCH IN PAVEMENT AREA

*CONTRACTOR TO FOLLOW SPECIFIC UTILITY TRENCH DETAILS
AS REQUIRED BY UTILITY PROVIDERS. CONSULT WITH ENGINEER
PRIOR TO UTILITY TRENCH CHANGES PER DETAILS

UTILITY TRENCH DETAIL

NOT TO SCALE



STANDARD DEPRESSED

CONCRETE BARRIER CURB DETAIL

NOT TO SCALE

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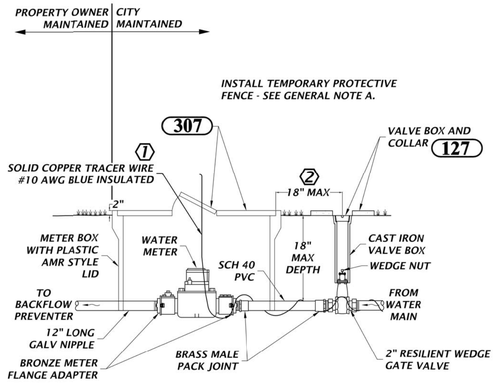
Alachua, FL 32615
Alachua County

Construction Details

C701



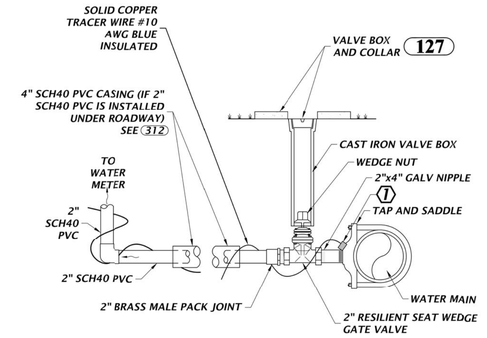
GENERAL NOTE:

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

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

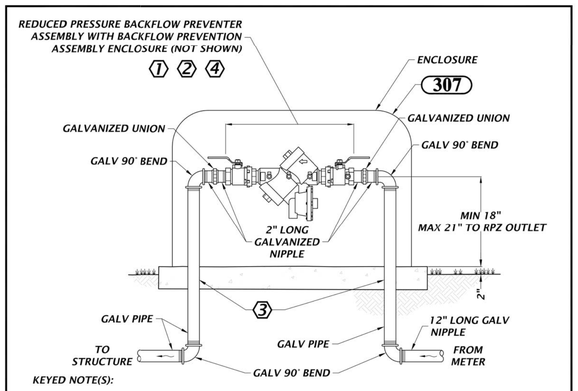
112 **1 1/2" AND 2" METER ASSEMBLY**
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

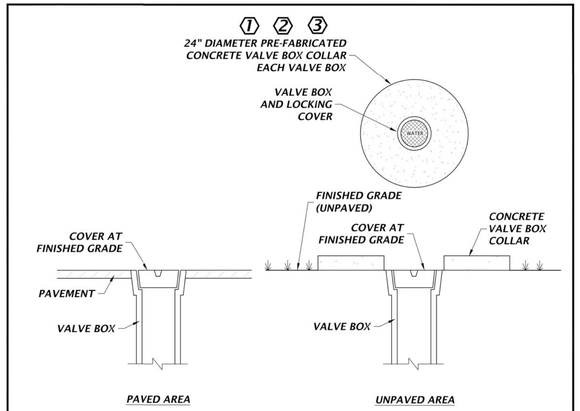
118 **2" WATER SERVICE CONNECTION**
NTS



KEYED NOTE(S):

1. 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. 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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Alachua County

Construction Details

C702

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

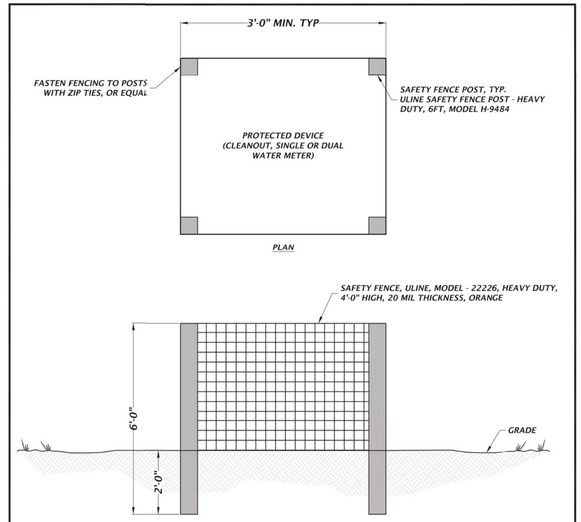
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5**
NTS



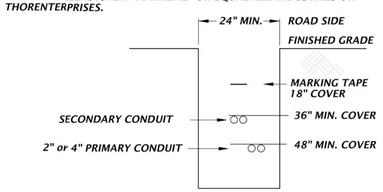
GENERAL NOTE(S):

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).

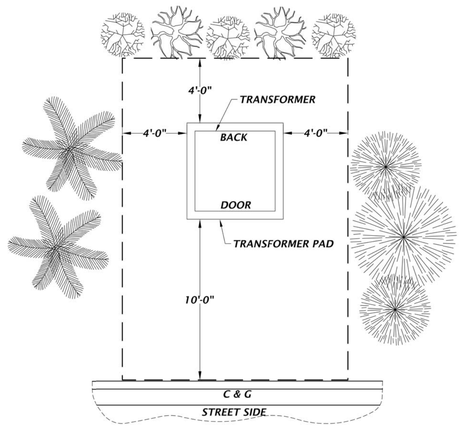
324 **TEMPORARY PROTECTIVE FENCE**
NTS

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTES:
1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.
2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

506 **TYPICAL CONDUIT TRENCH**
NTS



NOTES:
1. TO ALLOW ROOM FOR CONSTRUCTION AND MAINTENANCE, PROVIDE A MINIMUM OF TEN (10) FEET OF CLEARANCE IN FRONT OF DOORS AND FOUR (4) FEET OF CLEARANCE ON ALL OTHER SIDES OF PAD MOUNTED EQUIPMENT EQUIPMENT. DO NOT PLACE TREES, SHRUBS OR OTHER OBSTRUCTIONS IN THIS AREA.
2. ABBREVIATION: C & G = CURB AND GUTTER

557 **TYPICAL PAD-MOUNTED EQUIPMENT CLEARANCE**
NTS

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Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED TO CLIENT	04.22.2022
REVISED PER REVIEW COMMENTS	08.08.2022
REVISED PER REVIEW COMMENTS	08.29.2022

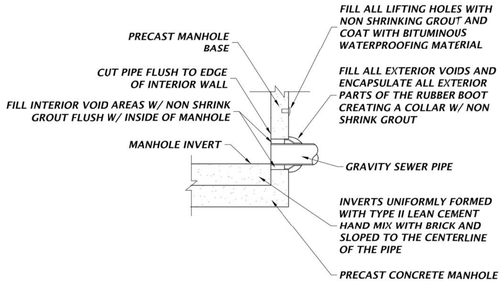
PROJECT NUMBER: 21-163

New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Construction Details

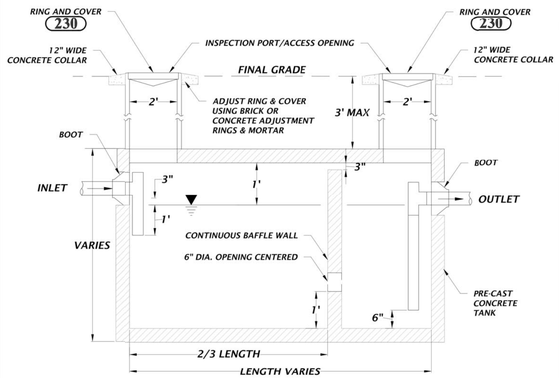
C703



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

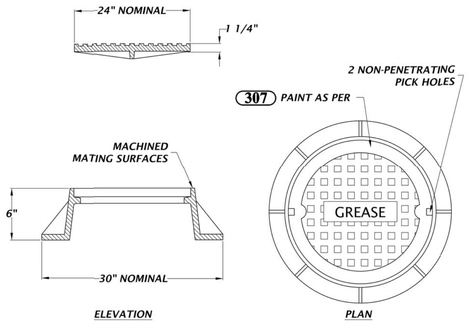
209 MANHOLE PIPE CONNECTION
NTS



GENERAL NOTE(S):

1. 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.

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

Architect:
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PH. 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:
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4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654

TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 08.29.2022

ENGINEER OF RECORD:
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Florida PE # 84079

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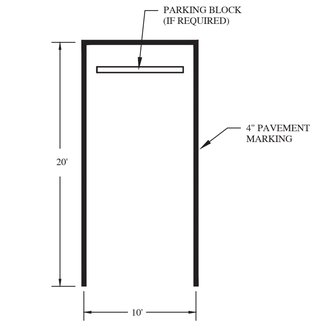
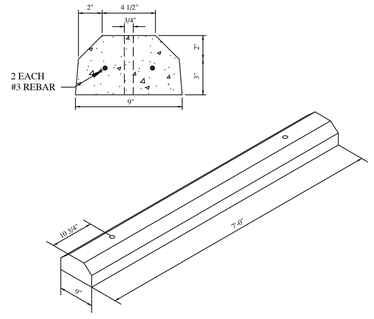


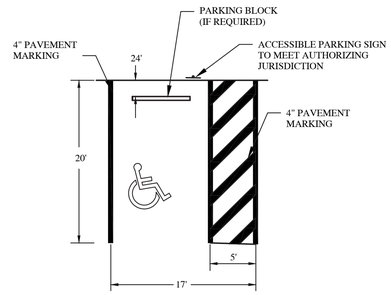
PARKING SPACE DETAIL

NOT TO SCALE



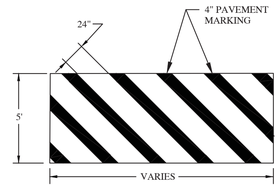
PARKING BLOCK DETAIL

NOT TO SCALE



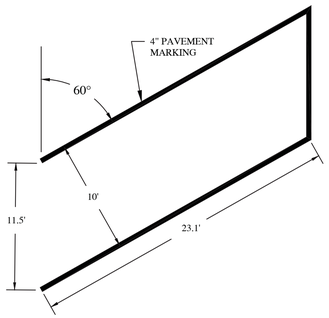
ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE



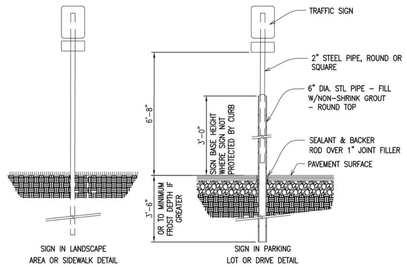
PEDESTRIAN ACCESS PAVEMENT MARKING DETAIL

NOT TO SCALE



PARKING SPACE DETAIL - 60°

NOT TO SCALE



SIGN POST DETAIL

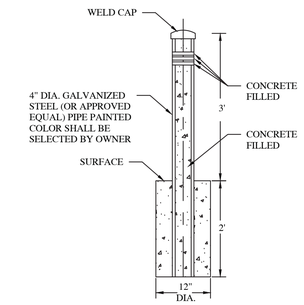
NOT TO SCALE

NOTES:

- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH PARKING STALL OR SPACE. USE MUTCD SIGN R99A OR APPROVED EQUAL.
- AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "$50 TO $300 FINE" PER THE STATE OF FLORIDA.
- VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATE " VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. USE MUTCD SIGN R7-8B OR APPROVED EQUAL.
- SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- THE BOTTOM OF THE LOWEST SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 6'-8" ABOVE THE SURROUNDING SURFACE WHEN ADJACENT TO AN ACCESSIBLE PATH.
- REFER TO DETAIL ON THIS SHEET FOR THE ACCESSIBLE SIGN POST DETAIL.

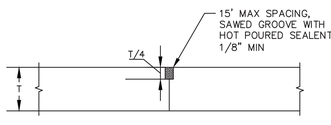
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



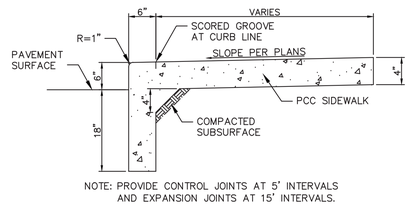
PIPE BOLLARD DETAIL

NOT TO SCALE



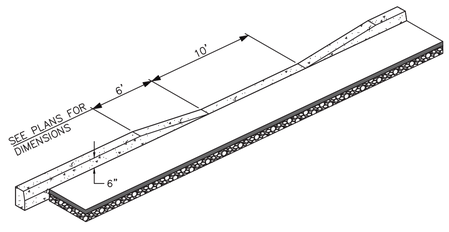
SAWED TRANSVERSE JOINT

NOT TO SCALE



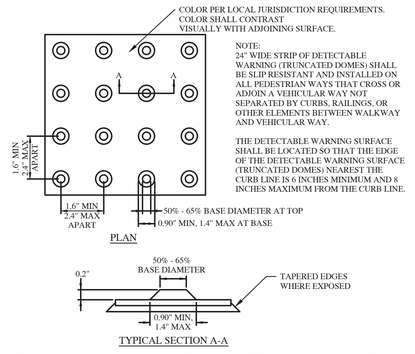
TURN DOWN CURB AND SIDEWALK

NOT TO SCALE



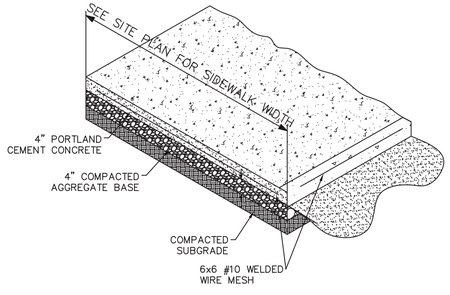
CURB TAPER DETAIL

NOT TO SCALE



DETECTABLE WARNING (TRUNCATED DOMES) DETAIL

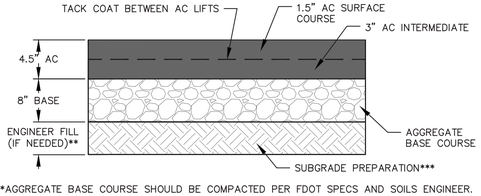
NOT TO SCALE



TYPICAL SIDEWALK DETAIL

NOT TO SCALE

NOTES:
USE MINIMUM THICKNESS OF MATERIALS LISTED BELOW, THICKNESS NOTED REPRESENTS THE MINIMUM COMPACTED THICKNESS BASED UPON THE GEOTECHNICAL REPORT.



*AGGREGATE BASE COURSE SHOULD BE COMPACTED PER FDOT SPECS AND SOILS ENGINEER.

**UNSUITABLE SOILS/UNDOCUMENTED FILL MAY NEED TO BE REMOVED AND REPLACED WITH ENGINEER FILL EXTENDING TO SUITABLE NATIVE SOILS. SUITABLE SUBGRADE SHALL BE DETERMINED BY THE SOILS ENGINEER. FILL SOILS SHOULD BE PLACED IN LOOSE MAX 8" THICK LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 98% OF MAX DRY DENSITY (ASTM D698).

***THE PREPARED SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 98% OF THE MAX DRY DENSITY (ASTM D698). CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE. SEE SOILS REPORT FOR DETAILS.

ASPHALT PAVEMENT (HEAVY DUTY)

NOT TO SCALE

NOTES:
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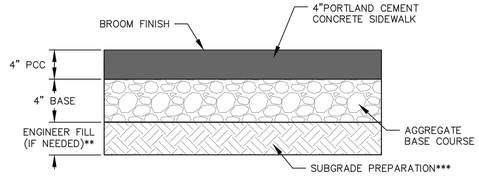

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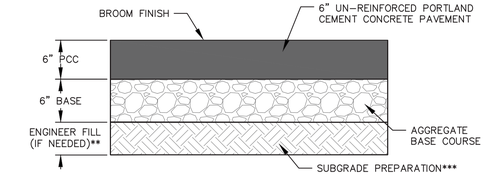
CONCRETE SIDEWALK PAVEMENT DETAIL

NOT TO SCALE

NOTES:
USE MINIMUM THICKNESS OF MATERIALS LISTED BELOW, THICKNESS NOTED REPRESENTS THE MINIMUM COMPACTED THICKNESS BASED UPON THE GEOTECHNICAL REPORT.



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DRIVE THRU/DUMPSTER CONCRETE PAVEMENT DETAIL

NOT TO SCALE

Architect:

JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MISSOURI 63011
PH. 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:

REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654

TODD REYLING LICENSE No. 84079 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSE EXPIRES - 02.28.2023
DATE SIGNED - 08.29.2022

ENGINEER OF RECORD:
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New Ground Up Building for:
Dairy Queen

NW 161st Terrace
Alachua, FL 32615
Alachua County

Construction Details

C705

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN GOVERNMENT LOT 7, SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

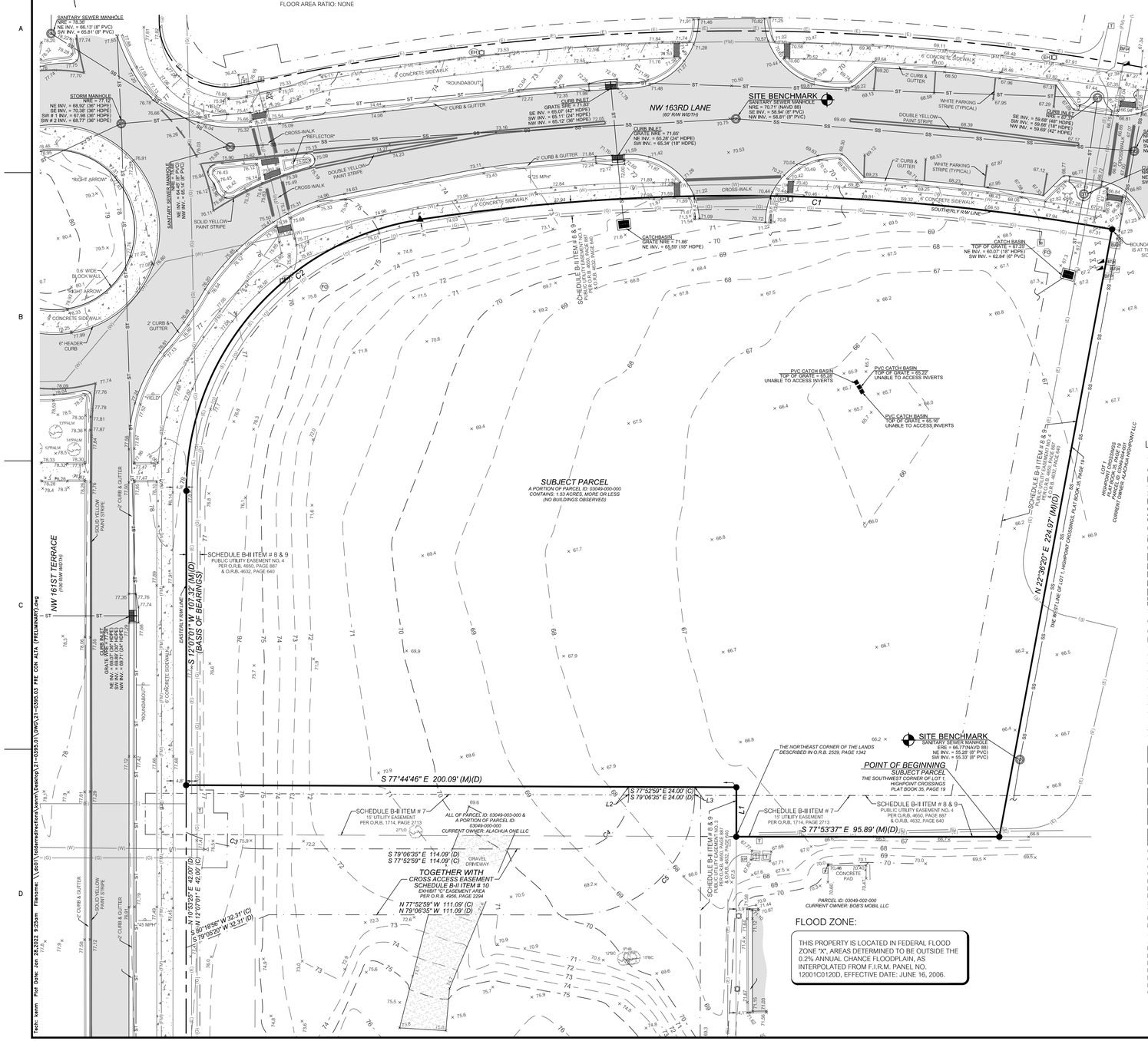
GRAPHIC SCALE
0 10 20 40

ZONING INFORMATION:
(PER WWW.MAPGENIUS.ALACHUACOUNTY.US & MUNICODE.COM)

ZONING: COMMERCIAL, INTENSIVE (CI)

BUILDING SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 0'

BUILDING REQUIREMENTS:
BUILDING HEIGHT: 65' (200' USING THE SPECIAL EXCEPTION PROCESS)
FLOOR AREA RATIO: NONE



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 F.I.R.M. PANEL NO. 12001C0120D, EFFECTIVE DATE: JUNE 16, 2006.

DESCRIPTION:
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 10055871, DATED DECEMBER 21, 2021)

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 22°36'20" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 163RD LANE (60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.99 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 161ST TERRACE (100 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 12°07'01" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 77°44'46" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°53'37" EAST, A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.53 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 12°07'01" WEST FOR THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE. SAID BEARING BEING IDENTICAL TO THE PLAT OF HIGHPOINT CROSSING, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 10055871, DATED DECEMBER 21, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. 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.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. 8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
9. VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT NAME 2602018BM1, WITH A PUBLISHED ELEVATION OF 89.45 FEET (NAVD 88).
10. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
11. THERE ARE ZERO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SCHEDULE B-II EXCEPTIONS:
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 10055871, DATED DECEMBER 21, 2021)

ITEM # 6: THIS PARCEL IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHPOINT CROSSING RECORDED IN OFFICIAL RECORDS BOOK 4650, PAGE 844; AND AS MAY BE SUBSEQUENTLY AMENDED. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 7: THIS PARCEL IS SUBJECT TO THE EASEMENT(S) IN FAVOR OF CITY OF ALACHUA SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 2713. (GRAPHICALLY SHOWN HEREON)

ITEM # 8: THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVIDERS AGREEMENT FOR HIGHPOINT CROSSING BETWEEN ALACHUA A ONE LLC AND THE CITY OF ALACHUA RECORDED IN BOOK 4632, PAGE 640. (GRAPHICALLY SHOWN HEREON)

ITEM # 9: THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT BETWEEN ALACHUA A ONE, LLC AND CITY OF ALACHUA RECORDED IN BOOK 4650, PAGE 887. (GRAPHICALLY SHOWN HEREON)

ITEM # 10: THIS PARCEL IS SUBJECT TO THE ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4956, PAGE 2294. (GRAPHICALLY SHOWN HEREON)

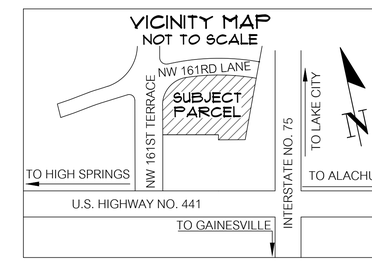
LEGEND:

- = BENCHMARK
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = TRANSFORMER
- = WOODEN POWER POLE
- = CONCRETE LIGHT POLE
- = ELECTRIC BOX
- = ELECTRIC HANDHOLE
- = CLEANOUT
- = SANITARY SEWER MANHOLE
- = SEWER VALVE
- = STORM SEWER MANHOLE
- = STORM INLET
- = CURB INLET
- = GAS LINE MARKER
- = FIBER OPTIC BOX
- = TELEPHONE PEDESTAL
- = WATER VALVE
- = WATER METER
- = SIGN
- = TREE (SIZE AND TYPE AS NOTED)
- = POST (SIZE & TYPE AS NOTED)
- = MONITORING WELL
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- ST = STORM SEWER LINE
- (W) = UNDERGROUND WATER LINE PER PLANS
- (FO) = UNDERGROUND FIBER OPTIC LINE PER PLANS
- (G) = UNDERGROUND GAS LINE PER PLANS
- CTV = UNDERGROUND CABLE TV LINE PER PLANS
- (E) = UNDERGROUND ELECTRIC LINE PER PLANS
- (FM) = UNDERGROUND FORCE MAIN LINE PER PLANS
- 75 = CONTOUR LINE
- = END OF FEATURE NOT DETERMINED
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = BROKEN ASPHALT & CONCRETE SURFACE
- = DETECTABLE WARNING SURFACE
- = GRAVEL SURFACE

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
(C) = CALCULATED DATA BASED ON SURVEY BASIS OF BEARINGS
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
HWY = HIGHWAY
NRE = NORTH RIM ELEVATION
SRE = SOUTH RIM ELEVATION
WRE = WEST RIM ELEVATION
ERE = EAST RIM ELEVATION
NAVD = NORTH AMERICAN VERTICAL DATUM
X 75.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 75.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LO = LIVE OAK
HB = HACKBERRY
BC = BLACK CHERRY
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M/D)	S 12°07'01" W	18.00'
L2(D)	N 16°53'25" E	3.00'
L2(C)	N 12°07'01" E	3.00'
L3(D)	S 16°53'25" W	3.00'
L3(C)	S 12°07'01" W	3.00'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)(D)	253.10'	770.00'	18°50'01"	127.71'	251.97'	N 77°06'05" W
C2(M)(D)	142.01'	100.00'	81°21'53"	85.96'	130.37'	S 52°47'58" W
C3(C)	27.88'	63.75'	25°03'32"	14.17'	27.66'	S 65°21'15" E
C3(D)	27.88'	63.75'	25°03'32"	14.17'	27.66'	S 66°34'51" E
C4(C)	31.41'	20.00'	89°58'58"	19.99'	28.28'	N 57°07'01" E
C4(D)	31.41'	20.00'	89°58'58"	19.99'	28.28'	N 55°53'25" E
C5(C)	69.12'	44.00'	90°00'31"	44.01'	62.23'	S 57°07'01" W
C5(D)	69.12'	44.00'	90°00'31"	44.01'	62.23'	S 55°53'25" W



SURVEYOR'S CERTIFICATION:
TO: CROSSROADS PORTFOLIO, INC.; SYNOVUS BANK, ISAOA; FIDELITY NATIONAL TITLE INSURANCE COMPANY; COMMUNITY TITLE, LLC:

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)(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2021.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6791
AARONH@CHW-INC.COM

January 28, 2022
DATE OF PLAT OR MAP:

CHW
Professional Consultants
18801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1" = 20'
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: 12/09/2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0395.03

TECHNICIAN: KWM
CREW CHIEF: NH
CHECKED BY: AHH
FIELD BOOK & PAGE: 629 / 13 - 15

SEE SURVEYOR'S CERTIFICATE

This map prepared by:
AARON H. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Professional Surveyor & Mapper Fla. License No. 6791
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: kmm Plot Date: Jan 28,2022 9:25am Filename: \\cdot\Underdrive\Users\Desktop\21-0395.03\DWG\21-0395.03 PRE CON ALTA (PRELIMINARY).dwg

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

4. PLANTINGS SHALL COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS' AS PUBLISHED BY THE FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES.

5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.

6. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

7. SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE ZOYSIA GRASS OR OTHER TURF GRASS APPROPRIATE FOR THE AREA.

8. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

9. RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

12. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

13. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

14. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.

15. INSTALL SMALL RIVER ROCK IN PLANT BEDS AROUND BUILDING, AS NOTED ON PLAN, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF SMALL RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF SMALL RIVER ROCK TO BE 2" TO 4".

16. USE SHREDDED CEDAR WOOD MULCH IN ALL OTHER PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.

17. PLANTING BEDS RECEIVING RIVER ROCK OR SHREDDED CEDAR WOOD MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

18. PLACE 4" OF MULCH IN ALL TREE SAUCERS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.

19. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

20. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

21. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

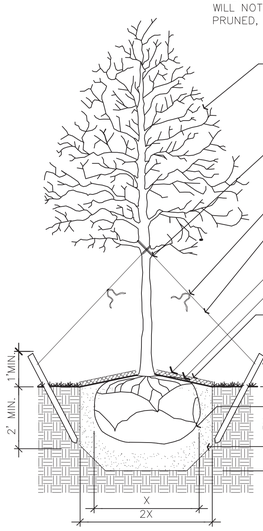
22. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. PER SECTION 6.2.2(D)(7)(b)(vi), A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN SECTION 6.2.2(D)(7) HAVE BEEN MET.

PLANTING LEGEND

SOD/SEED

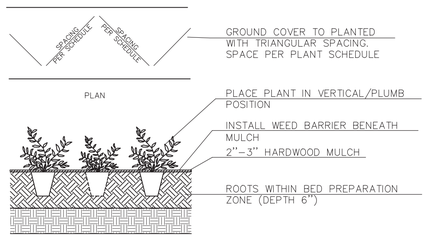
PAVEMENT

TREES THAT NATURALY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.



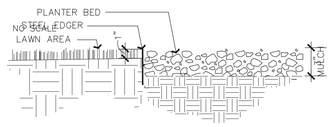
1 TREE PLANTING DETAIL

IN TURF AREAS — NO SCALE



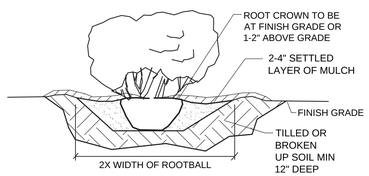
2 GROUND COVER DETAIL

NO SCALE



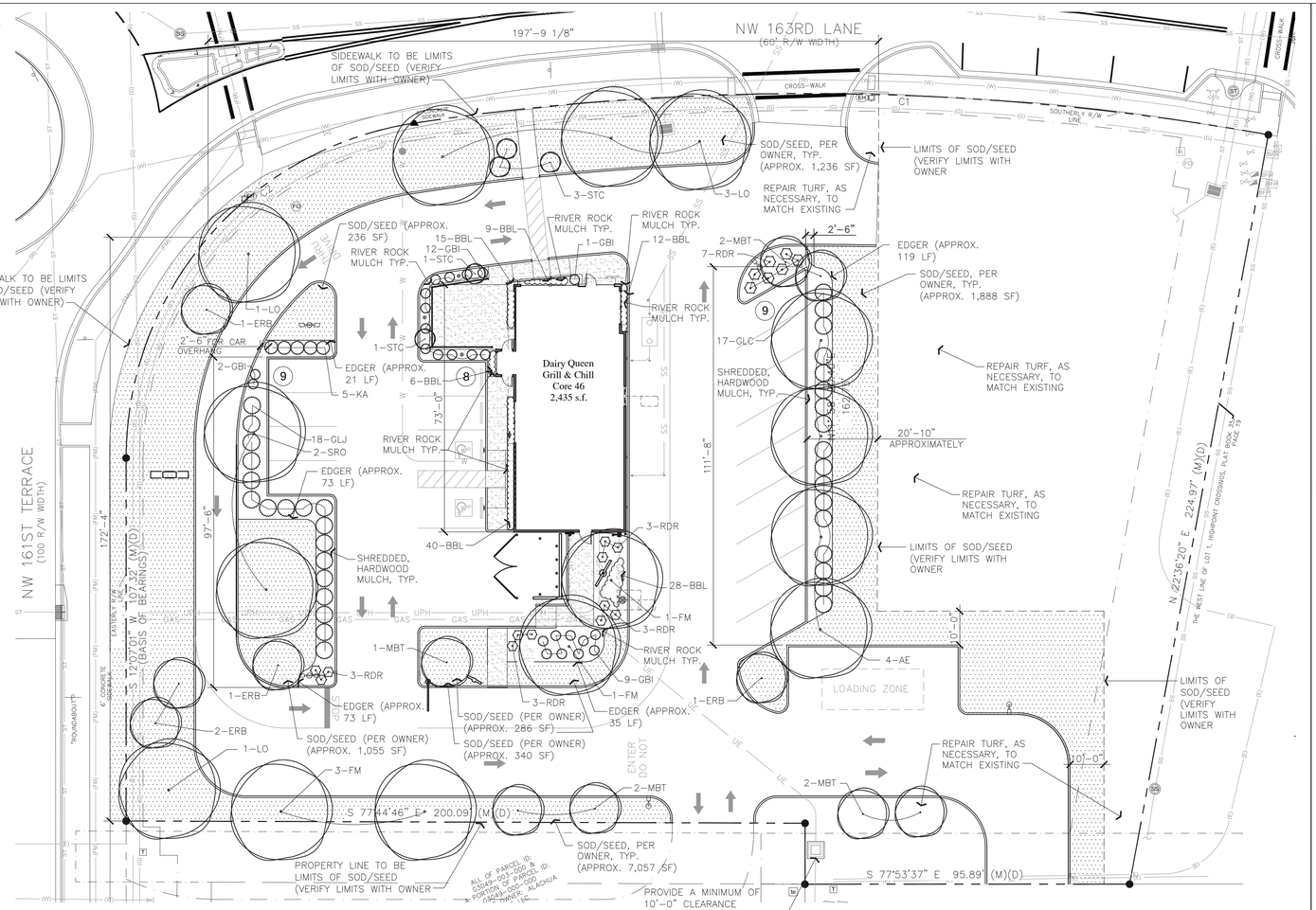
3 EDGER DETAIL

NO SCALE



4 SHRUB DETAIL

NO SCALE



SITE PLANTING PLAN

1" = 20'-0"

0 20' 40'

North

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

TOTAL OPEN SPACE:

66,763.8 TOTAL SF @ 10% = 6,676.4 SF OF OPEN SPACE REQUIRED

27,216 SF OPEN SPACE PROVIDED

TOTAL LANDSCAPED AREA:

66,763.8 TOTAL SF @ 10% = 6,676.4 SF OF LANDSCAPED AREA REQUIRED

27,216 SF LANDSCAPED AREA PROVIDED

LANDSCAPE CODE CALCULATIONS

SITE LANDSCAPING:

Required: 3 Canopy Trees/acre on NW 163rd Lane = .9 Acre x 3 = 3 Trees Required
Provided: 3 Canopy Trees on NW 163rd Lane Proposed

Required: 3 Canopy Trees/acre on NW 161st Terrace = .9 Acre x 3 = 3 Trees Required
Provided: 3 Canopy Trees on NW 161st Terrace Proposed

Required: 2 Canopy Trees/acre on South & East of Building = .9 Acre x 2 = 2 Trees Required
Provided: 2 Canopy Trees South & East of Building Proposed

Required: 4 Canopy Trees/100 LF facade = 4 Canopy Trees Required
Provided: 4 Canopy Trees Planted in Front of the Facade of the Building Proposed

Required: 6 Understory Trees/Acre (50% in front of building, 25% on sides) = .9 Acre x 6 Understory Trees, 3 in Front of Building, 2 on each side
Provided: 6 Understory Trees

PARKING LOT LANDSCAPING:

1 Canopy or Understory/1,800 SF total Parking Area = 9,099 / 1,800 = 5 Trees Required

PARKING LOT BUFFER:

Required: 4 Canopy Trees & 2 Understory Trees/100 LF of Exterior Parking Perimeter
East Parking = 112 LF/100 = 1 x 4 = 4 Canopy Trees & 1 x 2 = 2 Understory Trees Required
Provided: 4 Canopy Trees & 2 Understory Trees
West Parking: 98 LF/100 = 1 x 4 = 3.6 or say 4 Canopy Trees & 1 x 2 = 2 Understory Trees Required
Provided: 4 Canopy Trees & 2 Understory Trees

PERIMETER BUFFER:

Required: Type B Buffer along North Property Line (1 Canopy/50 LF & 1 Understory Tree/40 LF): 198 LF/60 = 3.9 or say 4 Canopy Trees Required & 198 LF/40 = 4.9 or say 5 Understory Trees less 50% (due to adjacent vacant parcel) = 2 Canopy Trees & 3 Understory Trees Required
Provided: 2 Canopy and 3 Understory Trees Provided

Required: Type B Buffer along South Property Line (1 Canopy/50 LF & 1 Understory Tree/40 LF): 296 LF/50 = 5.9 or say 6 Canopy Trees & 296 LF/40 = 7.4 or say 8 Understory Trees less 50% (due to adjacent vacant parcel) = 3 Canopy & 4 Understory Trees Required
Provided: 3 Canopy & 4 Understory Trees Provided

Required: Type B Buffer along West Property Line (1 Canopy/50 LF & 1 Understory Tree/40 LF): 173 LF/50 = 3.5 or say 4 Canopy Trees & 173 LF/40 = 4.3 or say 5 Understory Trees less 50% (due to adjacent vacant parcel) = 2 Canopy & 3 Understory Trees Required
Provided: 2 Canopy & 3 Understory Trees Provided

Required: Type A Buffer along East Property Line (1 Canopy & 1 Understory Tree/60 LF): 225 LF/60 = 3.7 or say 4 Canopy & 4 Understory Trees Required less 50% (due to adjacent vacant parcel) = 2 Canopy & 2 Understory Trees Required
Provided: 2 Canopy & 2 Understory Trees Provided

PLANT MATERIAL SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES			
AE	4	ALLEE ELM	ULMA PARVIFOLIA 'ALLEE'	2-1/2" CAL.	8' MIN. HT.
FM	4	FLORIDA MAPLE	ACER FLORIDANUM	2-1/2" CAL.	8' MIN. HT.
LO	5	LIVE OAK	QUERCUS VIRGINIANA	2-1/2" CAL.	8' MIN. HT.
SRO	2	SOUTHERN RED OAK	QUERCUS FALCATA		8' MIN. HT.
		UNDERSTORY TREES			
ERB	5	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	
MBT	7	MAJESTIC BEAUTY TREE	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY TREE'	2" CAL.	
STC	5	SARGENT TINA CRABAPPLE	MALUS 'SARGENT TINA'	2" CAL.	OR SIMILAR TREE
		DECIDUOUS SHRUBS			
RDR	19	RED DRIFT ROSE	ROSA 'MEIGALPIO'	3 GAL.	
		EVERGREEN SHRUBS			
GBI	24	GEM BOX GALBERRY	ILEX GLABRA 'GEM BOX'	3 GAL.	
GLJ	35	GOLD LACE JUNIPER	JUNIPERUS CHINENSIS 'GOLD LACE'	3 GAL.	
KA	5	KALEIDOSCOPE ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GAL.	
		PERENNIALS			
BBL	101	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	5"-1 GAL. POT	PLANT 18" O.C.

New Ground-up Building

DAIRY QUEEN

NW 161st Terrace
Alachua, Florida
Alachua County

Issued/Revised Date

For City Review

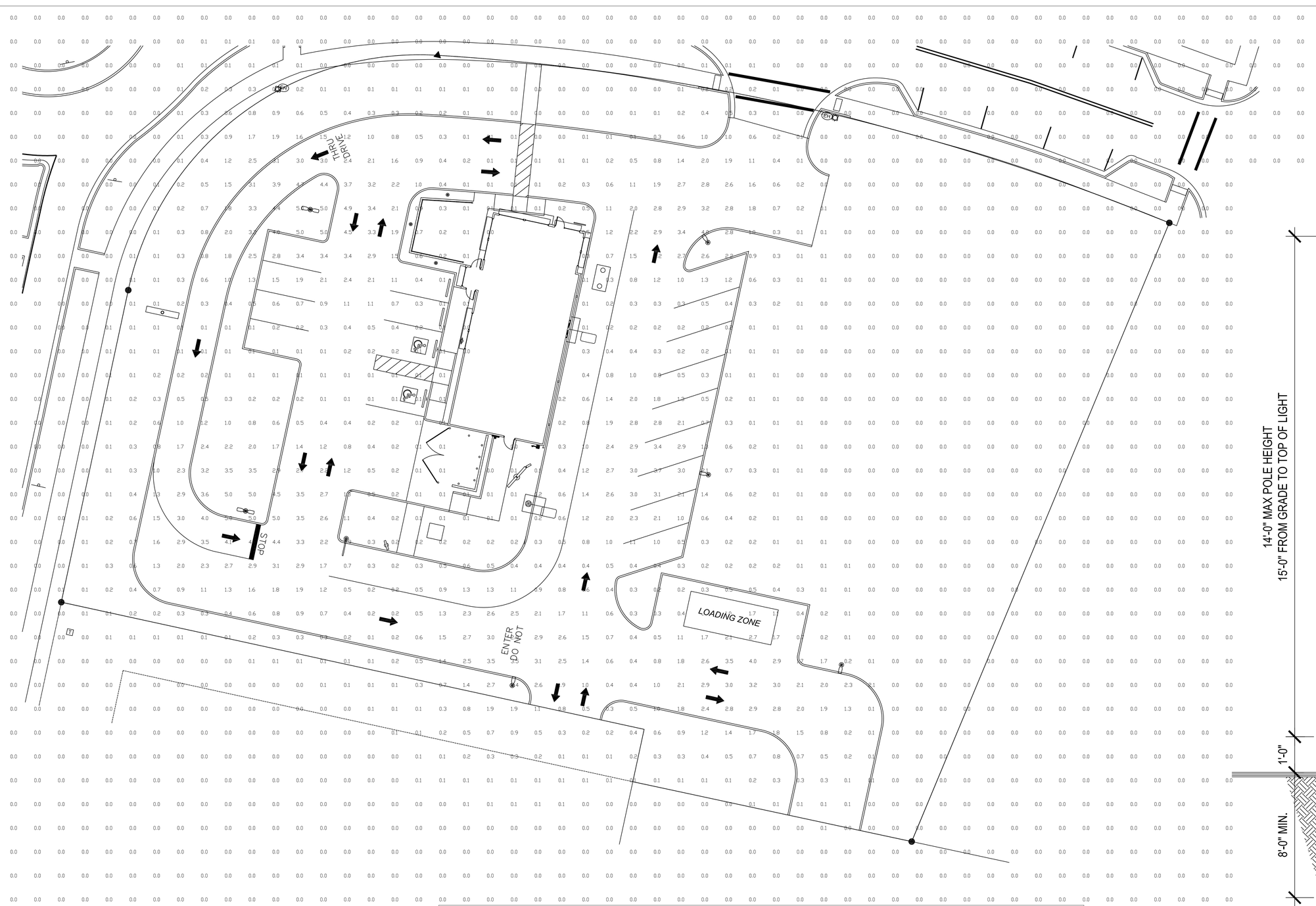
TERI FARHA, PLA
LANDSCAPE ARCHITECT

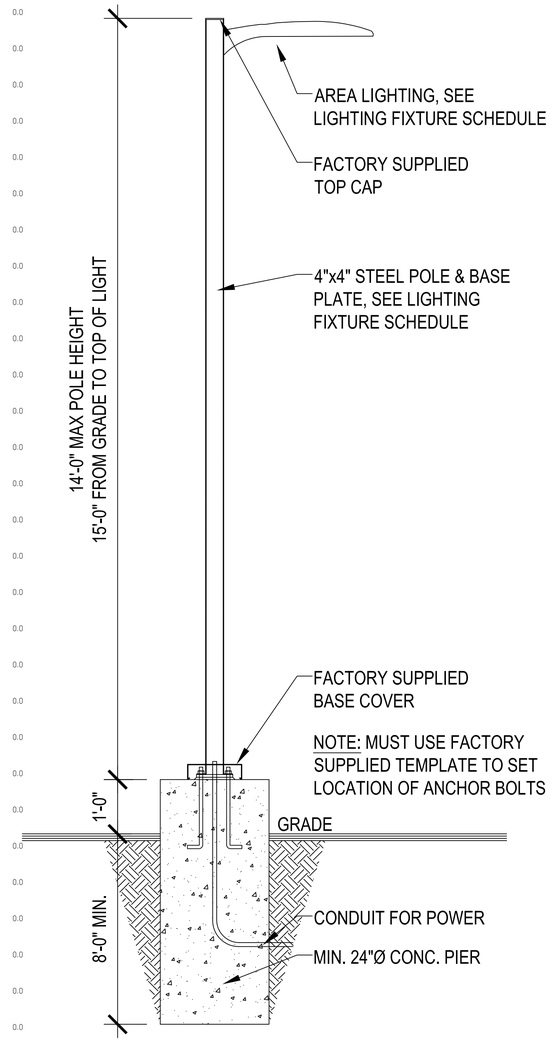
terifarha@cox.net
Wichita, KS 67218

PLANTING PLAN

DATE
April 22, 2022
August 6, 2022
August 26, 2022

LS1





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Illuminance	Fc	1.42	5.0	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	VMX-1 T3 64LC 7 5K UNV AM BZ - 14'-0" TALL POLE	1.000	1.000	1.000	6152	41
	2	B	D180°	VMX-1 T3 64LC 7 5K UNV AM BZ - 14'-0" TALL POLE	1.000	1.000	1.000	12304	82

Total Project Watts
Total Watts = 328

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

10995 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▼ FAX (513) 793-6023

LIGHTING PROPOSAL LO-155784-1A

DAIRY QUEESN

ALACHUA,FL

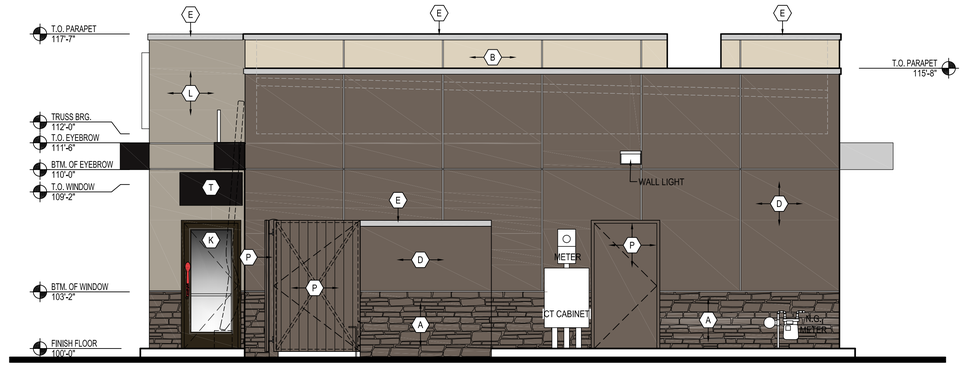
BY:SAM(MVE)	DATE:4/22/22	REV:8/8/22	SHEET 1 OF 1

SCALE: 1"=16' 0 16

NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS

1 A3.1 **FRONT ELEVATION**

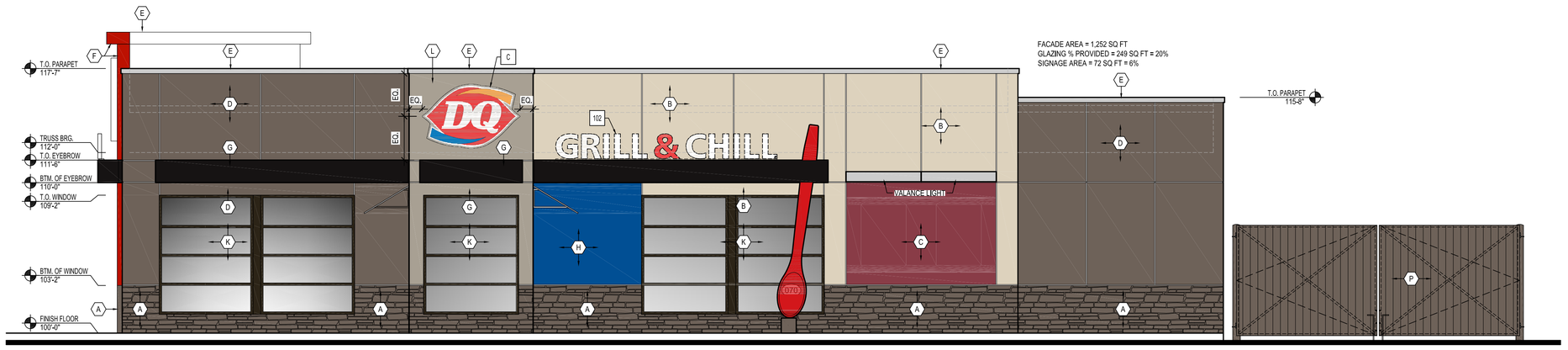
SCALE: 1/4" = 1'-0"



NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS

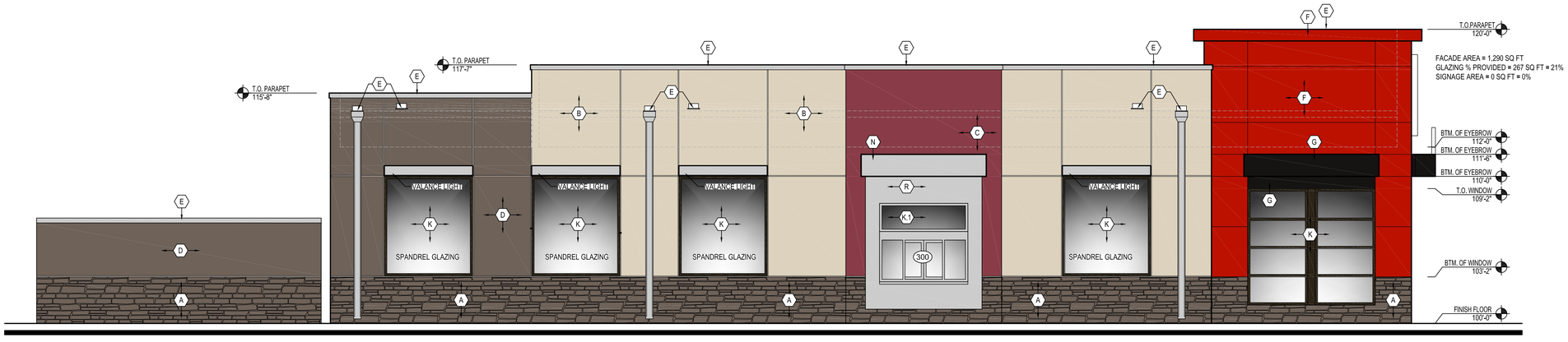
2 A3.1 **REAR ELEVATION**

SCALE: 1/4" = 1'-0"



3 A3.1 **ENTRANCE ELEVATION**

SCALE: 1/4" = 1'-0"



4 A3.1 **DRIVE-THRU ELEVATION**

SCALE: 1/4" = 1'-0"

NEW BUILDING FOR:

GRILL & CHILL®

INTERSECTION OF NW 161ST TERRACE AND NW 163RD LANE (SOUTH EAST CORNER)
ALACHUA, FLORIDA 32615

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

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STATE OF FLORIDA
JOHN S. ODOM
AR98016
REGISTERED ARCHITECT
08/19/22

FLORIDA ARCHITECT
LICENSE NUMBER AR98016

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2022 by John S. Odom, Architect. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect

ISSUE DATE: 08/19/22

REVISION DATE:

08/19/22 ORIGINAL ISSUE

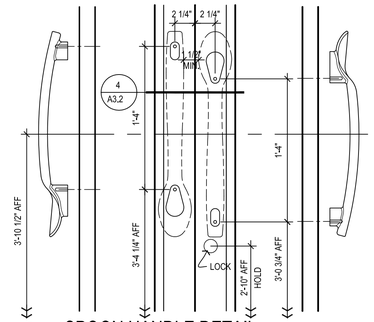
1

2

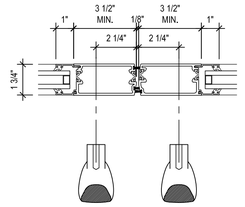
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1



3 SPOON HANDLE DETAIL
A3.2 SCALE: 1 1/2" = 1'-0"



4 SPOON HANDLE DETAIL
A3.2 SCALE: 3" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

A STONE:
MFGR: BORAL STONE PRODUCTS LLC
STYLE: PRO-FIT® LEDGESTONE, DRY STACK
COLOR: PLATINUM
NOTE: CAPSTONE: ELDORADO STONE - CHISELED EDGE COLUMN CAP, COLOR: SMOKE

B EIFS: (LIGHT)
MFGR: STO CORPORATION
COLOR: NA19-9021 (MATCHES BENJAMIN MOORE, TEMPORAL SPIRIT 965)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

C EIFS: (RED)
MFGR: STO CORPORATION
COLOR: NA19-9022 (MATCHES BENJAMIN MOORE, CALIENTE AF-290)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

D EIFS: (DARK)
MFGR: STO CORPORATION
COLOR: NA19-9023 (MATCHES BENJAMIN MOORE, DEEP CREEK 1477)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

E COPING & SCUPPERS:
MFGR: FIRESTONE UNA-CLAD
MATL: 24 GA. STEEL
COLOR: SILVER METALLIC
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

E.1 PAINT PATIO RAILING, LIGHTS, PERGOLA COLUMNS:
MFGR: BENJAMIN MOORE
COLOR: P26 COBBLESTONE PATH 1606
PRODUCT: ULTRA SPEC HP DTM ACRYLIC SEMI-GLOSS ENAMEL HP28
PRIMER: ULTRA SPEC HP DTM ACRYLIC METAL PRIMER HP04

F METAL PANEL:
MFGR: ALPOLIC
STYLE: 4MM
COLOR: SHIMMER DQS MAROON GOLD
NOTE: MUST BE INSTALLED HORIZONTALLY, REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

G METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: EXTRA DARK BRONZE
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

H EIFS: (BLUE)
MFGR: STO CORPORATION
COLOR: NA19-0024 (MATCHES BENJAMIN MOORE, BIG COUNTRY BLUE #2066-30)
FINISH: 130D STOLIT 1.0 (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

K STOREFRONT:
STYLE: 2"x4 1/2"
FINISH: DARK BRONZE
GLAZING: CLEAR, 1" INSULATED, LOW E

L EIFS: (MEDIUM)
MFGR: STO CORPORATION
COLOR: NA20-0019 (MATCHES BENJAMIN MOORE, WILLOW CREEK #1468)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

M CORRUGATED METAL:
MFGR: METAL SALES MANUFACTURING CORPORATION
MATL: 7/8" CORRUGATED 24 GA. STEEL
COLOR: ACRYLIC COATED GALVALUME
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

N METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: CLEAR ANODIZED
FINISH: SATIN
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

P PAINT:
MFGR: BENJAMIN MOORE
COLOR: TEMPORAL SPIRIT 965
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

Q TRASH ENCLOSURE SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

Q.1 TRASH ENCLOSURE PAINT:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

R METAL PANEL:
MFGR: ALPOLIC
STYLE: 3MM
COLOR: TBX SILVER
NOTE: MUST BE INSTALLED HORIZONTALLY, REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

T AWNING:
MFGR: SUNBRELLA
COLOR: CHARCOAL TWEED 6007-000
VENDOR: SIGN SOURCE

W PERGOLA SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: COBBLESTONE PATH 1606
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

X WALKIN COOLER/FREEZER:
MFGR: KOLPAK
COLOR: FACTORY FINISH
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS

NEW BUILDING FOR:

GRILL & CHILL®

INTERSECTION OF NW 161ST TERRACE AND
NW 163RD LANE (SOUTH EAST CORNER)
ALACHUA, FLORIDA 32615

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.
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FLORIDA ARCHITECT
LICENSE NUMBER AR98016

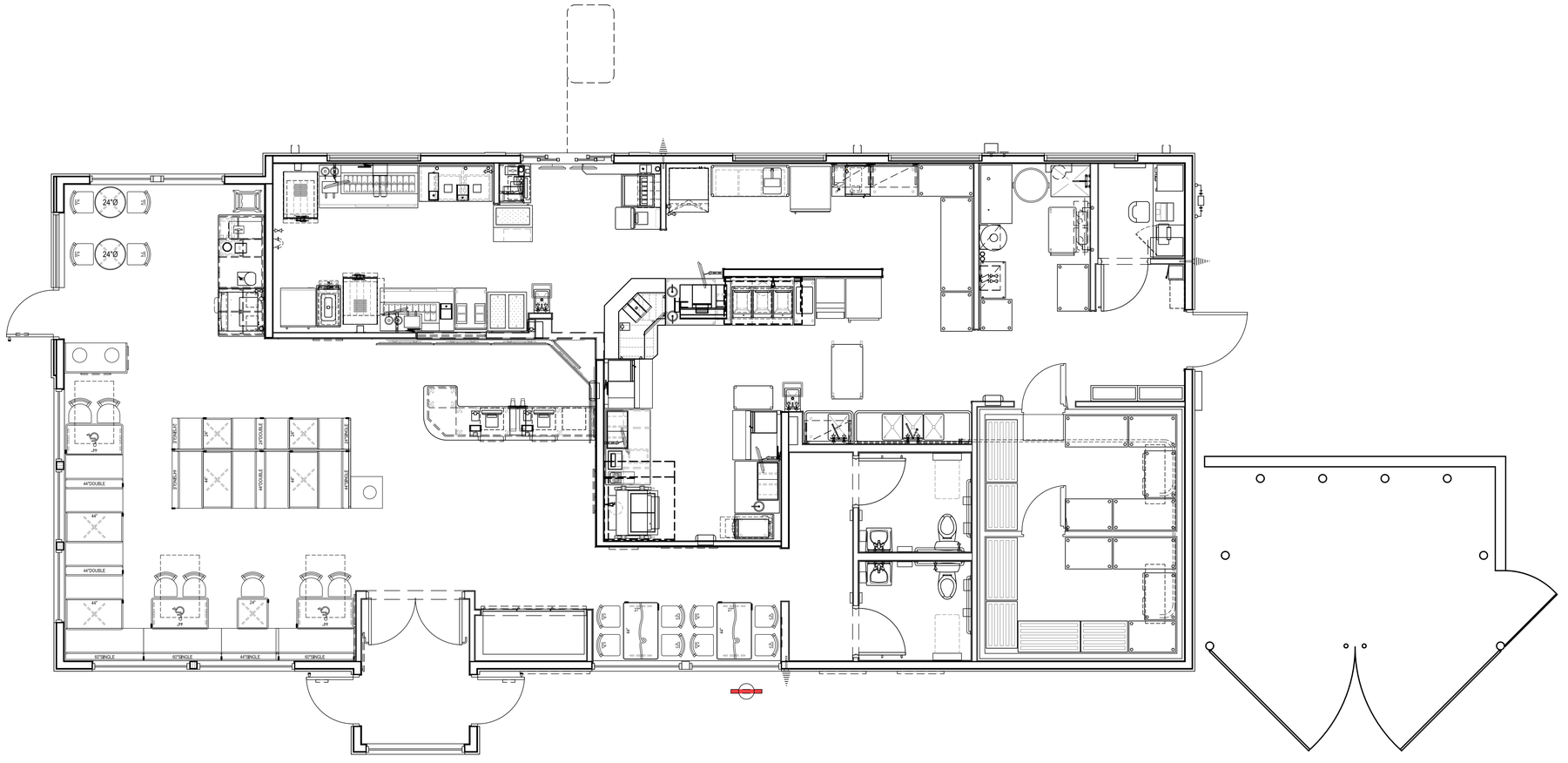
SPECIAL NOTICES
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2022 by John S. Odom, Architect. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect

ISSUE DATE: 08/08/22

REVISION DATE:
08/08/22 ORIGINAL ISSUE
1
2

ELEVATIONS, DOOR & FRAME TYPES

SHEET NUMBER:
A3.2



1 / A2.1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NEW BUILDING FOR:

GRILL & CHILL

INTERSECTION OF NW 161ST TERRACE AND
NW 163RD LANE (SOUTH EAST CORNER)
ALACHUA, FLORIDA 32615

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

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STATE OF FLORIDA
JOHN S. ODOM
AR98016
REGISTERED ARCHITECT
08/19/22

FLORIDA ARCHITECT
LICENSE NUMBER AR98016

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ISSUE DATE: 08/19/22

REVISION DATE:

08/19/22 ORIGINAL ISSUE

1

2

FLOOR PLAN

SHEET NUMBER:

A2.1

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: Dairy Queen
2. Pre-Application Conference Date: 03/31/22 - 11:00 a.m.
3. Neighborhood Meeting Date: 04/22/22 - 2:00 p.m.
4. Address of Subject Property: Intersection of NW 161st Terrace & NW 163rd Lane
5. Parcel ID Number(s): 03049-000-000
6. Existing Use of Property: Vacant Land
7. Future Land Use Map Designation: Commercial Intensive
8. Zoning Designation: Commercial
9. Acreage: 1.53 Total Acres
10. Total Existing Building Square Footage, if applicable: None
11. Total Existing Impervious Area (not including existing building area), if applicable: None
12. Total Building Square Footage Proposed: 2435
13. Total New Impervious Area Proposed (not including building area): 28,363

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): John S. Odom Title: Architect
   Company (if applicable): _____
   Mailing address: P.O. Box 410394
   City: St Louis State: MO ZIP: 63141
   Telephone: 417-343-2602 FAX: _____ e-mail: john@johnsodom.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua A One, LLC
   Mailing Address: 15260 NW 147th Drive 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: _____
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

JOHN S. ODOM

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of April 27th, 2022, by John S. Odom who executed the same and has X produced MO Driver's License as identification or [ ] is personally known to me.

Cheyenne Bequette

Signature of Notary

Print Name: Cheyenne Bequette

Notary Public, State of Florida State of MO County of St. Louis

My Commission Expires: Dec. 6th 2025

CHEYENNE BEQUETTE
Notary Public – Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires Dec. 6, 2025
Commission #21509896

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: North of 161st Terrace

Parcel ID Number(s): portion of 03049-000-000

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One

Mailing Address: 15260 NW 147th Drive Ste 100

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One

Mailing address: 15260 NW 147th Drive Ste 100

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

D. REQUESTED ACTION:

_____

_____

_____

_____

_____

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.

James McCauley

Signature of Applicant

James McCauley

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 10th day of May, 2022, by James McCauley

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

NOTARY SEAL

_____

Signature of Notary Public, State of _____

TERRY J FIKE
MY COMMISSION #HH 6079
EXPIRES: JUN 08, 2024
Bonded through 1st State Insurance

Terry J. Fike

List of Requested Invites from City Website

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Prote	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616
Shasta Schoellhorn		15907 NW 188th St.	Alachua	FL	32615
Carrie Luke		16611 NW 138th Ave.	Alachua	FL	32615
Dena Courtney		P.O. Box 1215	High Springs	FL	32655

List of Surrounding Property Owners (Within 400 Feet)

Name	Company	Street Address	City	State	Zip
Mike DeRoza	City Manager	PO Box 9	Alachua	FL	32616
Bob's Mobil, LLC		16091 US Highway 441	Alachua	FL	32615
Alachua Highpoint, LLC		15926 NW 163rd Lane	Alachua	FL	32615
Dwarkadhish Investments, Inc		16100 NW US Hwy 441	Alachua	FL	32615
Chasing Chicken 2, Inc.		16062 NW US Hwy 441	Alachua	FL	32615
T&H Property Group, LLC		16134 NW US Hwy 441	Alachua	FL	32615

PUBLIC NOTICE - NOTICE OF NEIGHBORHOOD MEETING

Re: New proposed Dairy Queen in Alachua Florida

Date: June 30, 2022

Time: 4:00 p.m.

Location: Alachua Branch Library

14913 NW 140th St

Alachua, FL 32615

A Neighborhood Meeting will be held to discuss a site plan / building for a new Dairy Queen to be located at the intersection of NW 161st Terrace & NW 163rd Lane in Alachua FL.

This is not a public hearing; the purpose of the meeting is to inform neighboring property owners and Citizens of the nature of the proposal and to seek their comments.

In the event you have questions about the project prior to this meeting, please contact:

John S. Odom, Architect

Phone: 1.417.343.260

E-Mail: john@johnsodom.com

LOCAL&STATE

County's property values up

Increases could bring additional tax revenue or lower millage rates

John Henderson
Gainesville Sun
USA TODAY NETWORK

A significant rise in property values, fueled by a hot real estate market and new construction, could generate additional tax revenues for some local governments or allow them to roll back millage rates.

Taxable value of all properties in Alachua County has increased by 9.4%, from $17.2 billion last year to $18.9 billion this year, according to preliminary numbers sent to local governments and agencies from the Alachua County Property Appraiser's Office on May 26.

New construction in the county added $537 million to the property values, compared to $492 million during the prior year.

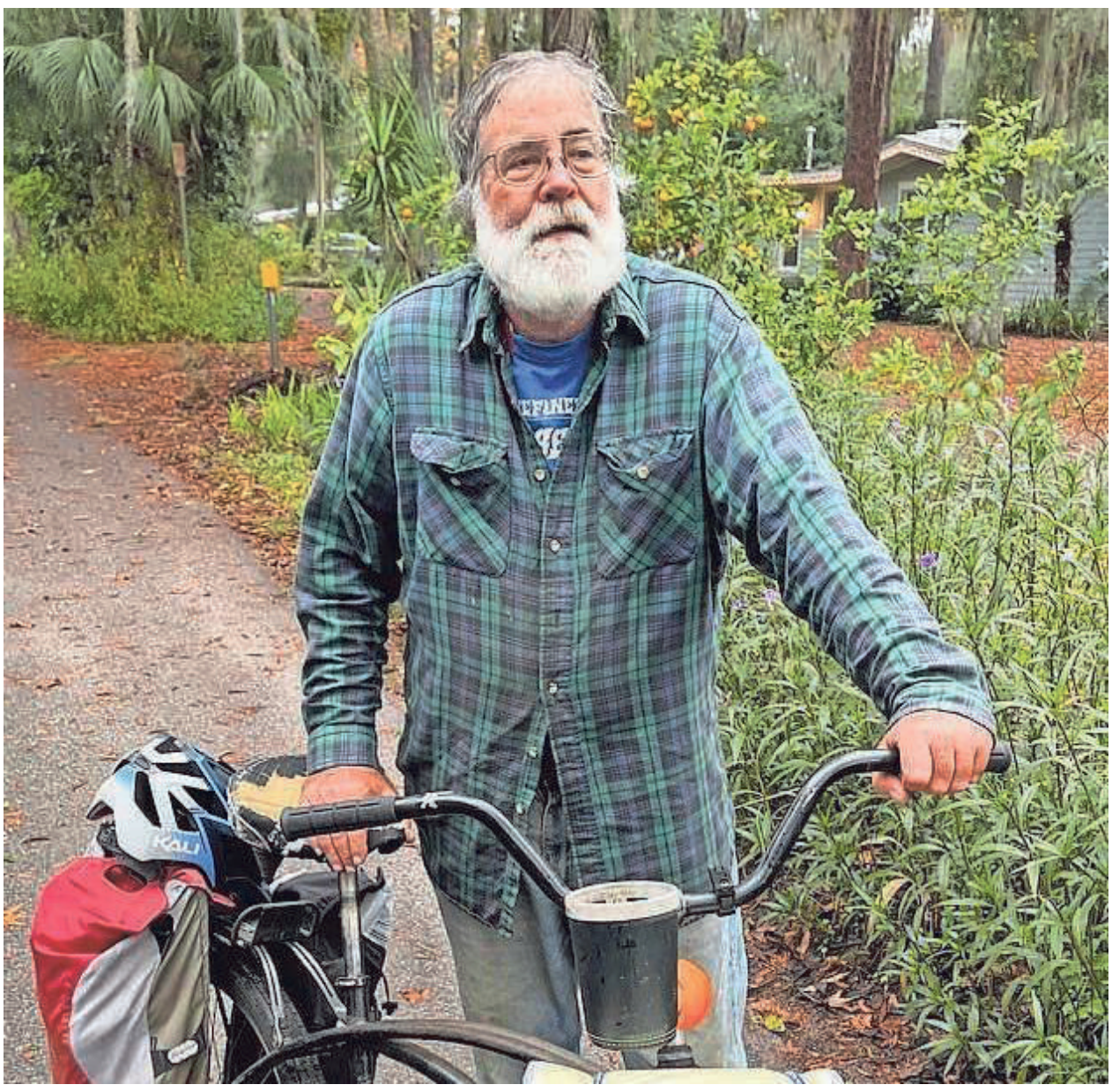
Local government officials can now decide whether to lower last year's millage rate — $1 of tax for every $1,000 of accessed value — down to what is known as the "rollback" rate, which would generate the same amount of tax revenue for a municipality as the prior year.

Gainesville's taxable property values increased by 8.5%, from $8.09 billion last year to 8.78 billion this year. About $202 million was logged in new construction.

"That is good news for all the local government entities," Mayor Lauren Poe said. "We will now be able to finalize our budgets and set preliminary millage rates. Certainly no surprise with escalating housing costs and so much homesteaded property in the city and county."

Typically around the summer months, the property appraiser sends out numbers so local governments can plan their budgets. There are 18 taxing authorities

See PROPERTY, Page 5A



Chandler Otis "was his own person," said friend Bubba Barron. "If you would see him just walk down the street, he might be somebody that you want to cross on the other side of the road. But if you knew him, not only would you not cross the road, you would run up and give him a hug." PROVIDED BY BUBBA BARRON

Otis, Gainesville cycling enthusiast, dead at 70

'Grand Poobah' remembered for years of community service

Katie Delk
Special to Gainesville Sun
USA TODAY NETWORK

On Easter Sunday in 2015, a resurrection indeed occurred.

Bubba Barron and his crew of hundreds had spent the previous night camping in Langtry, Texas, a short break from their cross-country cycling trip that

See OTIS, Page 4A

Abortion law in Fla. faces 2nd challenge

Jim Saunders
News Service of Florida

TALLAHASSEE – A South Florida Jewish congregation has challenged a new state law that blocks abortions after 15 weeks of pregnancy, contending the measure violates privacy and religious-freedom rights.

The lawsuit, filed Friday in Leon County circuit court by Congregation L'Dor Va-Dor, seeks to block the law from taking effect July 1. Abortion clinics also filed a lawsuit this month in Leon County challenging the constitutionality of the restriction.

Both cases include allegations that the law, signed by Gov. Ron DeSantis in April, violates a privacy right in the Florida Constitution that has long played a pivotal role in abortion cases in the state.

But the lawsuit filed Friday by the Palm Beach County congregation also contends that the law vio-

See ABORTION, Page 5A

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Alachua, FL 32615

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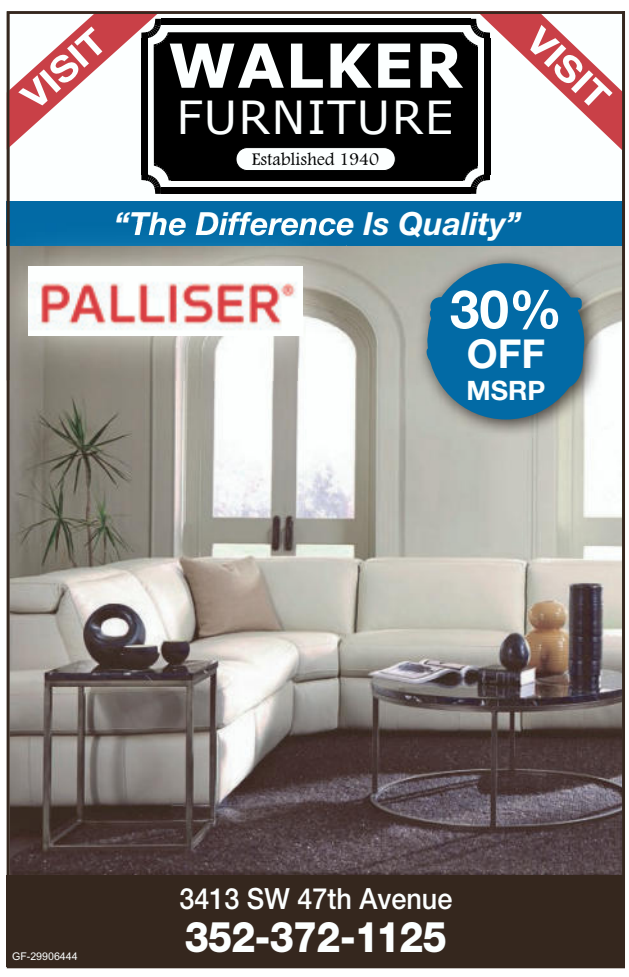
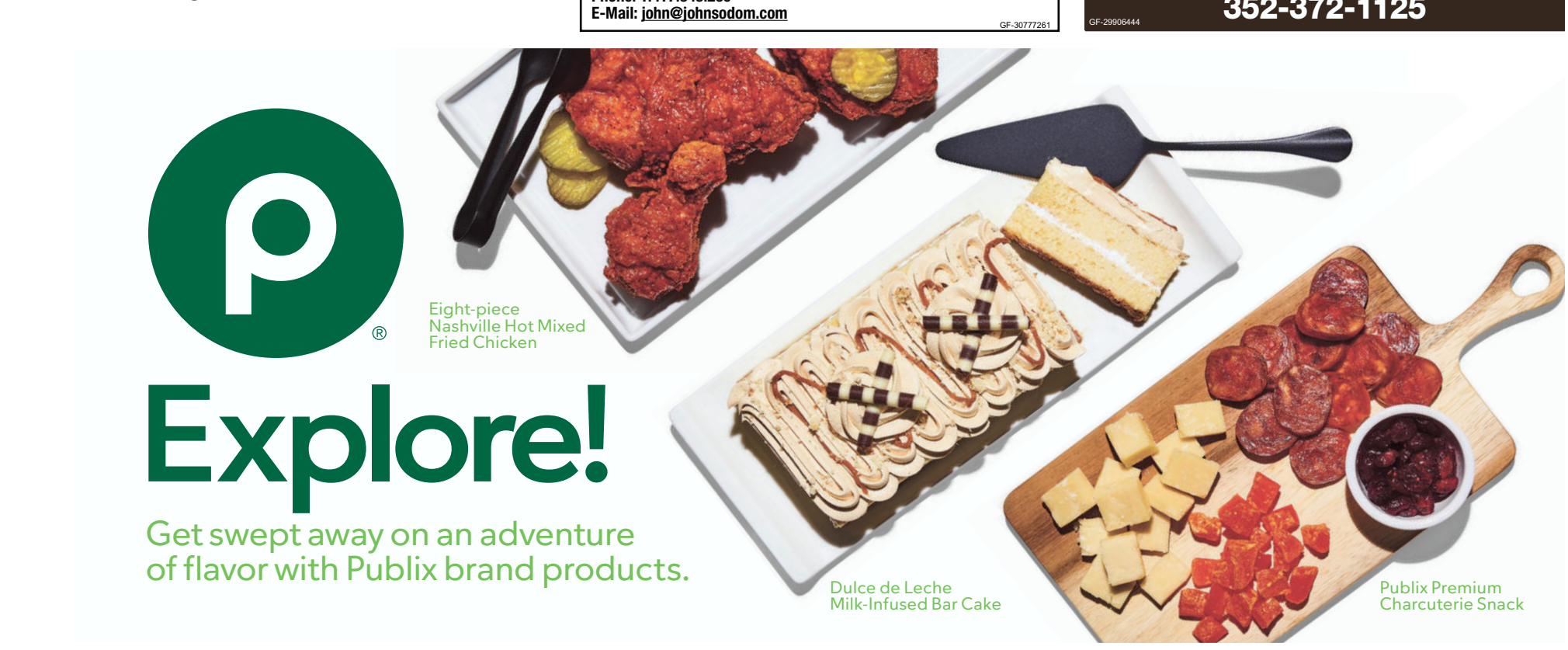
John S. Odom, Architect
Phone: 1.417.343.260
E-Mail: john@johnsodom.com
GF-30777261





ALKEMEYER
& ASSOCIATES
ENGINEERING CONSULTANTS
mechanical · electrical · plumbing

PROJECT:

DAIRY QUEEN
PARCEL #03049-000-000
ALACHUA, FLORIDA

July 8, 2022

Flow Test / Fire Review

The following is a calculation for required fire for the proposed Dairy Queen in Alachua FL based on NFPA 1 Fire Code

The proposed building is 2,435 square feet
Building Use / Occupancy: A-2 Assembly
Construction Type V-B

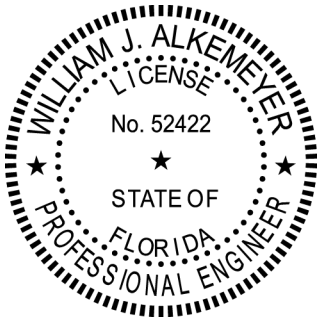
The proposed building will not be fire sprinkled.

Required Fire Flow per NFPA Table 18.4.5.1.2 = 1,500 gpm (See attached Table)

Summary

Minimum Required Fire Flow = 1,500 gpm

Available Fire Flow per attached flow test = 2,369.6 gpm



Hydrant Flow Test Report

Test Date 6/21/2022 **Test Time** 9:30 AM

Location

16135 US HWY 441
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by:Tom Whisenant
Witnessed by: Billy Jack Gourley

Notes

Flow Hydrant at Roundabout on NW163rd Lane
Read Hydrant along 441 at 16135

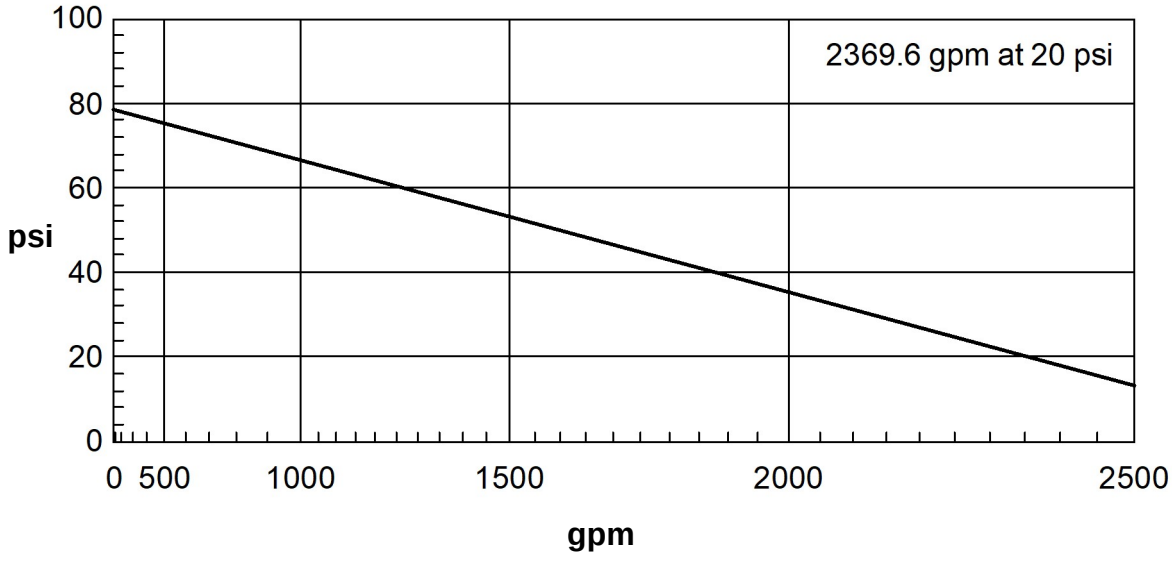
Read Hydrant

79 psi **static pressure**
49 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	24	822 gpm
#2	0	2.5	.9	24	822 gpm
				Total	1644 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

CONCURRENCY IMPACT ANALYSIS

Dairy Queen Alachua

22-0268

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Braxton Linton III, Project Planner
Date:	June 24, 2022
RE:	Dairy Queen Alachua – Concurrency Impact Analysis

This Consistency Impact Analysis is submitted for Dairy Queen Alachua. The proposed use is a ±2,435-square-foot quick service restaurant with drive-through, associated infrastructure, and parking on a ±1.53-acre portion of Alachua County Tax Parcel 03049-000-000. The development area is located southeast of the intersection of NW 161st Terrace and NW 163rd Lane. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (1000 SF)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Fast Food Restaurant with Drive-Through Window	934	2.435	1138	109	56	53	80	42	38
*Pass-by Trips, AM=50%, PM=55%, Weekday=52.5%			597	55	28	27	44	23	21
Net New Total Trips			541	54	28	26	36	19	17

** The ITE provides a pass-by trip rate of 50% for the AM peak hour and 55% for the PM peak hour, but does not provide a pass-by rate for daily trips. The daily trip pass-by rate was estimated as the average of the AM and PM rates or 52.5%.*
Source: ITE Trip Generation 11th Edition

Conclusion: Approval of this application may generate **541 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 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.

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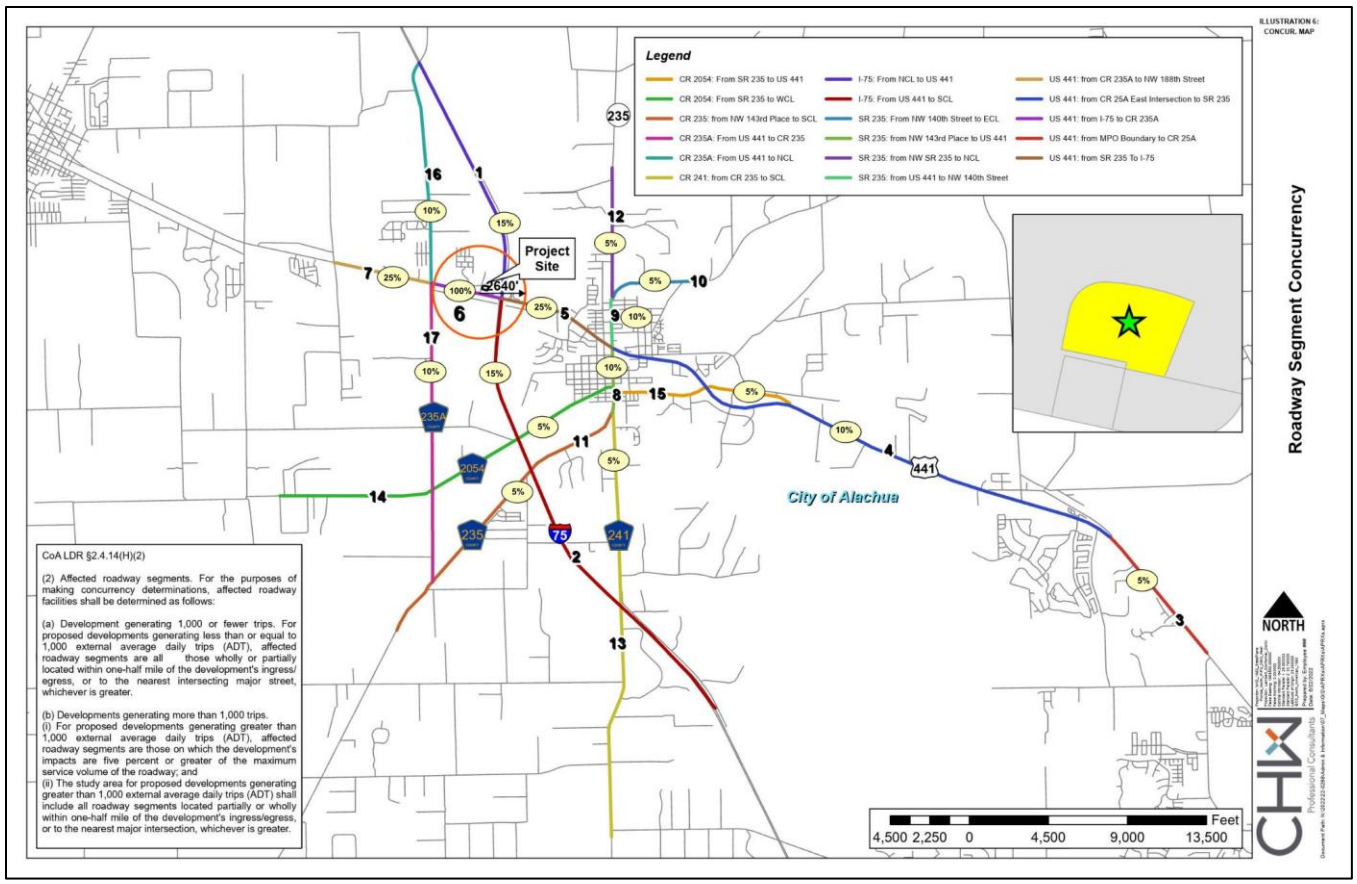

Figure 1: Traffic Segment Map

Table 2: Projected Impacts on Roadway Segments

	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Traffic System Category	**Segment 1** I-75 From NCL to US 441		**Segment 2** I-75 From US 441 to the South City Limit		**Segment 5** US 441 From SR 235 to I-75		**Segment 6** US 441 From I-75 to CR235A	
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	39,000	3,510	39,000	3,510
Existing Traffic[1]	29,500	3,098	55,956	5,875	22,581	2,145	27,914	2,652
Reserved Trips[1]	239	19	239	19	2,368	199	2,052	171
Available Capacity	61,861	5,133	35,405	2,356	14,051	1,166	9,034	687
Projected Trip Generation[2]	81	5	81	5	135	9	541	36
Available Capacity w/ Application approval	**61,780**	**5,128**	**35,324**	**2,351**	**13,916**	**1,157**	**8,493**	**651**

1. *Source: City of Alachua January 2020 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 1: 15%*
    b. *Segment 2: 15%*
    c. *Segment 5: 25%*
    d. *Segment 6: 100%*

Conclusion: Affected roadway segments includes: I-75 (from NCL to US 441 & 441 to SCL), and US 441 (from SR 235 to I-75 & From I-75 to CR235A). 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]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity[1]	750,651
Percentage of Permitted Design Capacity Utilized[1]	67.36%
Projected Potable Water Demand from Proposed Project[2]	1,948
Residual Capacity after Proposed Project	**748,703**

1. *Source: City of Alachua June 2022 Development Monitoring Report*
2. *Formulas used: ((2,435 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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]	758,000
Reserved Capacity[1]	216,718
Residual Capacity[1]	525,282
Percentage of Permitted Design Capacity Utilized[1]	64.98%
Projected Potable Water Demand from Proposed Project[2]	1,948
Residual Capacity after Proposed Project	**523,334**

1. *Source: City of Alachua June 2022 Development Monitoring Report*
2. *Formulas used: ((2,435 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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]	43,024.00	7,851.88
Reserved Capacity[1]	36,992.38	6,751.11
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**5.33**

1. *Source: City of Alachua January 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 2,435 sq. ft.) x 365)/2,000)*

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

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Dairy Queen Alachua

22-0151

Professional Consultants

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Seth Wood, Project Planner
Date:	June 28, 2022
RE:	Dairy Queen Alachua – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for Dairy Queen Alachua. The proposed use is a ±2,435-square-foot quick service restaurant with drive-through, associated infrastructure, and parking on a ±1.53-acre portion of Alachua County Tax Parcel 03049-000-000. The development area is located southeast of the intersection of NW 161st Terrace and NW 163rd Lane. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

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 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial, and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments

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www.chw-inc.com

The proposed use, an eating establishment, is consistent with the Commercial FLU category. This application is for development of an eating establishment with associated drive-through. Development will be consistent with standards set forth by the Commercial FLU category and CI Zoning District.

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;

For vehicular site access, the application proposes a full ingress/egress point on NW 163rd Lane on the site's north. Vehicular access also connects to the cross-access along the southern boundary created by Alachua Tire (tax parcel 03049-003-000), ultimately connecting onto NW 161st Terrace.

For non-vehicular access, the application proposes a connection to sidewalk off NW 163rd Lane, complete with a sidewalk extension, truncated domes for ADA-compatible detection warning, and a contrasting pavement pedestrian access crosswalk connecting to the building's northern frontage (main entrance).

2. Buffering from adjacent existing/potential uses;

The project site is bordered by NW 163rd Lane to the north; NW 161st Terrace to the west; undeveloped property within Highpoint Crossing to the south; and a hotel use to the east. The undeveloped land to the south recently received City of Alachua Site Plan approval for a tire store.

Per City of Alachua Land Development Regulations (LDR) Table 6.2-2, the following buffers are required:

- **East: 7.5-foot Type C buffer between restaurant with drive-through and visitor accommodation**
- **North: Roadway, no buffer required**
- **West: Roadway, no buffer required**
- **South: One-half of 7.5-foot Type C buffer between restaurant with drive-through and vacant parcel with CI zoning**

Per City of Alachua LDR Sec. 6.2.2(D)(2)(b), parking areas must be buffered around their exterior at a minimum of 5 feet in width and an average of 7 feet in width.

As depicted in the application, the submitted site plan adheres to all required buffers.

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes to designate 36.8% of the project site as open space, thus exceeding the 10% minimum requirement.

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

As illustrated in the Stormwater Drainage Plan submitted as part of this application, stormwater management will be handled via pavement inlets that will connect to a proposed storm sewer.

This, in combination with the onsite pervious surface area, will ensure drainage requirements are met.

5. Placement of signage;

All proposed signage will adhere to the policies stated in Section 6.5 of Article 6 of the City of Alachua LDR.

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

Sheet C500—Site Utility Plan indicates proposed site lighting. Per the provided Photometric Evaluation, the dimensions and luminaire locations shown are recommended. Light placement will not adversely affect surrounding properties.

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

The proposed on-site parking area is designed for safe onsite circulation with minimal vehicle and pedestrian conflicts. A crosswalk connects the sidewalk on NW 163rd Lane to the building's main entrance, providing a safe travel option for pedestrians. The crosswalk is separate from the parking area. The parking area is separated from the drive-through queuing area, minimizing conflict points. The loading zone is located in the southwest corner of the property, away from pedestrian activity.

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

Future Land Use Element (FLUE) Policy 2.4.a states that the minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The submitted Sheet LS1—Planting Plan demonstrates anticipated planting of the site in development.

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

There are no environmental features or significant resources onsite that warrant protection.

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

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

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

The project site is ±66,762 square feet, or ±1.53 acres. The proposed building is a one-story, ±2,435 sq. ft. structure. This yields an approximate Floor Area Ratio (FAR) of 0.04. The proposed development onsite will not exceed the permitted 0.75 FAR.

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 project site is in the Gateway Activity Center, per the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. This development will provide an economically productive use on this land proximate to a major corridor, and will help in promoting the economic prosperity of the City of Alachua. This project also aligns with the intent of the Corporate Corridor Activity Center, contributing to the City's economic development by adding job opportunities and business in the area surrounding the US 441 corridor.

<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.

The proposed Fast Food Restaurant with Drive-through Window (Institute of Transportation Engineers (ITE) Land Use Code 934) will not result in a degradation of transportation Level of Service (LOS) standards, as is demonstrated in the complementary Concurrency Impact Analysis memorandum submitted as part of this application.

<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.

The site's soil type is Kendrick Sand, 2 to 5 percent slopes (hydro group: B). According to the NRCS soil database, the soil type is conducive to the proposed development, which is also demonstrated on adjacent sites with similar uses and soil types.

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

The site's infill development creates new business and employment opportunities in the City. The infill development protects Alachua's unique character of existing neighborhoods by locating businesses in areas designated for commercial uses on the Future Land Use Map. Locating a quick service restaurant with drive-through in this location increases the intensity of the US 441 corridor area in a manner that is compatible with existing development and public facilities in the area. The proposed project will help maintain and enhance economic vitality within the City of Alachua by generating business and job opportunities.

Community Facilities Element

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

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

The proposed development will allow a net increase of ±2,435 sq. ft. of nonresidential uses. Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Sanitary Sewer facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed non-residential use will not exceed this residual capacity.

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

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

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

The proposed development will allow a net increase of ±2,435 sq. ft. of nonresidential uses. Per the current City of Alachua Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed non-residential use will not exceed this build-out capacity.

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

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

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

The proposed development will allow a net increase of ±2,435 sq. ft. of nonresidential uses. Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Potable Water facilities. As is demonstrated in the Concurrency Impact Analysis

submitted as part of this application, facility demands by the proposed non-residential use will not exceed this residual capacity.

Legal Description

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 22°36 20" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 163rd LANE (60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18° 50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 81° 21'53", AN ARC DISTANCE OF 142.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 161st TERRACE (100 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 12°07'01" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 77°44'46" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°53'37" EAST, A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034727 5 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 971
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,759.00

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

MURPHY'S LOT, LLC, a Florida limited liability company

Witness Print Name: Benjamin Jas Brune

By: _____
Joan M. Jones, Manager

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Amanda Smith
Print Name: Amanda Smith
Title: Notary Public BLE
Serial No. (if any) FF031626
Commission Expires: June 28 2017

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Braine

By: _____
Joan M. Jones
Its: General Partner

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Amanda Smith
Print Name: Amanda Smith
Title: Notary Public
Serial No. (if any) FF031626
Commission Expires: June 28, 2017

68111

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12635

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03049 000 000	UNASSIGNED LOCATION RE	1700

ALACHUA A ONE LLC
15260 NW 147TH DR 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	7.8662	730,912	0	730,912	5,749.50
LIBRARY GENERAL	1.0856	730,912	0	730,912	793.48
SCHOOL CAP36 PROJECT	1.5000	730,912	0	730,912	1,096.37
SCHOOL DISCRNRY & CN	0.7480	730,912	0	730,912	546.72
SCHOOL GENERAL	3.5950	730,912	0	730,912	2,627.63
SCHOOL VOTED	1.0000	730,912	0	730,912	730.91
CHILDREN'S TRUST	0.5000	730,912	0	730,912	365.46
SUWANNEE RIVER WATER MGT DIST	0.3615	730,912	0	730,912	264.22
CITY OF ALACHUA	5.3900	730,912	0	730,912	3,939.62

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $16,113.91

LEGAL DESCRIPTION

E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E
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	$16,113.91

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12635

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
03049 000 000	UNASSIGNED LOCATION RE

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0051360 $15,469.35 Paid 12/02/2021
11/30/2021 Effective Date

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	81-4642404
Date Filed	11/30/2016
Effective Date	11/30/2016
State	FL
Status	ACTIVE

Principal Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Mailing Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Registered Agent Name & Address

MCCAULEY, JAMES W
15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGR

MCCAULEY, JAMES W
15260 NW 147TH DRIVE SUITE 100
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	05/01/2021
2022	05/01/2022

Document Images

05/01/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
11/30/2016 -- Florida Limited Liability	View image in PDF format

Request for Verification of an Exemption

Instructions: This form is used to request verification whether an activity qualifies for an exemption from the Environmental Resource Permit (ERP) requirements of Sections 373.406 or 403.813(1) of the Florida Statutes (F.S.) and Rule 62-330.051 of the Florida Administrative Code (F.A.C.); and from the State 404 Program requirements of Rule 62-331, F.A.C. Alternatively, you can use the on-line self-certification site of the applicable Agency for activities that qualify for a self-certification (see below).

Notice is **not required** to conduct most exempt activities However, verification of such qualification is helpful for the following reasons:

- Certain projects in retained waters may qualify for the State Programmatic General Permit (SPGP). If the project qualifies for and receives SPGP authorization, you do not need to apply separately to the Corps; and
- To provide assurance to persons who are unsure whether the requested work qualifies for an exemption. If it does not, the information provided will expedite the process of applying for the applicable ERP and/or State 404 Program permit.

Prior notice to the Agency **is required** before conducting one or more of the following:

- Activities having minimal impact under Section 373.406(6), F.S., often referred to as a "*de minimis*" exemption.
- Maintenance dredging under Section 403.813(1)(f), F.S., and paragraph 62-330.050(7)(a), F.A.C., when the dredging is within previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county.
- The repair, stabilization, or paving of existing county-maintained roads and the repair or replacement of bridges that are part of the roadway under Section 403.813(1)(t), F.S., and paragraph 62-330.050(4)(e), F.A.C.
- Removal by an individual, residential property owner of organic detrital material from freshwater rivers or lakes that have a natural sand or rocky substrate and that are not located in an Aquatic Preserve under Section 403.813(1)(u), F.S., and paragraph 62-330.050(3)(b), F.A.C.
- Maintenance dredging at seaports under Section 403.813(3), F.S., and paragraph 62-330.050(7)(g), F.A.C.
- Minor silvicultural surface water management systems under Rule 62-330.0511, F.A.C. (Note—do not use THIS form for that notice; instead use the procedures in Rule 62-330.0511, F.A.C.)
- Dry borrow pits of less than five acres located entirely in uplands in accordance with subsection 62-330.051(16), F.A.C.

Exempt activities on state-owned submerged lands (SSL), other than those excepted in paragraph 18-21.0051(1)(a), F.A.C., must also be authorized by the Board of Trustees of the Internal Improvement Trust Fund (BOT). Authorization to use SSL is not linked with regulatory exemptions; therefore, it is possible to qualify for a regulatory exemption, yet not be authorized to conduct the activity until the separate SSL authorization is granted. If an activity may be located in, on, or over SSL, we recommend completing Section F of the Environmental Resource Permit Application form.

Requests to "self-certify" a private, single-family dock or a boat lift associated with such a dock must be submitted to the Department's Internet site at: http://www.fldepportal.com/go/ and CANNOT be made using this form. However, requests to verify construction of a dock or boat lift that does not qualify for self-certification may be made using this form.

Any submittal requesting verification of an exemption must also include:

- Location map(s) of sufficient detail to allow someone who is unfamiliar with the site to travel to and locate the specific site of the activity.

- One set of plans and drawings, calculations, environmental information, and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work qualifies for the exemption.
- The required fee.

We recommend contacting your local Corps district office if your project is not within state-assumed waters regulated under Chapter 62-331, F.A.C., does not qualify for the State Programmatic General Permit (SPGP) and you are not sure whether the project requires separate Corps authorization. If Corps authorization is required, you will need to submit the appropriate federal application form separately to the Corps. Corps contact information may be found online in the Jacksonville District Regulatory Division website.

Please identify the exemption(s) you are requesting to use:
☐ Subsection/Paragraph 62-330. ( ), F.A.C.
☐ Section 373.406(6), F.S. (known as the "*de minimis*" exemption — see section 3.2.7(c) of Applicant's Handbook Volume I for additional information)
☐ Section 373.406( ), F.S.
☐ Section 373. 4145(6) ( ), F.S. (for certain "grandfathered" activities)
☐ Section 403.813(1) ( ), F.S. (generally, "dredge and fill" exemptions)
☐ 40 CFR § 232.3(c) ( ) (State 404 Program exemptions incorporated in 62-331.020, F.A.C.)
☒ I do not know the exemption number
Please provide numbers for additional Exemptions if you are requesting to use more than one in one of the above list categories:

Part 1: General Information

A. Contact	
Name: Last: **Odom** First: **John** Middle:**S**	
Title:	Company:John S. Odom, Architect
Address:99 Meadowbrook Country Club Estates	
City:Ballwin State: MO Zip:63011	
Home Telephone **417-343-2602**	Work Telephone:(417) 343-2602
Cell Phone: (417) 343-2602	
E-mail Address: john@johnsodom.com	
Preferred correspondence method: ☒ email ☐US Mail	

B. Land Owner(s) (if different or in addition to contact identified above)	
Name: Last: First: Middle:	
Title:	Company:
Address:	
City: State: Zip:	
Home Telephone	Work Telephone:
Cell Phone:	

E-mail Address:
Preferred correspondence method: ☐ email ☐US Mail

C. Consultant/Agent (if different or in addition to contact identified above)		
Name: Last: First: Middle:		
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone	Work Telephone:	
Cell Phone:		
E-mail Address:		
Preferred correspondence method: ☐ email ☐US Mail		

D. Location of proposed activities: Tax Parcel Identification Number		**03049-000-000**
Address:SE corner of the intersection of NW 161st Terrace NW and NW 163rd Lane		
City:Alachua	County:	Zip:32615
Latitude (DMS) 29.80354	Longitude (DMS) -82.517084	
E. Name of Project (if there is one):	Dairy Queen Alachua FL	
F. Date activity is proposed:	To Commence:	To be Completed:

G. **Proposed Activities** (be specific; use additional sheets as necessary)

Describe in general terms the proposed project, system, or activity (including materials to be used and construction methods), and means of accessing the property (for construction, maintenance, and inspections, including any need for an access easement):

Applying for a permit determination, the overall development has been permitted under Permit #ERP-001-230196-1. Under this permit, the Dairy Queen lot is permitted to have 65% impervious surface, which we do not exceed. The project should meet the exception requirements stated by the permit number above.

H. **Is any work proposed in wetlands or other surface waters?** ☐ Yes ☒ No. If yes, please specifically describe, with specific references as to how the limits of the proposed work will comply with the terms and conditions of the above exemption:
I. Please provide a description of all **sediment and erosion controls** to be used during the completion of this activity (such as use of turbidity screens and silt fences): Please see sheet C600 of the drawing set.

Part 2: Acknowledgement

I understand this form is being provided solely to seek verification of qualification to use one or more Environmental Resource Permit (ERP) and/or State 404 Program exemption(s), and that I am NOT requesting the Agency to process this form as an application for a permit.

☒ **By checking this box**, I hereby waive, in accordance with Rule 62-330.050(10), F.A.C., the 30-day deadline for issuance of the verification set forth in Rule 62-330.050(4), F.A.C. in the event my project also requires a State 404 Program authorization (other than an exemption) under Chapter 62-331, F.A.C., and request that the agency actions for the ERP exemption and State 404 Program authorization be issued at the same time. (This is strongly recommended to ensure consistency, and to reduce the potential need for project modifications to resolve inconsistencies that may occur when the agency actions are issued at different times). If this box is checked and the Agency determines that no State 404 Program authorization is required, the Agency(ies) will continue to abide by subsection 62-330.050(4), F.A.C.

I understand that the Agency will make a reasonable effort to determine, within 30 days of receipt of this form, whether the proposed activities qualify for an exemption unless this timeframe has been waived, above. If they do not, the Agency will provide its determination that the requested activity does not meet the terms and conditions of an ERP or State 404 Program exemption, at which time I may provide a new form with additional or modified information, or I may submit an application for an ERP and/or State 404 Program permit. In either case, denial of qualification to use an exemption will be made without prejudice, pending submittal of clarification of any errors or omissions contained in this form or other information that demonstrates compliance with the terms and conditions of the exemption.

JOHN S ODOM	John S Odom	06/23/2022
Typed/Printed Name	Signature	Date

Certification of Sufficient Real Property Interest and Authorization for Staff to Access to the Property:
I certify that:

I, or the person I represent, hereby certify that I, or that person, possess sufficient real property interest in or control, as defined in **Section 4.2.3(d) of Applicant's Handbook Volume I**, over the land upon which the activities described in this form are proposed, and that I have, or that landowner has given me, legal authority to grant permission for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed activities specified in this form. If such sufficient real property interest is based on an entity having *the power of eminent domain and condemnation authority*, I/we shall make appropriate arrangements to enable staff of the Agency to access, inspect, and sample the property as described above.

JOHN S ODOM	John S Odom	06/23/2022
Typed/Printed Name	Signature	Date

Part 3: Submittal and Fees

This form and the appropriate fee should be submitted to the agency having regulatory authority for the activity. Operating Agreements between the Department and the water management districts spell out which agency will process any given application. For more information go to https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/submitting-erp.

This form may be submitted online; to do so, follow the online submittal requirements of the agency:

- **Florida Department of Environmental Protection:** http://www.fldepportal.com/go/
- **Northwest Florida Water Management District:** https://permitting.sjrwmd.com/nwepermitting/jsp/start.jsp
- **Suwannee River Water Management District:** https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp
- **St. Johns River Water Management District:** https://permitting.sjrwmd.com/epermitting/jsp/start.jsp
- **Southwest Florida Water Management District:** http://www.swfwmd.state.fl.us/permits/epermitting/
- **South Florida Water Management District:** http://my.sfwmd.gov/ePermitting/MainPage.do

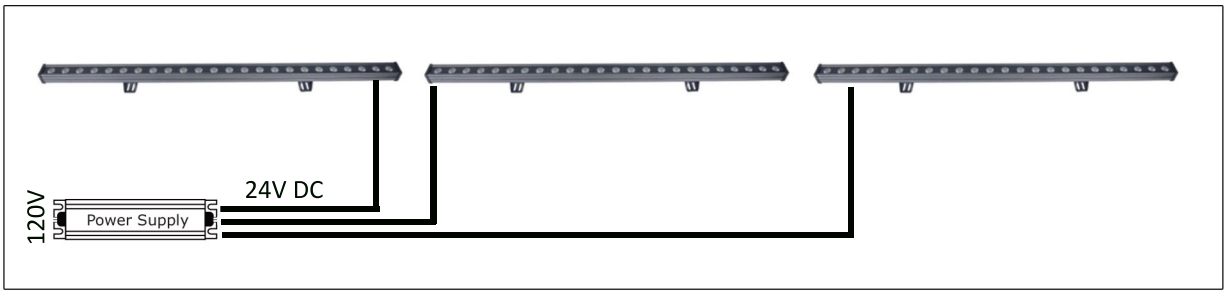
If submitting a paper version of this form, please see (Appendix A) of the Environmental Resource Permit Applicant's Handbook Volume I for submittal locations.

Additional Addresses

Applicant	John S Odom John S. Odom, Architect 99 Meadowbrook Country Club Estates Ballwin, MO 63011

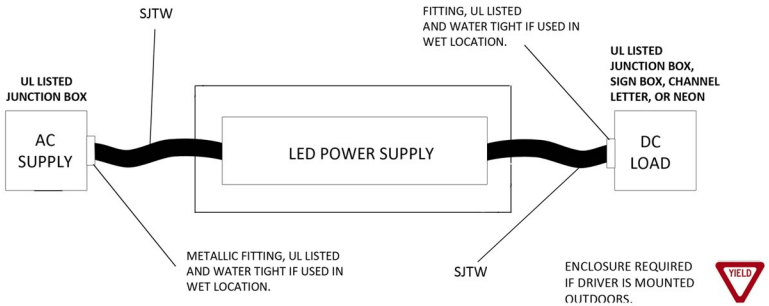
FOR INSTALLATION AND TECHNICAL QUESTIONS PLEASE CALL (904 687 0660)

PARALLEL INSTALLATION



NO MORE THAN 3 LIGHT BARS PER 60W POWER SUPPLY

Drivers must be mounted in a protected environment. Drivers may be mounted out side, but MUST NOT be completely exposed to the elements.

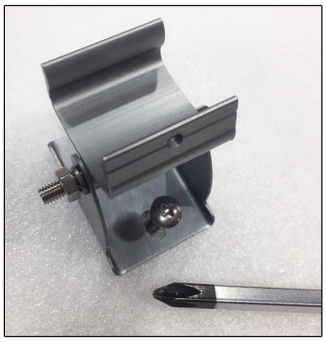


Power Supply spacing to other heat producing components shall be a minimum of 4 inches when the minimum spacing to sidewalls and top of enclosure is kept at minimum 2 inches.

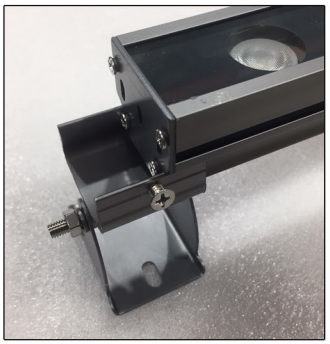
Disclaimer:

All of the above installation shall follow and comply with all local NEC regulations.

INSTALLING THE MOUNTING BRACKETS



Remove the mounting brackets from the fixture by sliding them off the ends. Snap a chalk like to ensure the fixtures line up perfectly straight. Mounting brackets must be spaced 24” apart from each other. Mark, drill and screw the brackets to the mounting surface.



Slide the fixture into the mounting bracket from one end. Rotate the fixture to the desired angle and tighten the bolt using a 5/16 wrench.

Once in the desired location. Tighten the set screw. The set screw should be located on the top of the mounting bracket.

MH402-24V-6500K

LED Linear Wall Washer

Description

Morgan Hope 402 low voltage wall wash fixtures are perfect for interior or exterior wall wash applications and are easily concealed due to their compact size. These wall wash fixtures are the choice of electricians, lighting designers and architects worldwide for their high performance light output, attractive styling, and accurate colors.

Applications

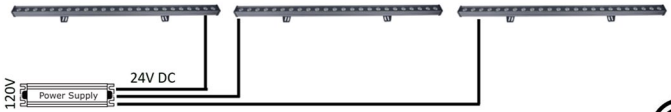
Architectural lighting for canopies, corridors, archways, windows
Downlighting or uplighting for wall wash applications
Landscape lighting
Excellent for hospitality applications
Road and bridge lighting
Museum and art gallery lighting
Sculpture and statue illumination

Specifications

Housing: Aluminum
Lens: Tempered Glass
Light Engine: CREE
Actual Draw: 18W
Lumen output: 1620 Lumens
Power Factor: >.90
Color Temperature: 6500K
CRI: 85
Beam Angle: 30 Degrees
IP Rating: IP65
Input Voltage: 24V

Warranty:
5 years

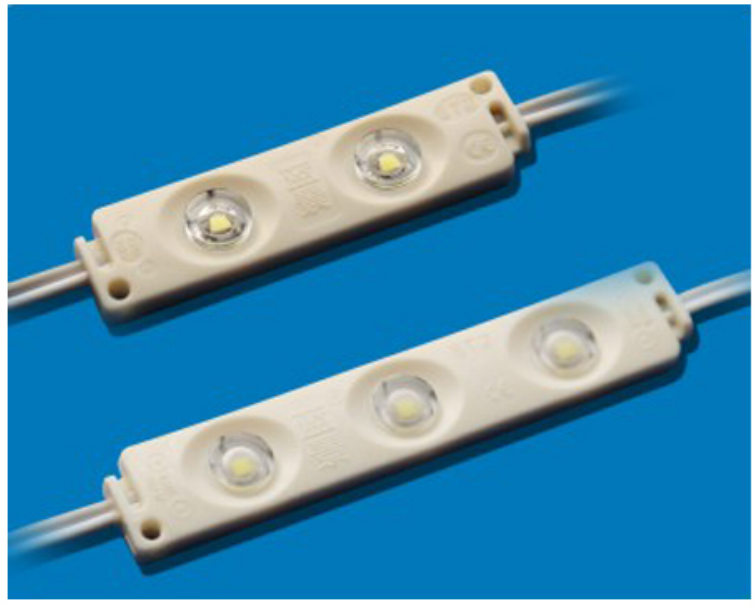
Parallel Installation



NO MORE THAN 3 LIGHT BARS PER 60W POWER SUPPLY

morganhope INDUSTRIES LTD

MorganHope USA LLC
4425 US HWY 1 South
St. Augustine FL 32086
www.morganhope.com
Phone: 904 487 0660
Fax: 904 342 6308



MHMOD-65-12V

LED MODULE FOR SIGNAGE
PIECES PER BOX: 100
WATTAGE DRAW: .72W PER MODULE
CURRENT: 60MA
BEAM ANGLE: 160 DEGREES
LED Light Color: 6500K

morganhope INDUSTRIES LTD

7 97734 19599 6

MorganHope USA LLC 4425 US HWY 1 South St. Augustine FL 32086 www.morganhope.com Phone: 904 687 0660 Fax: 904 342 6308

DQ-MH15WMO

15W LED Flood Light

Q&QQ

Color: Black

Specifications

15 Watt LED floodlight with die cast aluminum housing, integral glare shield and tempered lens. Sleek good looks with minimal size. Supplied with 6" leads and ground wire.

Housing:
Precision die cast aluminum

Light Engine: PHILIPS LUMILED
Actual Draw: 15W
Lumen output: 1350 Lumens
Power Factor: >.90
Color Temperature: 3000K
CRI: 85

Swivels:
1/2" NPS threaded arm with serrated locking swivel fits all standard mounting boxes. EZ Grip locknuts color matched to fixture.

Body Color:
Black, Gray, Bronze, Green

UL Listing:
Suitable for wet locations.

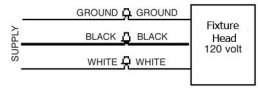
Voltage:
120-277VAC

Warranty:
5 years

WIRING

WARNING: *Make sure power is OFF before installing or maintaining fixture.*

1. Connect the black fixture lead to the black supply lead.
2. Connect the white fixture lead to the white supply lead.
3. Connect the copper ground wire to the supply ground.



5 YEAR WARRANTY

DLC DLC PREMIUM LISTED

c UL us LISTED

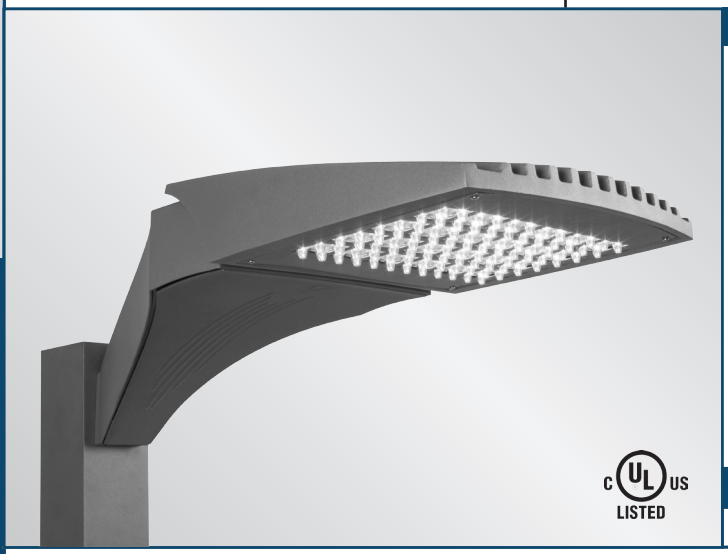
morganhope INDUSTRIES LTD

MorganHope USA LLC
4425 US HWY 1 South
St. Augustine FL 32086
www.morganhope.com
Phone: 904 487 0660
Fax: 904 342 6308

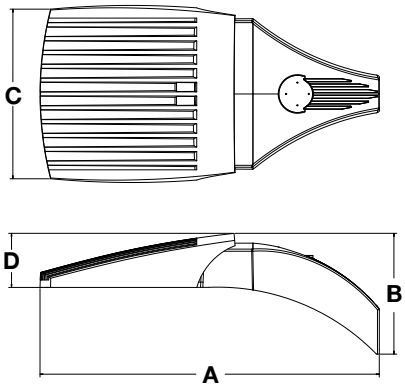
VMX LED

Project Name:	Catalog Number:	Type

AREA



Dimensional Drawings



Fixture	A	B	C	D	Max. Watts	Lbs
VMX-1	29”	10.75”	15.5”	4”	214	49

The new VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED’s performance and the driver’s life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 32 to 96 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
VMX-1	Type I **(T1)** Type II **(T2)** Type III **(T3)** Type IV **(T4)** Type IV-A **(T4A)** Type V **(T5)** Type V-W **(T5W)**	# of LEDs 32 **(32LC)** 64 **(64LC)** 96 **(96LC)** *Not available in 1000mA	mA 350 **(3)** 530 **(5)** 700 **(7)** *1000 **(10)** *Not available in 96LC	3000K *Warm white **(3K)** 4000K *Neutral white **(4K)** 5000K *Cool white **(5K)**	120-277 *Universal voltage **(UNV)** 480* **(5)** 347* **(8)** *347V & 480V no available in 32LC 350mA	Arm Mount **(AM)** Wall Mount *Cast Wall Plate (BAWP) to be ordered separately **(WM)** Round Pole Plate Adaptors (RPP) are to be ordered separately. VMX DRILL DIAGRAM *UPMA to be ordered separately	Bronze **(BZ)** Black **(BK)** Smooth Black **(SBK)** White **(WH)** Smooth White **(SWH)** Graphite **(GP)** Grey **(GY)** Silver Metallic **(SL)** Custom Color **(CC)**	Photocell & Receptacle *Specify voltage **(PCR120) (PCR208) (PCR240) (PCR277)** Photo Receptacle **(PER)** *With shorting cap Round Pole Plate Adaptor For 3”Ø Pole **(RPP3)** For 4”Ø Pole **(RPP4)** For 5”Ø Pole **(RPP5)** Cast Wall Plate **(BAWP)** 0-10v Dimming Driver No Controls **(DIM)** Motion Sensor *Works with FSP-211 **(WSC-8)** 8’ Mounting Height **(WSC-20)** 9-20’ Mounting Height **(WSC-40)** 21-40’ Mounting Height This option will require(1) FSIR 100 remote for programing Wireless Control Consult Factory **(WC)** Universal Pole Mount Adaptor **(UPMA)** Back Side Cutoff Louver Shield **(CLS)** Right Side Cutoff Louver Shield **(RCLS)** Left Side Cutoff Louver Shield **(LCLS)** Emergency Battery Pack *Universal Voltage only **(EBPL)**

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light®

Heatsink
• Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
•Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
• The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
• The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
• The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, III, IV, IV-A , V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
• CRI values are 70 for 3000K, 70 for 4000K and 70 for 5000K.

Quali-Guard® Finish
• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
• Finish is guaranteed for five (5) years.

Electrical Assembly
• The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
• 10 kV surge protector supplied as standard.
• Terminal block supplied as standard.

Warranty
• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
• Photocell & receptacle
• Photo receptacle
• Round pole plate adapter
• Cast Wall Plate
• 0-10v Dimming Driver
• Motion Sensor
• Wireless Control
• Universal Pole Mount Adaptor
• Cut-Off Louver Shield
• Emergency Battery Pack

Listings
• The VMX Series is cUL Listed
• IP65 Rated
• Powder Coated Tough
• DLC Listed

POWDER COATED TOUGH™ IP65 RATED c UL us LISTED lighting facts DLC QPL LISTED™

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/

VMX LUMEN DATA Updated Lumen Chart 08.27.15

# LEDs	mA	Type 1	B	U	G	Type 2	B	U	G	Type 3	B	U	G	Type 4	B	U	G	Type 4A	B	U	G	Type 5	B	U	G	Type 5W	B	U	G	Watts
32	350	5134	2	0	2	4557	1	0	2	4777	1	0	1	4612	1	0	1	5141	1	0	1	4950	2	0	1	4837	3	0	1	36
	530	7230	3	0	3	6417	2	0	2	6728	1	0	2	6496	1	0	2	7240	1	0	1	6972	3	0	1	6812	3	0	1	55
	700	9150	3	0	3	8122	2	0	2	8515	1	0	2	8221	2	0	2	9163	2	0	1	8824	3	0	1	8621	3	0	2	74
	1000	12774	3	0	3	11338	2	0	3	11887	2	0	2	11477	2	0	2	12792	2	0	2	12318	3	0	2	12035	4	0	2	115
64	350	9325	3	0	3	8277	2	0	2	8677	1	0	2	8378	2	0	2	9338	2	0	1	8992	3	0	1	8785	3	0	2	71
	530	13197	3	0	3	11714	2	0	3	12281	2	0	2	11857	2	0	2	13216	2	0	2	12726	3	0	2	12434	4	0	2	109
	700	16756	4	0	4	14873	3	0	3	15592	2	0	3	15054	3	0	3	16780	2	0	2	16158	4	0	2	15786	4	0	2	145
	1000	22002	4	0	4	19529	3	0	4	20474	3	0	3	19768	3	0	3	22034	3	0	2	21217	4	0	2	20729	5	0	3	228
96	350	13649	3	0	3	12115	3	0	3	12701	2	0	2	12262	2	0	2	13668	2	0	2	13162	3	0	2	12859	4	0	2	102
	530	19578	4	0	4	17377	3	0	3	18218	2	0	3	17589	3	0	3	19606	3	0	2	18879	4	0	2	18445	4	0	2	163
	700	23343	4	0	4	20719	3	0	4	21722	3	0	3	20972	3	0	3	23376	3	0	3	22510	4	0	2	21992	5	0	3	214

Visit www.visionairelighting.com for up-to-the-minute chart information, including types not listed here.
*For 4000K multiply values by 0.95 *For 3000K multiply values by 0.90

EPA Data

0.75	1.47	1.5	2.22	2.1	2.22

19645 Rancho Way Rancho Dominguez, CA 90220
Tel: (310) 512-6480 Fax: (310) 512-6486
www.visionairelighting.com

REEF

1951HE

LARGE POST TOP OR PIER MOUNT LANTERN

Reef's contemporary nautical shape features a sleek capsule of inside etched glass captured by bold rings of cast aluminum.

DETAILS	
FINISH:	Hematite
MATERIAL:	Cast Aluminum
GLASS:	Inside Etched

DIMENSIONS	
WIDTH:	9"
HEIGHT:	16.3"
WEIGHT:	8 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	17.1"
CARTON WIDTH:	10.2"
CARTON HEIGHT:	20"
CARTON WEIGHT:	11 lbs.

PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Classic, modern style with a nautical flair adds elegance to a variety of exteriors
- Rich gray tone

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

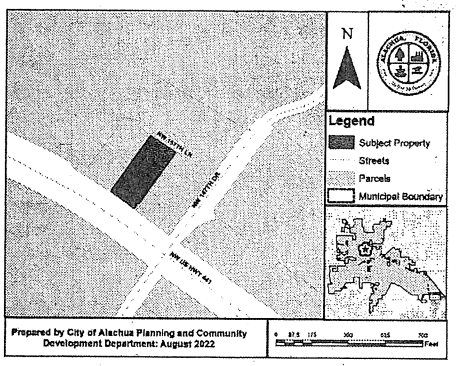
(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent, on behalf of Alachua Development Co., LLC., property owner, for consideration of a Site Plan to construct a ±3,580 square foot drive-through restaurant with outdoor seating and associated site improvements on a ±1.14 acre subject property located north of US 441, west of NW 147th Drive, south of NW 157th Lane (Tax Parcel No. 03067-601-002) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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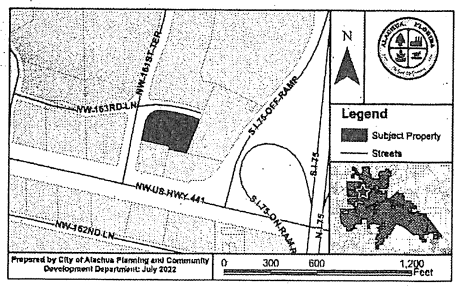

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City of ALACHUA

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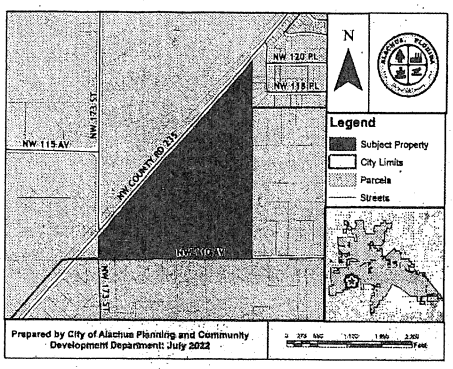
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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(Published: Alachua County Today - September 01, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Bryan Neal, POSTED THE LAND USE
(name)
SIGN ON 8-30-22 FOR THE Dairy Queen Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

3 (three)
(number of signs)

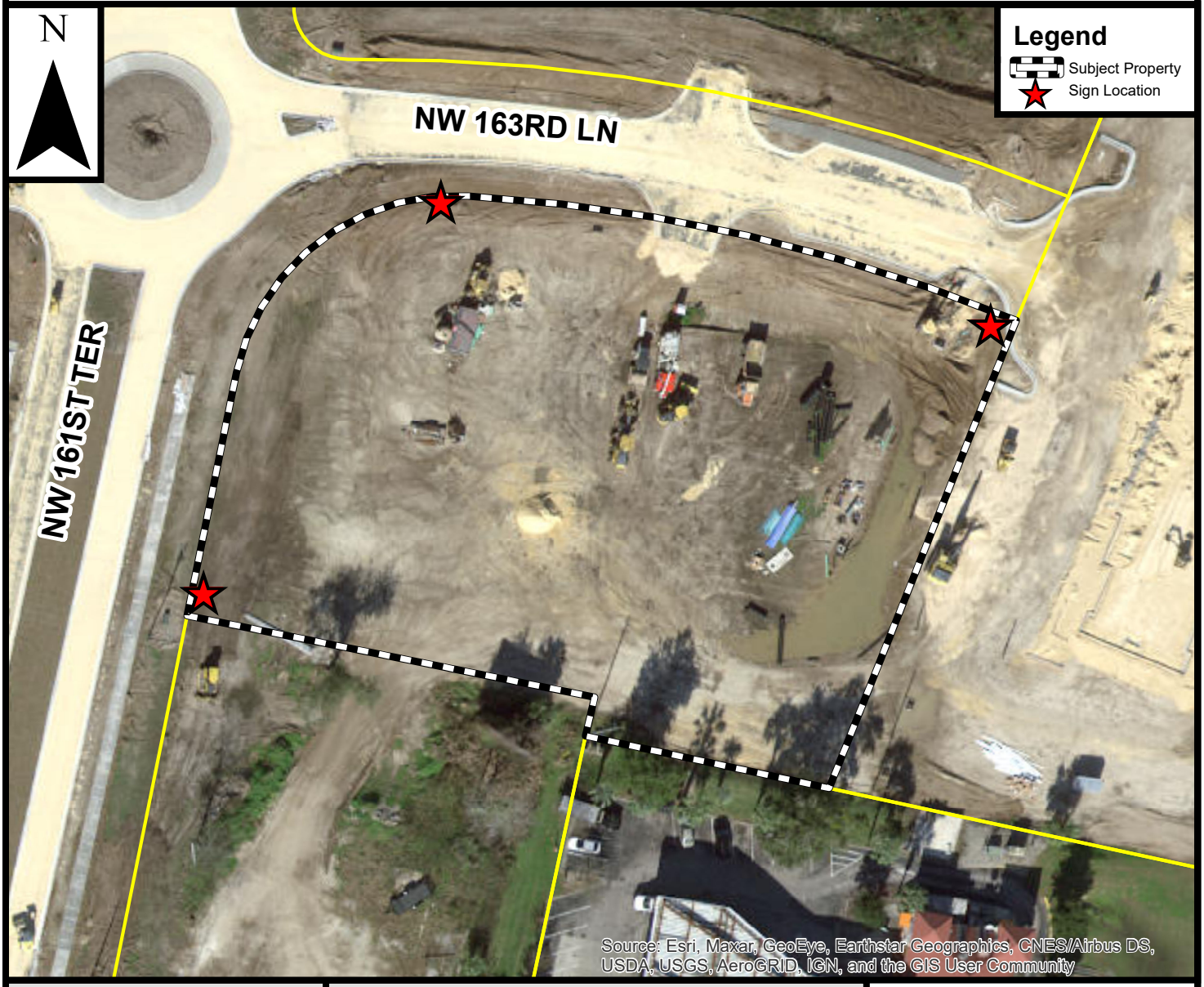
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Dairy Queen
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared July 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

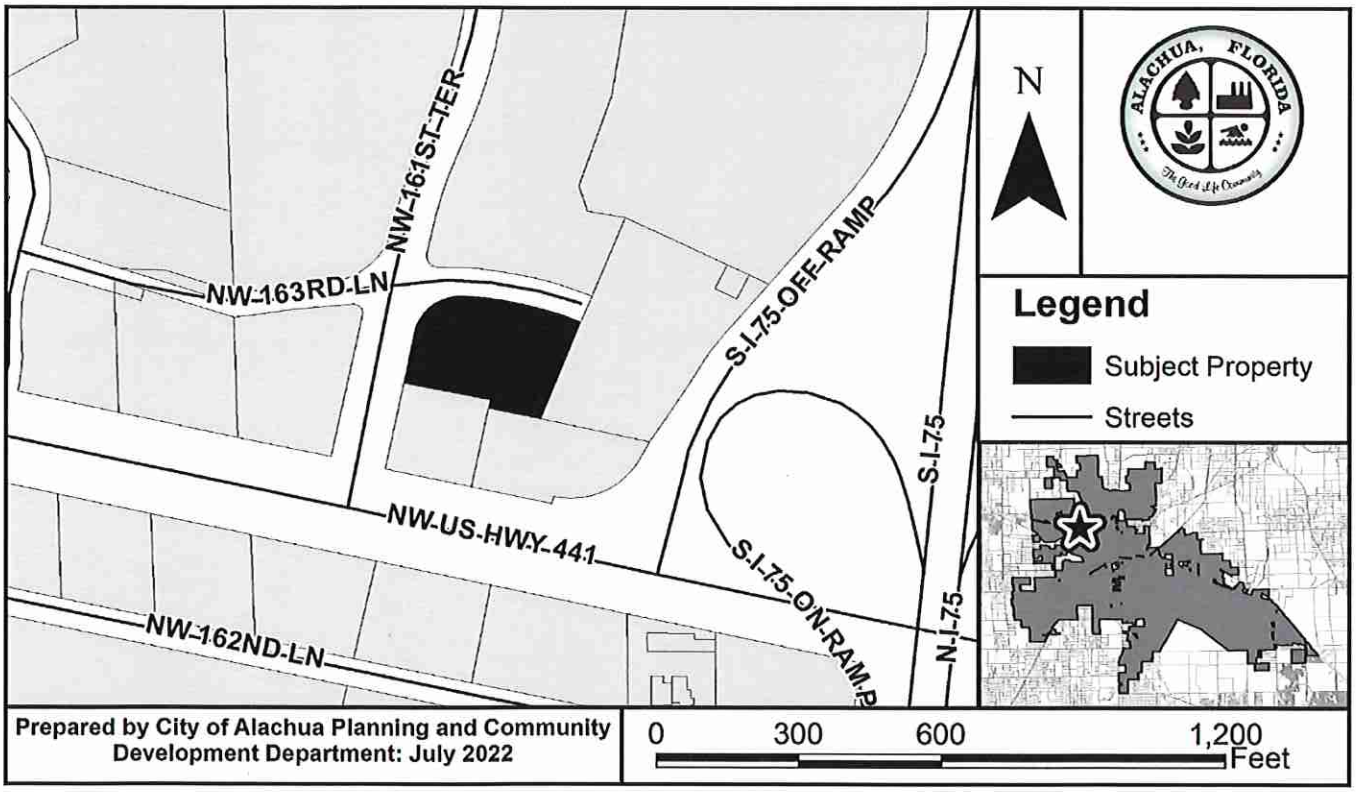
0 25 50 100 Feet

City of ALACHUA
the good life community

mailed 8/29/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by John S., Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through with associated site improvements on a ±1.53 acre subject property, located southeast of the intersection of NW 161st Terrace and NW 163rd Lane, north of US Highway 441, consisting of a portion of Tax Parcel Number 03049-000-000; FLUM: Commercial; Zoning: Commercial Intensive (CI); Overlay District: Gateway Overlay 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. 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.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville,FL 32653

Dan Rhine
288 Turkey Creek
Alachua,FL 32615

Tom Gorman
9210 NW 59th Street
Alachua,FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua,FL 32653

Peggy Arnold
410 Turkey Creek
Alachua,FL 32615

David Forest
23 Turkey Creek
Alachua,FL 32615

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1000 Turkey Creek
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Dena Courtney
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High Springs,FL 32655

Mike DeRoza
City Manager
PO Box 9
Alachua,FL 32616

Bob's Mobil, LLC
16091 US Highway 441
Alachua,FL 32615

Alachua Highpoint, LLC
15926 NW 163rd Lane
Alachua,FL 32615

Dwarkadhish Investments, Inc
16100 NW US Hwy 441
Alachua,FL 32615

Chasing Chicken 2, Inc.
16062 NW US Hwy 441
Alachua,FL 32615

T&H Property Group, LLC
16134 NW US Hwy 441
Alachua,FL 32615

Chasing Chicken 2 Inc
2531 Centerville Road
Ste 202
Tallahassee, FL 32609

Alachua County Farm Bureau Inc
16206 NW 163rd Ln
Alachua, FL 32615

Total Properties LTD/Tarek Properties LTD
1326 E Lumsden Rd
Brandon, FL 33511

Concept Development Inc
1443 SW 74th Dr
Ste 200
Gainesville, FL 32607

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Land Development Regulations Text Amendment: A request by Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).

PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City's 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 upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a request by Seth Wood of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light & Warehouse Industrial (ILW) zoning district.

The applicant contends that this amendment will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to pursue a growing market trend in a growing community. The applicant cites the LDR definition of business districts and the ILW zoning district, which states that these districts are established and intended to provide a wide, varied range of non-residential uses, which meet the needs of the City's residents, business owners, and workforce. The applicant also cites lifestyle changes in recent years that have positively influenced demand for self-service storage uses. Currently, self-service storage is permitted by right in three (3) of the City's nine (9) business districts- Community Commercial (CC), Commercial Intensive (CI), and Industrial General (IG); and by Special Exception Permit in one (1) district- Corporate Park (CP). Additionally, per the Comprehensive Plan Future Land Use Element Policy 1.5.b, self-storage facilities may be included in the underlying INDUSTRIAL Future Land Use designation.

ATTACHMENTS:

Description

- Staff Report
- Applicant's Submittal
- Draft Ordinance
- Advertisement- Gainesville Sun
- Advertisement- ACT

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Land Development Regulations by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow Self-Service Storage as a Permitted Use in the Light and Warehouse Industrial (ILW) zoning district.
APPLICANT/AGENT:	Seth Wood, Causseaux, Hewett & Walpole, Inc.
PROJECT PLANNER:	Kathy Winburn, Planning & Community Development Director
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City's 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.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by Seth Wood of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would amend Table 4.1-1, *Table of Allowed Uses*, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

The applicant contends that this amendment will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to purse a growing market trend in a growing community. The applicant cites the definition of business districts and the ILW Zoning District in the LDRs, which states that these districts are established and intended to provide a wide, varied range of non-residential uses, which meet the needs of the City's residents, business owners and workforce. The applicant also cites lifestyle changes in recent years that have positively influenced demand for self-service storage facilities. Currently, self-service storage is permitted by right in three (3) of the City's nine (9) business zoning districts- Community Commercial (CC), Commercial Intensive (CI) and Industrial General (IG); and permitted by Special Exception in one business district- Corporate Park (CP). As such, self-service storage facilities are currently allowed in both less intense and more intense zoning districts than ILW.

PROPOSED LDR TEXT AMENDMENTS

AMENDING ARTICLE 4, TABLE 4.4-1, TO ALLOW SELF-SERVICE STORAGE FACILITIES AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.

Table 4.1-1. Table of Allowed Uses																											
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																											
Use Category/ Use Type	C S V	A	Residential									Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15																
Self-service storage																										
All uses														P		P	S	**P**	P						4.3.4(H)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification

and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation & Findings: The proposed LDR text amendments support this goal by supporting local businesses that fall within the newly defined Use Type, thus promoting job creation and increasing the local tax base.

FUTURE LAND USE ELEMENT

Objective 1.5: Industrial

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

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

Evaluation & Findings: The proposed LDR text amendment will encourage business development by expanding the development potential for all ILW-zoned land in the City.

Policy 1.5.b: The Industrial land use category may include Industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yards or lots, and construction industry uses either as allowed uses or with special exceptions.

Evaluation & Findings: The proposed amendment to allow self-service storage facilities in the ILW is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

ECONOMIC ELEMENT

Objective 1.5: Economic Rehabilitation. The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City may, by way of illustration, but not by limitation…..

Evaluation & Findings: The proposed change to allow self-service storage in the ILW zoning district will expand the development potential of ILW-zoned land in the City, thus expanding the property owners' ability to maintain a productive land use and withstand economic changes.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

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

(b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendment to the LDR Table 4.1-1 is not in conflict with any other development standard or requirement for the ILW zoning district and is not in conflict with the use-specific standards for self-service storage outlined in LDR Section 4.3.4(H).

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The amendment proposes an expansion of allowed uses is the ILW zoning district to include self-service storage as a by-right use. The proposed change is in direct response to market trends. Factors contributing to this trend include urbanization, population growth, and positive economic outlooks, which all contribute to a growing interest by consumers in self-service storage.

Community Need *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant indicates that market trends show that there is increased interest in self-storage facilities; population trends indicate that the City of Alachua is steadily growing; and development trends indicate a shift toward smaller dwelling unit sizes. As the City grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

(d) ***Compatible with Surrounding Uses*** *– Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed amendment is consistent with the purpose and intent of the ILW zoning district. The purpose of the ILW district is to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. The intent underlying the business districts is to provide a wide range of uses to meet consumer and business needs.

(e) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: Per FLU Policy 1.5.b, self-storage facilities may be included in the Industrial FLU category. The Industrial FLU category underlies land zoned ILW in the City of Alachua. Thus, a development pattern inclusive of self-storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

(f) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed LDR Text Amendment will not impact or change any City regulations related to protection of the natural environment.

(g) ***Public Facilities*** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.

EXHIBIT "A"

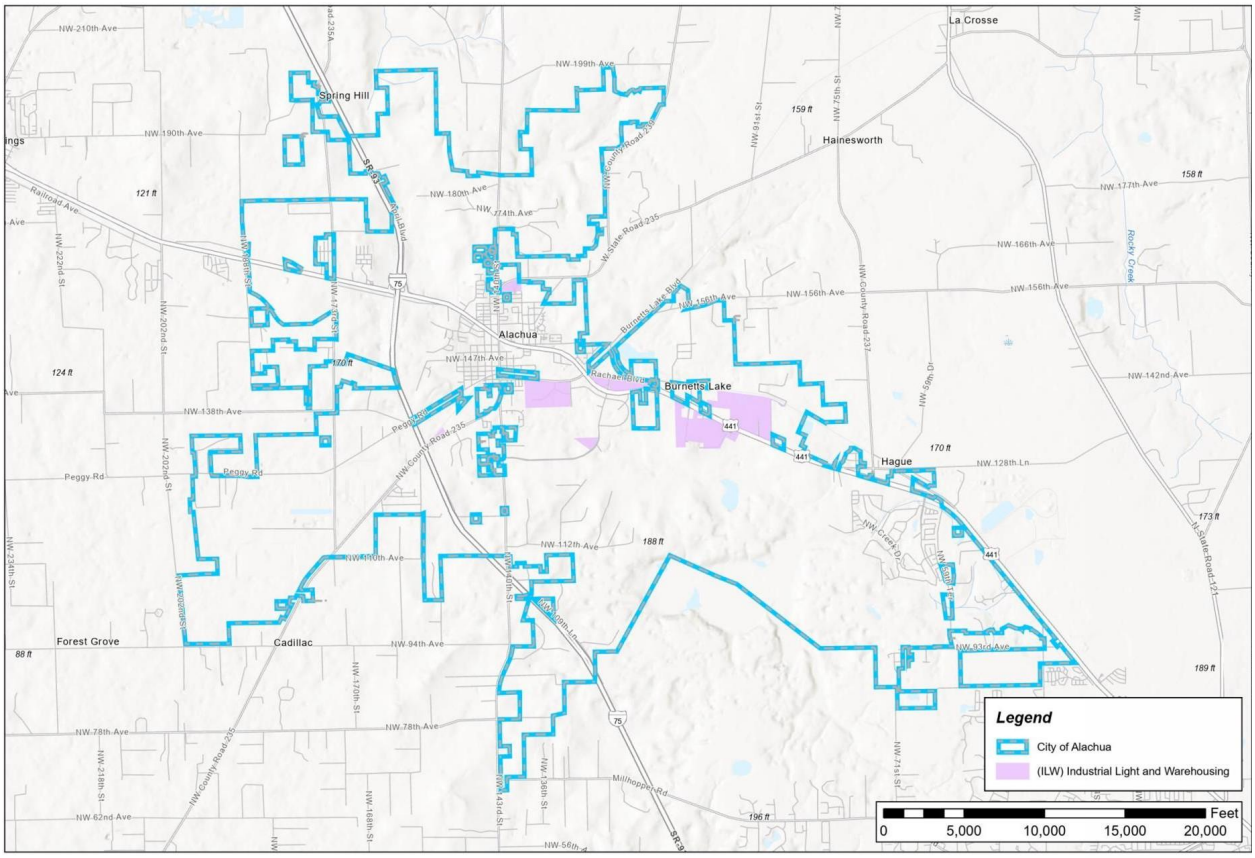
TO

LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

City of Alachua LDR Text Amendment

Self-service Storage in Light and Warehouse Industrial (ILW)



Date: 07 June 2022
PN#: 21-0528

Prepared For: City of Alachua Office of Planning & Zoning

CHW
11801 Research Drive
Alachua, FL, 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **LDR Text Amendment Application**
3. **Justification Report**
4. **Map of Land within the Light and Warehouse Industrial (ILW) Zoning District**

Application Package
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1. **Cover Letter**
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June 7, 2022

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application – Light and Warehouse Industrial Allowed Uses

Dear Kathy,

CHW submits three (3) copies of the LDR Text Amendment application package. Application materials include the LDR Text Amendment Application and a corresponding Justification Report. Also submitted with this application is a fee payment check for $5,000, and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests an amendment to City of Alachua Land Development Regulations (LDR) Table 4.1-1. The amendment proposes allowing self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. As detailed in the Justification Report provided, this expansion of potential uses in ILW can allow property owners greater ability to weather economic changes and proactively meet a growing consumer demand.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please email sethw@chw-inc.com or call (352) 331-1976.

Sincerely,
CHW

Seth Wood
Project Planner

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

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Seth Wood Title: Project Planner
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) _____ e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Table 4.1-1.
2. Proposed text language and/or explanation of reason for request:
   Expand the permitted uses within the Industrial, Light and Warehousing (ILW) zoning district to include self-service storage.
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Seth Wood
Signature of Applicant

_____
Signature of Co-applicant

Seth Wood
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 6th day of June, 2022 by Seth Wood, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL
SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry Stinson
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. LDR Text Amendment Application
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JUSTIFICATION REPORT
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1. **Explanation of Request, Need and Justification……..……..……..……1**
2. **Proposed LDR Text Amendment…….……..……..……3**
3. **Consistency with Land Development Regulations Section 2.4.1(E)(1)……..……5**

1. EXPLANATION OF REQUEST AND NEED

INTRODUCTION

This Land Development Regulations (LDR) Text Amendment application proposes amending *Table 4.1-1. - Table of Allowed Uses* to allow self-service storage in the Light and Warehouse Industrial (ILW) zoning district. In reviewing the City's LDR, no impacts to other regulations were found that warranted amending as a result of this proposal. This will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to pursue a growing market trend in a growing community.

THE BUSINESS DISTRICTS

The ILW zoning district is a business district. Per LDR §3.5.1. (*emphasis added*),

> *"The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:*
> 1. *Provide appropriately located lands for business uses consistent with Comprehensive Plan: Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;*
> 2. *Strengthen economic base: Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;*
> 3. *Provide suitable environment for business uses: Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and*
> 4. *Minimize impact of business development on residential districts and uses: Minimize the impact of business development on residential districts and uses."*

ILW specifically is defined in LDR §3.5.2.(G) as follows *(emphasis added)*:

> *"The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."*

The business zone districts generally, and the ILW district specifically, are established to provide a wide, varied range of nonresidential uses that meet the needs of the City's residents, business owners, and workforce. Currently, self-service storage is permitted by right in only three (3) of the nine (9) business districts—Community Commercial (CC); Commercial Intensity (CI); and Industrial General (IG)—and permitted by special exception in only one (1) of the business districts—Corporate Park (CP).

MARKET TRENDS

Per the United States Census Bureau, construction spending on self-storage increased 584% between 2015 and 2020. This market segment, globally, is projected to have a Compound Annual Growth Rate (CAGR) of 5.45% between 2020-2026. Factors including urbanization, which results in smaller homes and more frequent moves between homes; population growth; and positive economic outlooks resulting in increased purchasing of goods all contribute to this growth in interest in self-service storage. Lifestyle changes resulting from the COVID-19 pandemic have also positively influenced demand for self-storage facilities. The rise of remote work yielded increased interest for self-storage facilities. Workers began to approach self-storage as an opportunity to either buy or rent a smaller home, or to free up space in one's home. Employers began to approach self-storage as an opportunity to keep valuable office equipment without the need to maintain costly office space leases[1,2].

POPULATION TRENDS

Local trends indicate a growing population in the City of Alachua. The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period[3]. It is anticipated that the City could grow by approximately 7,100 people by 2035[4]. This population growth has been coupled with a steady rate of new housing being developed throughout the City, with notable recent examples include the Savannah Station subdivision and the Convergence Park master plan.

CONCLUSION

This text amendment application proposed amending LDR Table 4-1.1 to allow self-service storage facilities as a by-right use in the ILW business district. This change will not result in a need to amend any other sections of the LDR. Allowing self-service storage in ILW will enable the City to further expand the range of uses possible in the ILW business district and proactively meet one of many growing consumer trends in a growing City.

[1] *United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026)*. (2021, November 24). Retrieved from Globe News Wire: https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html

[2] Mordor Intelligence (2020). *Self Storage Market – Growth, Trends, COVID-19 Impact, and Forecasts (2022-2027). Accessed 19 May 2022 from https://www.mordorintelligence.com/industry-reports/self-storage-market#:~:text=Market%20Overview,forecast%20period%2C%202021%2D2026*.

[3] United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States.* Retrieved from https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST045219

[4] City of Alachua. (2021). *City of Alachua Strategic Plan 2021.*

2. PROPOSED LDR TEXT AMENDMENT IN STRIKETHROUGH/UNDERSCORE FORMAT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided on the following page, with **underlined** writing meant to symbolize proposed new language.

Table 4.1-1. is shown below and is truncated to focus on the affected portion.

Table 4.1-1. Table of Allowed Uses																														
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																														
Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)						
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC							
			1	3	4	6	5	P	8	15																			
. . .																													
	Self-service storage																													
	All uses													P		P	S	P	P		A				4.3.4(H)				

3. CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS SECTION 2.4.1(E)(1)

This section identifies the specific text amendment standards listed in City of Alachua LDR Section 2.4.1(E)(1) and identifies how this application is consistent with each. Text from the City of Alachua LDR is provided in standard font. Consistency statements are provided in **bold font**.

LDR Section 2.4.1 *Text Amendments and General Amendments to the Official Zoning Atlas*

(E) *Standards.*

1. *Text amendments.* Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:
   a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

The proposed LDR text amendment is consistent with multiple portions of the Comprehensive Plan.

The proposed amendment is consistent with Goal 1 of the VISION ELEMENT. Goal 1—Economic Development states:

> *The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

The proposed change to allow self-service storage in the ILW business district will welcome business and encourage business development by expanding the development potential for all ILW-zoned land in the City.

The ILW zoning district is compatible with the Industrial Future Land Use (FLU) classification, as detailed in the FUTURE LAND USE ELEMENT.

> *Objective 1.5 Industrial*
> *The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*
>
> *Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.*

The proposed text amendment to allow self-service storage facilities in the ILW zoning district will further the intention of the Industrial Future Land Use classification. This text amendment will broaden the range of warehousing-related uses possible for Industrial land.

> *Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.*

The proposed change to allow self-service storage in the ILW zoning district is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

Objective 1.5 of the ECONOMIC ELEMENT expresses a desire by the City to uphold a productive economic climate in all areas of the City.

> *Objective 1.5: Economic Rehabilitation*
> *The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:*

The proposed change to allow self-service storage in the ILW zoning district will expand the development potential of ILW-zoned land in the City, thus expanding property owners' ability to maintain a productive land use and withstand economic changes.

b) Consistent with ordinances. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed change to LDR Table 4.1-1 is not in conflict with any other development standard or requirement for the ILW zoning district and is not in conflict with the use-specific standards for self-service storage outlined in LDR §4.3.4.(H). This amendment will not cause a need for further changes to the LDR.

c) Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.

This amendment proposes an expansion of allowed uses in the ILW business district to include self-service storage as a by-right use. This proposed change is in direct response to market trends, which indicate that construction spending on self-storage increased 584% between 2015 and 2020. Factors contributing to this trend include urbanization, population growth, and positive economic outlooks, which all contribute to a growing interest by consumers in self-service storage[5].

This proposed change is in alignment with other jurisdictions in Alachua County.

- **In the City of Gainesville, self-storage facilities or "mini-warehouses" are permitted by right in both the Limited Industrial (I-1) and General Industrial (I-2) zoning districts (City of Gainesville Land Development Code Table V-7).**
- **In Unincorporated Alachua County, self-service storage facilities are permitted as a limited uses in all Industrial zoning districts—Wholesale/Warehousing (BW), Light Industrial (ML),**

[5] *United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026)*. (2021, November 24). Retrieved from Globe News Wire: https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html

and Industrial Services and Manufacturing (MS, MP). They are not permitted by right in any zoning district (Alachua County Unified Land Development Code Article II).

- **In the City of High Springs, mini-warehouses are permitted by right in the Industrial/Commercial zoning district (IND), and as a conditional use in the Business/Commerce zoning district (BC).**

d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

As discussed in Section 1 of this report, market trends indicate that there is increased interest in self-storage facilities; population trends indicate that the City of Alachua is steadily growing; and development trends indicate a shift towards smaller dwelling unit sizes. As the City of Alachua grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

The proposed amendment addresses this demonstrated community need by expanding the areas in the City where self-service storage facilities are permitted.

e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The proposed amendment is consistent with the purpose and intent of the ILW zoning district. The purpose of the ILW district is to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. The intent underlying the business districts is to provide a wide range of uses to meet consumer and business needs.

Furthermore, the proposed amendment is consistent with the underlying Industrial FLU classification. Self-storage facilities are explicitly stated as a compatible use for the Industrial FLU classification in Comprehensive Plan FLU Element policy 1.5.b.

f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern. Per FLU Element Policy 1.5.b, self-storage facilities may be included in the Industrial FLU category. The Industrial FLU category underlies land zoned ILW in the City of Alachua. Thus, a development pattern inclusive of self-service storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed LDR Text Amendment will not impact or change any City regulations related to protection of the natural environment.

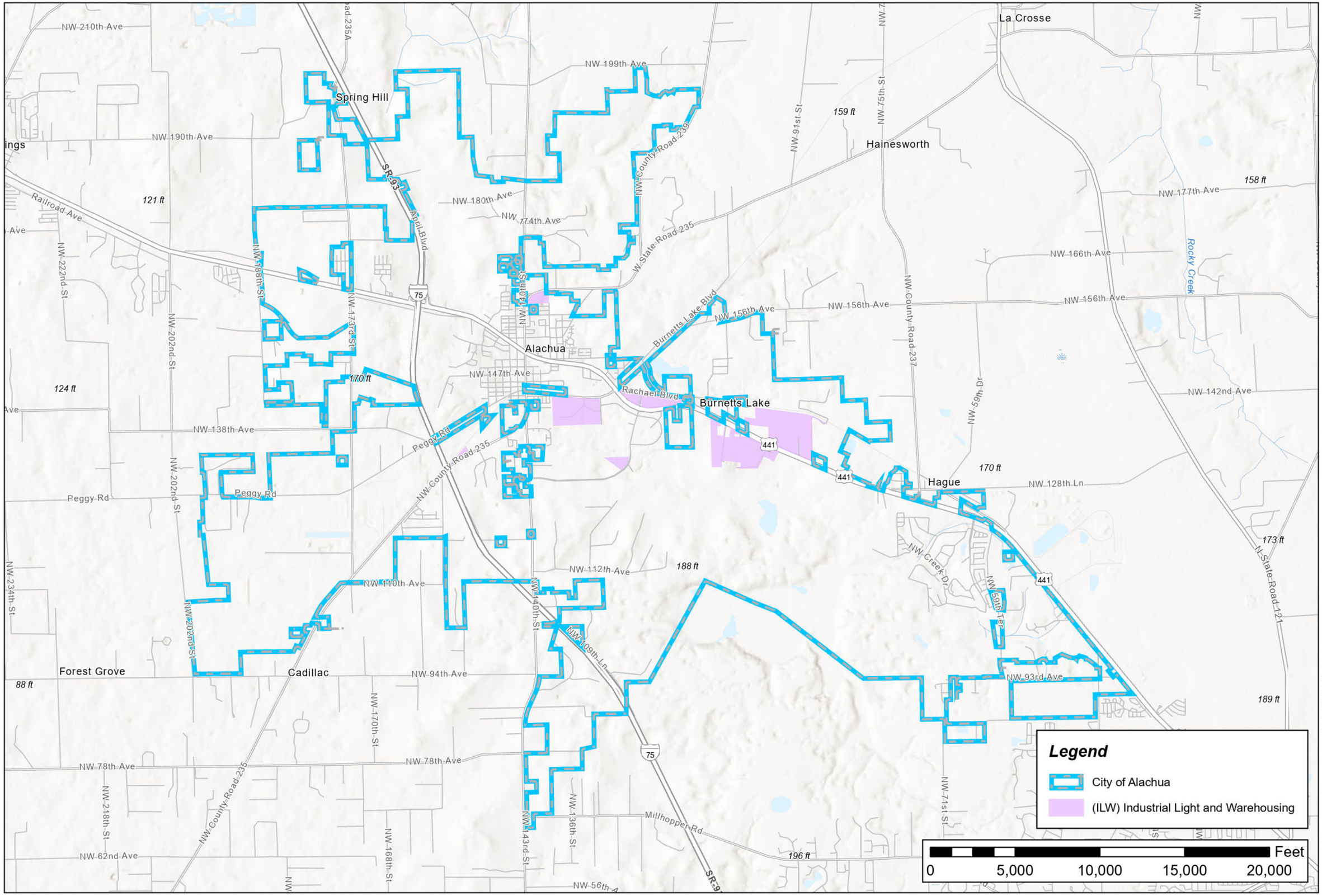
h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.

Application Package
Table of Contents

1. Cover Letter
2. LDR Text Amendment Application
3. Justification Report
4. **Map of Land within the Light and Warehouse Industrial (ILW) Zoning District**

Land Zoned ILW in the City of Alachua



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Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.333333
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/6/2022

Document Path: \\1s01.chw-inc.local\jobs\2202\121-0528\Admin & Information\07_Maps\GIS\MXDs\Upland Industrial Park\Upland Industrial Park.aprx

DRAFT

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment "Amendment" to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and,

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on August 31, 2022; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on September 13, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, and the City advertised public hearings to be held before the City Commission on September 2022 and on September , 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on September 26, 2022 and October 10, 2022, and provided for public participation at both public hearings; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 12th day of September 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 10th day of October 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

AMENDING ARTICLE 4, TABLE 4.1-1, TO ALLOW SELF-SERVICE STORAGE AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/ Use Type	C S V	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Self-service storage																								
All uses													P		P	S	P	P						4.3.4(H)

Bids & Proposals

CEDAR KEY WATER AND SEWER DISTRICT
INVITATION TO BID ITB No. 22-1
FOR:
SLUDGE/BIOSOLID HAULING, LIFT STATION CLEANING, EMERGENCY SEWAGE TRANSPORTATION
Proposal Due Date/Time: September 15, 2022 @ 3:00 PM EST

The Cedar Key Water and Sewer District (the "District") is seeking proposals from qualified companies to provide sludge/biosolid hauling (pretreatment unstabilized biosolids), lift station cleaning, and emergency sewage transportation services.

Sealed bids for the above-described services will be received at 510 3rd Street, Cedar Key, FL 32625 until September 15, 2022, at 3:00 PM Eastern Standard Time, at which time the bids will be opened and read aloud. Bids received after said time will be returned unopened.

A mandatory pre-bid conference will be held on August 31, 2022, at 10:00 AM Eastern Standard Time, at the District's office located at 510 3rd Street, Cedar Key, FL 32625. The purpose of this pre-bid conference is for prospective bidders to view the District's plant and the location where biosolid hauling pickups will be conducted. Failure to attend the pre-bid conference may result in the Bidder being disqualified from consideration, at the District's discretion.

If you are interested in submitting a proposal, you must obtain the complete ITB package, which contains additional information regarding this solicitation and instructions related to submitting a bid, from the Cedar Key Water and Sewer District website at www.ckwater.org or by contacting Alicia M. Johns at (352) 543-5285.

All inquiries and requests for clarification concerning the ITB shall be submitted in writing and in accordance with the ITB. Verbal clarifications will not be provided.

The District reserves the right to waive informalities in any proposal; reject any or all proposals, in whole or in part; re-bid the project, in whole or in part; accept a proposal that in its judgment is the lowest and best bid of a responsible bidder; or accept multiple proposals. The District does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status and disability/handicapped status in employment or provision of service.

ADA – Special Accommodations: Any person requiring accommodations by the District due to a disability should call Alicia M. Johns at (352) 543-5285 at least five (5) days prior to any pre-response conference, response opening, or meeting. If you are hearing or speech impaired, please contact Alicia M. Johns via the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

Aug 18, 25, Sept 1, 8, 2022 #7661333

Govt Public Notices

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1.1- Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning 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. 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.

Notice To Creditors

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT, IN AND FOR ALACHUA COUNTY, FLORIDA
IN RE: THE ESTATE OF CHARLES HERBERT DYKES, DECEASED. 2022-CP-2092

NOTICE TO CREDITORS

The formal administration of the estate of CHARLES HERBERT DYKES, who died on June 18, 2022, is pending in the Circuit Court of Alachua County, Florida, Probate Division, the address of which is the Clerk of the Circuit Court, 201 E. University Avenue, Gainesville, FL 32601. The names and addresses of the PERSONAL REPRESENTATIVE and attorney are set forth below.

All creditors of the DECEDENT and other persons having claims or demands against the DECEDENT'S estate on whom a copy of this

Bids & Proposals

Bids & Proposals

CEDAR KEY WATER AND SEWER DISTRICT
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Notice To Creditors

NOTICE is required to be served must file their claims with this COURT WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the DECEDENT and other persons having claims or demands against the DECEDENT'S estate must file their claims with this COURT WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED

Notice To Creditors

TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this NOTICE TO CREDITORS is August 25, 2022

STEVEN M. DYKES
PERSONAL REPRESENTATIVE
6840 Womans Club Drive
Keystone Heights, FL 32656

Respectfully submitted,
VeRonica R. Owens,
Attorney at Law, P.A.
By: /s/ VeRonica R. Owens, Esq.
Fla. Bar No.: 73568
VeRonica@OwensWagner.com
189 South Lawrence Boulevard
Keystone Heights, FL 32656
2000 Henley Road, Suite B
Middleburg, FL 32068
Telephone: (352) 473-5000
Attorneys for PETITIONER
8/25, 9/1/22 #7696461

Public Notices

ADVERTISEMENT
NOTICE OF PROPOSED ENACTMENT OF ORDINANCE
BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinance whose title appears below will be considered for Adoption Reading on the 15th day of September, 2022, at a Regular City Commission meeting. The meeting begins at 10:00 a.m., and the ordinance will be read as soon thereafter as may be heard. The meeting is scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meeting. A copy of said ordinance may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the date mentioned above, all interested parties may participate in the meeting and be heard with respect to the proposed ordinance. If you have a disability and need an accommodation in order to participate in the meeting, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 211224

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.63 acres of property gener-

We can sell it in CLASSIFIED!

Public Notices

ally located at 1905 South Main Street, as more specifically described in this ordinance, from Office (O) to Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she 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.

Thursday, September 1, 2022
Omichele D. Gainey
City Clerk

9-1/22

ADVERTISEMENT
NOTICE OF PROPOSED ENACTMENT OF ORDINANCE
BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinance whose title appears below will be considered for First Reading on the 15th day of September, 2022, at a Regular City Commission meeting and if passed on First Reading will be considered for Second Reading on the 6th day of October, 2022 at a Regular City Commission meeting. The meetings begin at 10:00a.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meetings. A copy of said ordinance may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above, all interested parties may participate in the meetings and be heard with respect to the proposed ordinance. If you have a disability and need an accommodation in order to participate in these meetings, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 211225

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.63 acres of property generally located at 1905 South Main Street, as more specifically described in this ordinance, from Planned Development (PD) to Urban 6 (U6); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she 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.

Thursday, September 1, 2022
Omichele D. Gainey
City Clerk

9-1/22

Public Notices

ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinances whose titles appear below will be considered for Adoption Reading on the 15th day of September, 2022, at a Regular City Commission meeting. The meeting begins at 10:00 a.m., and the ordinances will be read as soon thereafter as may be heard. The meeting is scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meeting. A copy of said ordinances may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the date mentioned above, all interested parties may participate in the meeting and be heard with respect to the proposed ordinances. If you have a disability and need an accommodation in order to participate in the meeting, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 200731

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to vacating City Rights-of-Way; by amending Section 30-3.41. Right-of-way-vacations; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

ORDINANCE NO. 211146

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 13.943 acres generally located northeast of the intersection of SW Williston Road and SW 13th Street and west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, from Alachua County Commercial and Institutional/Medical to City of Gainesville Urban Mixed Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she 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.

Omichele D. Gainey
City Clerk
9-1/22

Public Notices

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Alachua County, Florida, will consider the adoption of an ordinance at its meeting to be held on September 13, 2022, at 11:30 a.m., or as soon thereafter as the matter may be heard. The hearing will be held at the Alachua County Administration Building, 12 SE 1st Street, Second Floor, Jack Durrance Auditorium, Gainesville, Florida 32601. Said ordinance being titled:

AN ORDINANCE OF ALACHUA COUNTY AMENDING THE DEFINITION OF SPECIAL ASSESSMENT DISTRICT IN CHAPTER 37 OF THE ALACHUA COUNTY CODE OF ORDINANCES. AMENDING CHAPTER 39 OF THE ALACHUA CODE OF ORDINANCES TO ESTABLISH A PROCESS CREATING MUNICIPAL SERVICES BENEFIT UNITS AS A REQUIREMENT OF THE ACCEPTANCE OF PLATS FOR FUTURE RESIDENTIAL DEVELOPMENTS; TO PROVIDE A FUNDING MECHANISM FOR FUTURE ROAD AND CAPITAL MAINTENANCE AND IMPROVEMENTS WITHIN THE MSBU; AND AMENDING CHAPTER 407 OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE SECTION 407.83 PLAT DOCUMENT REQUIREMENTS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR MODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance is available for review online at: http://www.alachuacounty.us/Pages/Ordinance-Advertisements.aspx. A copy of the proposed ordinance is also available at 12 SE 1st Street, Second Floor, County Manager's Office, Gainesville, Florida 32601, between the hours of 8:30 a.m. through 5:00 p.m., Monday through Friday (excluding County recognized holidays).

All persons are advised that, if they decide to appeal any decision made at this public hearing, they may need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All interested persons may attend and provide public comment. Face coverings are strongly encouraged if you cannot socially distance.

Meetings will be broadcast over Cox Channel 12 and the County's Video on Demand website. The public may submit written comments and photographic documents to the Board through email (bocc@alachuacounty.us) before the meeting.

Any questions regarding participation should be directed to the Alachua County Communications Office at 352-264-6923 or 352-264-6693. If accommodations for persons with disabilities are needed, please contact the Alachua County Equal Opportunity Office at 352-374-5275, at least 2 business days prior to the event. TTY users please call 711 (Florida Relay Service).

Marihelen Wheeler
Chair, Board of County Commissioners
9/1/22 7694388

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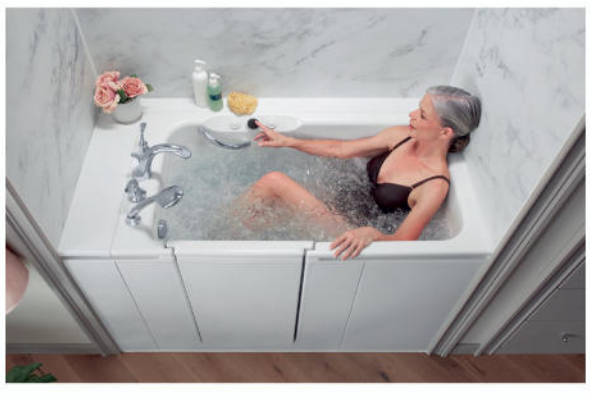

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City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1.1- Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

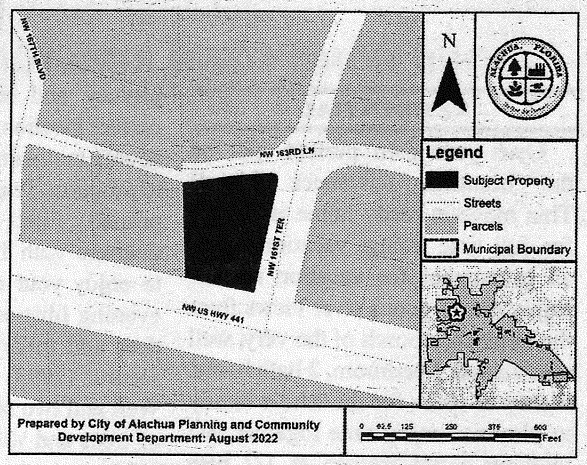
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. 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 - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by John Prins, of MDM Services, Inc., applicant and agent, on behalf of Alachua Express Wash, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot car wash with associated site improvements on a ±1.66 acre subject property located north of US 441, west of NW 161st Terrace (Tax Parcel No. 03049-005-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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(Published: Alachua County Today - September 01, 2022)

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Preliminary Plat – Fletcher Trace: A request by Travis Hastay , P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat of Fletcher Trace, which proposes the subdivision of a ±118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Fletcher Trace to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Fletcher Trace to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.

Summary

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in up to thirteen phases.

The subject property consists of portions Tax Parcel Number 03980-002-001, and is generally located south and east of CR 235, south of Pilot Forest Subdivision, and north of NW 110th Avenue.

The proposed Fletcher Trace subdivision will consist of lots ranging size from ±2,200 square feet to ±13,489 square feet, with the majority of lots being ±5,500 square feet. The preliminary plat proposed 128 single-family attached units located in interior of the subject property, as permitted by the approved Planned Development Ordinance. The remainder of the lots (344) will be single family detached units. The preliminary plat proposes common areas internal to the development and along the northern property boundary and the southwest corner. Stormwater for the proposed development will be conveyed to and treated within five (5) stormwater management facilities located in these common areas. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of CR 235. A 50' buffer is shown between the proposed lots and the eastern property line.

Two (2) vehicular access points will be provided to CR 235. There are no connections to NW 110th Avenue. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is

provided within this report.

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

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on April 25, 2022 through Ordinance 22-10. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Preliminary Plat- Fletcher Trace
- Application and Supporting Materials - Part 1
- Application and Supporting Materials - Part 2
- Public Notice Materials for the 09/13/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
PARCEL ID NUMBER:	03980-002-001
FLUM DESIGNATION:	Moderate Density Residential (0-4 units per acre)
ZONING:	PD-R (Planned Development – Residential)
OVERLAY:	N/A
ACREAGE:	±118.20
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Fletcher Trace to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Fletcher Trace to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in up to thirteen phases.

The subject property consists of portions Tax Parcel Number 03980-002-001, and is generally located south and east of CR 235, south of Pilot Forest Subdivision, and north of NW 110th Avenue.

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The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on April 25, 2022 through Ordinance 22-10. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map

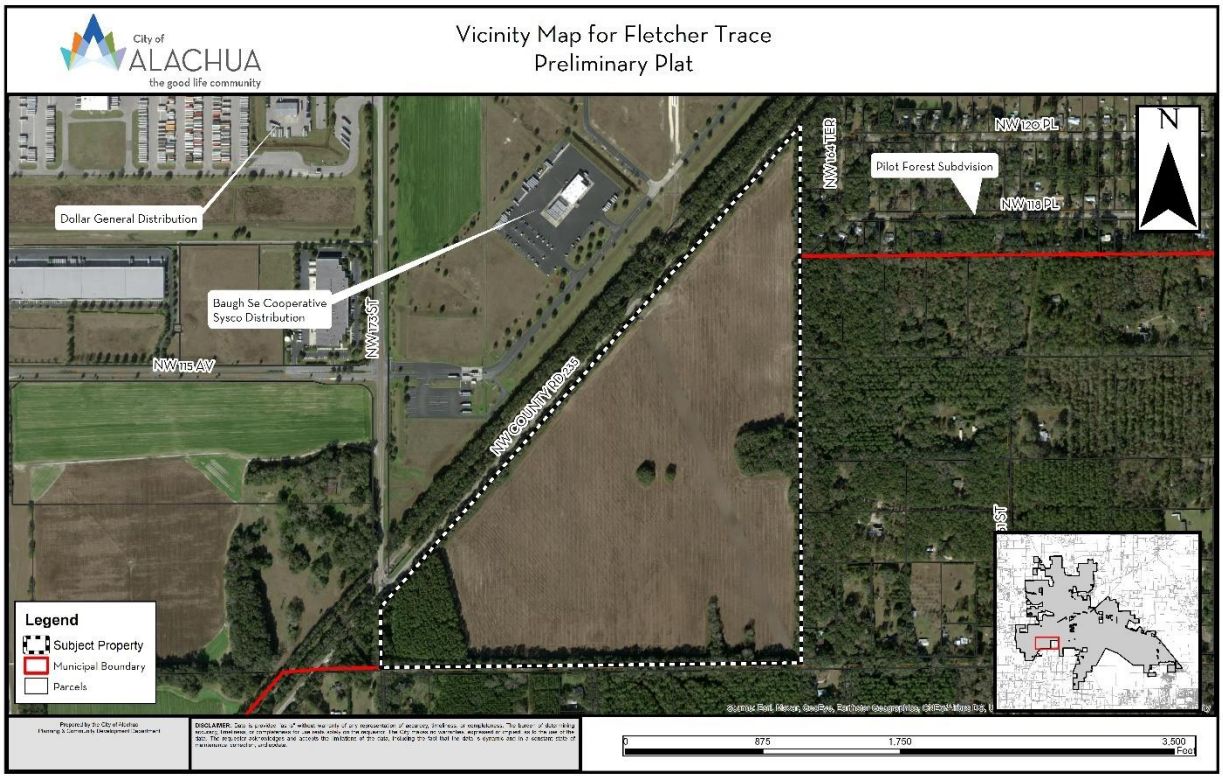
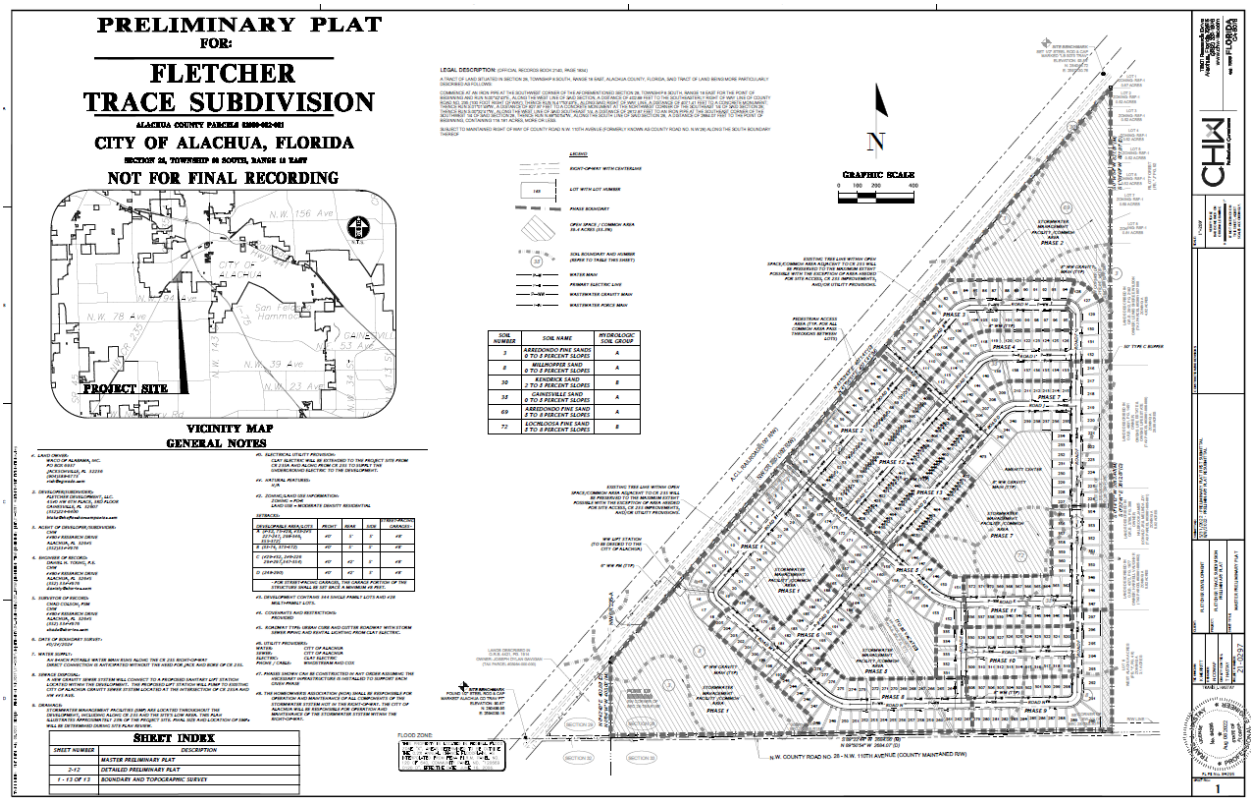


Illustration 1. Overall Site Plan for Fletcher Trace Subdivision



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on June 23, 2022 at the offices of CHW, Inc. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

Future Land Use Element

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

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

Analysis of Consistency with Policy 1.2.a: The proposed preliminary plat is a Final PD Plan for the Fletcher Trace PD, which is a permitted use within the Moderate Density Future Land Use Designation.

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

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

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

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a preliminary plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The preliminary plat has been reviewed for compliance with these documents.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where

necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. A condition has been included as part of this preliminary plat/ Final PD Plan that addresses the potential karst feature.

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

Analysis of Consistency with Objective 5.2: The proposed preliminary plat/ Final PD plan has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

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

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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.

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

Recreation Element

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

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

Transportation Element

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

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

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.

Analysis of Consistency with Policy 1.4.b: An existing sidewalk is located within 2,640 of the proposed property. A sidewalk has been provided along portions of the frontage of CR 235 in order to provide access to the sidewalk system internal to the project. If a sidewalk were constructed immediately along the frontage it would likely result in significant loss of the existing tree canopy, which would conflict with other stated policies of the Comprehensive Plan (e.g, Policy 1.2.l of the Conservation and Open Space Element). Appropriate easements for sidewalks located on common area outside of public right-of-way will be provided prior to or at time of platting of any impacted phase for Fletcher Trace.

Community Facilities Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

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

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

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

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species

and their habitat, and prevent extinction of or reduction in populations of listed species.

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

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

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

Objective 1.10: Wetlands

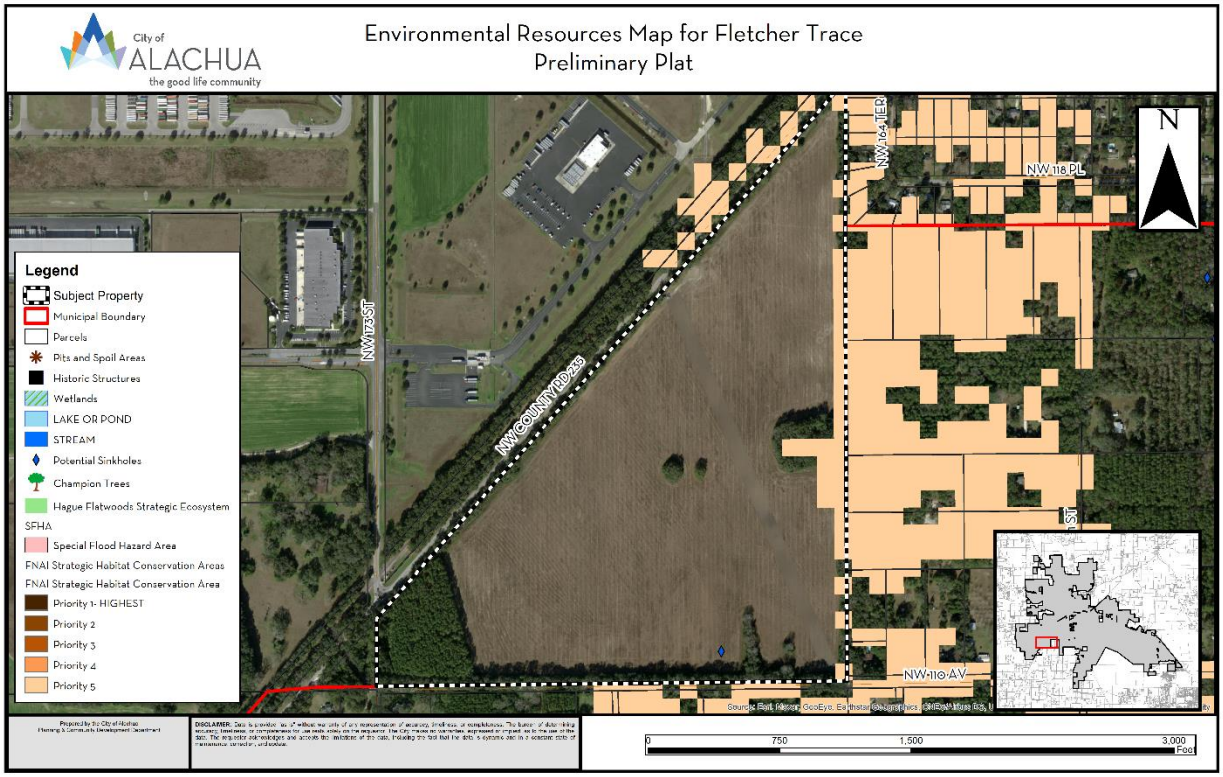
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. One listed species, the gopher tortoise, was identified. A condition has been included as part of this preliminary plat that a 100% gopher tortoise survey will be required for each Final Plat and evidence of coordination with the Florida Fish and Wildlife Conservation Commission must be provided.

Soil Survey

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

There are six (6) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As

a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including

standards related to block length, lot arrangement, dimensions and design, and street arrangement.

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

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

For the Fletcher Trace PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Fletcher Trace PD-R is a preliminary plat.

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

Final PD plan.

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

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on April 25, 2022 by the adoption of Ordinance 22-10. The applicant has submitted the appropriate application type to implement the type of development proposed.

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

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

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

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

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning	Residential [1]	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 418. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	6,180	4,161	5,302
Reserved Trips[4]	1,427	35	112
Available Capacity[4]	7,513	10,924	9,706
Potential Impact Generated by Proposed Preliminary Plat[5]	4,493	1,123	2,247
Residual Capacity after Proposed Preliminary Plat[6]	**3,020**	**9,801**	**7,459**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	587	395	504
Reserved Trips[4]	153	0	12
Available Capacity[4]	619	964	843
Potential Impact Generated by Proposed Preliminary Plat [5]	481	120	241
Residual Capacity after Proposed Preliminary Plat[6]	**138**	**844**	**602**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua July 2022 Development Monitoring Report.
5 Source: Applicant Submitted Concurrency Analysis Report.
The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service. Concurrency and impacts to the City's transportation network will be reevaluated at construction plans and final plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	263,556
Potential Potable Water Demand from Proposed Preliminary Plat **	127,440
Residual Capacity	**599,587**
Percentage of Permitted Design Capacity Utilized	**73.93%**
Sources: ** City of Alachua July 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed Preliminary Plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	240,342
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	118,000
Residual Capacity	**524,899**
Percentage of Permitted Design Capacity Utilized	**74.42%**
Sources: ** City of Alachua July 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.48
Potential Demand Generated by Development[3]	6.14
Residual Recreational Capacity After Impacts	**70.08**

Sources:
1 *City of Alachua July 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.85 acres
Acreage Required to Serve Demand Generated by Development[2]	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.08 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**37.56 %**

1 *Source: City of Alachua July 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.14 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Projected Solid Waste Demand from Application[3]	4,909	895.9
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A determination will be required prior to issuance of any final development order 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. At this time, it is anticipated that the proposed amendment will result in a demand of 145 total student stations (70 for elementary, 33 for middle, and 42 for high school). The School Board of Alachua County provided a determination on February 28, 2022 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

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

EXHIBIT "A"

TO

WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees 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. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined on Page 8 of the June 16, 2022 Ecological Survey Report completed by Flatwoods Consulting Group.

3. During the Construction Plan approval process associated with Phases 8, 9, and 10 as shown on the Fletcher Trace Preliminary Plat, a geotechnical engineer is to review any geological features identified in the geotechnical report (dated July 1st, 2022) and provide recommendations on whether or not remedial actions are required.

4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.
5. The applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

EXHIBIT "B"

TO

WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 24, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

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

Dear Mr Hastay:

On August 24, 2022 the City of Alachua received your updated application for the above referenced 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 and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 13, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, August 29, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, August 29, 2022.*** . These signs will be ready for pick up from City Hall after 12 PM on Thursday, August 25, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, September 12, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On July 11, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, August 8, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 13, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.
   NEW COMMENT- Add note for open space/ common area along CR235 property line that tree line will be preserved except for site access or provision of utilities.

   f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.
   NEW COMMENT- See condition below related to sinkhole remediation.

3. *Land Rights/ Compliance and Risk Management (C & RM) Comments*
   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.

NEW COMMENT- Response does not adequately address disposition of the "no man's land". Please coordinate with City of Alachua Compliance and Risk Management and provide response.

5. *Article 7, Subdivision Standards*
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   NEW COMMENT- Revise note on preliminary plat that exact location to be determined at time of Construction Plan review, not Final Plat.

   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   NEW COMMENT- Referenced justification memo not found in application materials. Please submit.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all forthcoming comments provided by the Public Services Department, as applicable.
   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a forthcoming letter.

8. *New Comments*
   a. Lots Number 47-50, 350-353, 354 – 357, and 358-361 appear to be multiple units on a single lot. This use would be classified as a townhome under Article 10 of the City's Land Development Regulations and was not contemplated under the approved PD Master Plan, which included provision for single family attached units. Single family attached units are on separately platted lots. Please revise preliminary plat and include setbacks for these lots that complies with approved PD Master Plan.
   b. Note 12 of Preliminary Plat shows setbacks as established by the PD Master Plan, but does not display the Development Areas on the Preliminary Plat. These setbacks should be displayed by lot numbers.
   c. Note 13 indicates that there will be 344 single family lots and 144 multiple family lots. The number of units totals to 488, but the maximum number of lots is 472. Please revise. Additionally, please see Note 8.a. above.
   d. As a condition of preliminary plat approval, Staff is proposing the following:
      i. A sinkhole remediation plan shall be required at time of Construction Plan submittal that will include, at a minimum:
         1. Building Foundation Design and Construction Methods for mitigating sinkhole formation and damage
         2. Site development (including roadway construction and utility installation), site preparation, and earthwork construction techniques for mitigating sinkhole formation
         3. Treatment of roof runoff from buildings
         4. Remedial actions if sinkhole is encountered on site during development

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager
G.B. Wilson, J.D., Compliance and Risk Management Director
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 29, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On June 27, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **9:30 AM** on **Thursday, June 30, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, July 11, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August 9, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   a. Per Development Parameter 1 of the approved PD Ordinance, the maximum number of attached single family units permitted within Development Area B is 106. The proposed preliminary plat appears to propose 123 single family attached units. Please revise.
   b. Development Parameter 3 of the approved PD Ordinance requires that the applicant submit a listed species and habitat survey as part of the preliminary plat. Please provide survey prepared in accordance with the requirements of this Parameter.
   c. Development Parameter 14 sets forth requirements for pedestrian access through the proposed blocks. Please indicate by notation or through display on the preliminary plat how this parameter will be addressed.
   d. Development Parameter 14 requires pedestrian connections through blocks longer than 600 feet. Lots 50 47 through 50, 350 through 353, 357 through 354 and 358 through 361 are longer than 600', but do not appear to provide pedestrian easement or common area.
   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.

f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.

2. *Phasing*
   a. Please indicate how the stormwater pond for Phase 2 will be accessed as it does not appear to be contiguous with the roadway and lots proposed to be included with Phase 2.
3. *Land Rights/ Compliance and Risk Management (C & RM) Comments*
   a. Please indicate how existing easement through property is being addressed.
   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.
4. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
5. *Article 7, Subdivision Standards*
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   c. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
6. *Concurrency Impact Analysis*
   a. Page 2 of concurrency memo lists 100% of project projected trips impacting Segment 11, however, these projected trips do not match the trips listed on Page 1 of the concurrency memo. Please reconcile.
   b. Segment 14 should also be included in analysis if the project trips on this segment will be greater than 756 daily trips or 67 PM peak trips.
   c. Table 3 of concurrency memo appears to provide incorrect calculation of potable water demand. Please revise.
   d. Page 5 of concurrency memo references Savannah Station, please clarify and revise.
7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 27, 2022.
   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated June 22, 2022.
8. *Miscellaneous*
   a. The street cross section detail provided on Sheet 2 is illegible, please revise.
   b. Please identify purpose of areas between Lots 39 and 40; and Lots 7 and 8.
   c. Under Note 12 on Sheet 1 of Preliminary Plat, please included note under setbacks regarding garage setbacks.

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

Sincerely,

Adam Hall, AICP

Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated June 27, 2022
Engineering Review Comments from Christopher Potts, P.E., of JBrown Professional Group, Inc.., provided in a letter dated June 22, 2022

c: Mike DaRoza, City Manager
G.B. Wilson, J.D.,
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

TR
6/27/2022
3

DATE: **June 27, 2022**

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

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

RE: **Fletcher Trace Subdivision Preliminary Plat**

Public Services has reviewed the subject project (May 31 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on May 31st Submittal** **Sheet 1** Under General Notes (9?), please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." FYI: Please make sure to include this note in the Final Plat. Please **resubmit** this sheet.
2.	**Comments on May 31st Submittal**

NO.	COMMENTS
	Sheets 1, 8 As per "TO BE DEEDED TO THE CITY OF ALACHUA", the design intent is that the WW LIFT STATION will be owned and operated by the City of Alachua. Please discuss (meeting preferred) with the City to go over design issues related to the WW Lift Station. A condition to Approval of Sheets 1 & 8 is that such discussions take place, including its location. **Conditional Approval**
	END OF COMMENTS

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

June 22, 2022

Mr. Adam Hall, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Fletcher Trace Subdivision

Dear Mr. Hall:
As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

Master Preliminary Plat

1. Please add all items which appear on the plan to the legend. This includes but is not limited to Proposed Water Meter, Electrical, Force Main, and Wastewater.
2. City of Alachua code requires name, address, telephone number and email address of the property owner, agent and developer. Please provide full contact information for the land owner and agent to the general notes.

Detailed Preliminary Plat

1. Please show and label 10' PUE on every sheet.
2. City of Alachua code requires surface drainage and direction of flow and method of detention/retention. Please provide general flow arrows in order to identify high and low points of roadway profile.
3. What is reasoning for the amenity center to be given a lot number? Generally, public areas of a preliminary plat would not be shown as lots.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Zimbra **ad_hall@cityofalachua.org**

RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat

From : Silver Ware <sware@alachuacounty.us> Thu, Jun 09, 2022 07:07 AM

Subject : RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat 7 attachments

To : Adam Hall <ad_hall@cityofalachua.org>

Good morning

ACFR has no comment at this time.

Thanks Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, June 7, 2022 10:32 AM
To: Grafton Wilson <gwilson@cityofalachua.org>; Harry Dillard <hdillard@cityofalachua.org>; John Adler <jadler@alachuacounty.us>; Justin Tabor <jtabor@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>
Subject: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a proposed preliminary plat, Fletcher Trace, which proposes 349 single family detached homes and 128 attached homes on an approximate 118 acre subject property (Parcel 03890-002-001)

Project Review Schedule
Initial Application Submittal: June 6, 2022
Application Deemed Complete: June 7, 2022
PAT Comments Deadline: Thursday, June 23, 2022 @ 5 PM
Staff PAT: Monday, June 27, 2022 @ 3 PM
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, June 23, 2022.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:
Preliminary Plat Application

If you have any questions about this application, please let me know.

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

CAUTION: This email originated from outside the City.

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BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.. The proposed amendment will entitle 472 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 42 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

FOR Supt.

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	748	748	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	80%

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace
Preliminary Plat Application

Dear Mr. Hastay:

On June 6, 2022, the City of Alachua received your application submitted on behalf of the Waco Properties, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, June 23, 2022**. All materials (except for mailing labels) may be submitted by email to the project planner.

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

Please address the following:

1. **Planned Development Ordinance (22-10) Condition Number 3, Listed Species and Habitat Survey**
    a. Listed Species and Habitat Survey must be submitted as part of any Final PD Plan (Preliminary Plat)
2. **Preliminary Plat Application Response A.5:**
    a. Application states that the preliminary plat proposes 349 single family homes and 128 multifamily units, which totals to 477 dwelling units. Please note that the maximum number of units per the Moderate Density Land Use and the approved PD Plan is 472.

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Submitted traffic impact analysis includes analysis of CR2054 East, but not CR2054 West. Please verify.

4. **Preliminary Plat Application Attachment #4, Mailing Labels:** Submit two (2) sets of mailing labels for those persons/organizations registered with the City to receive public notice. The provided labels appear to use an older mailing list. Please contact Planning Department staff for latest public notification mailing list.

5. **Preliminary Plat Application Attachment #15, Neighborhood Workshop Materials:** Please include Neighborhood Workshop Materials.

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

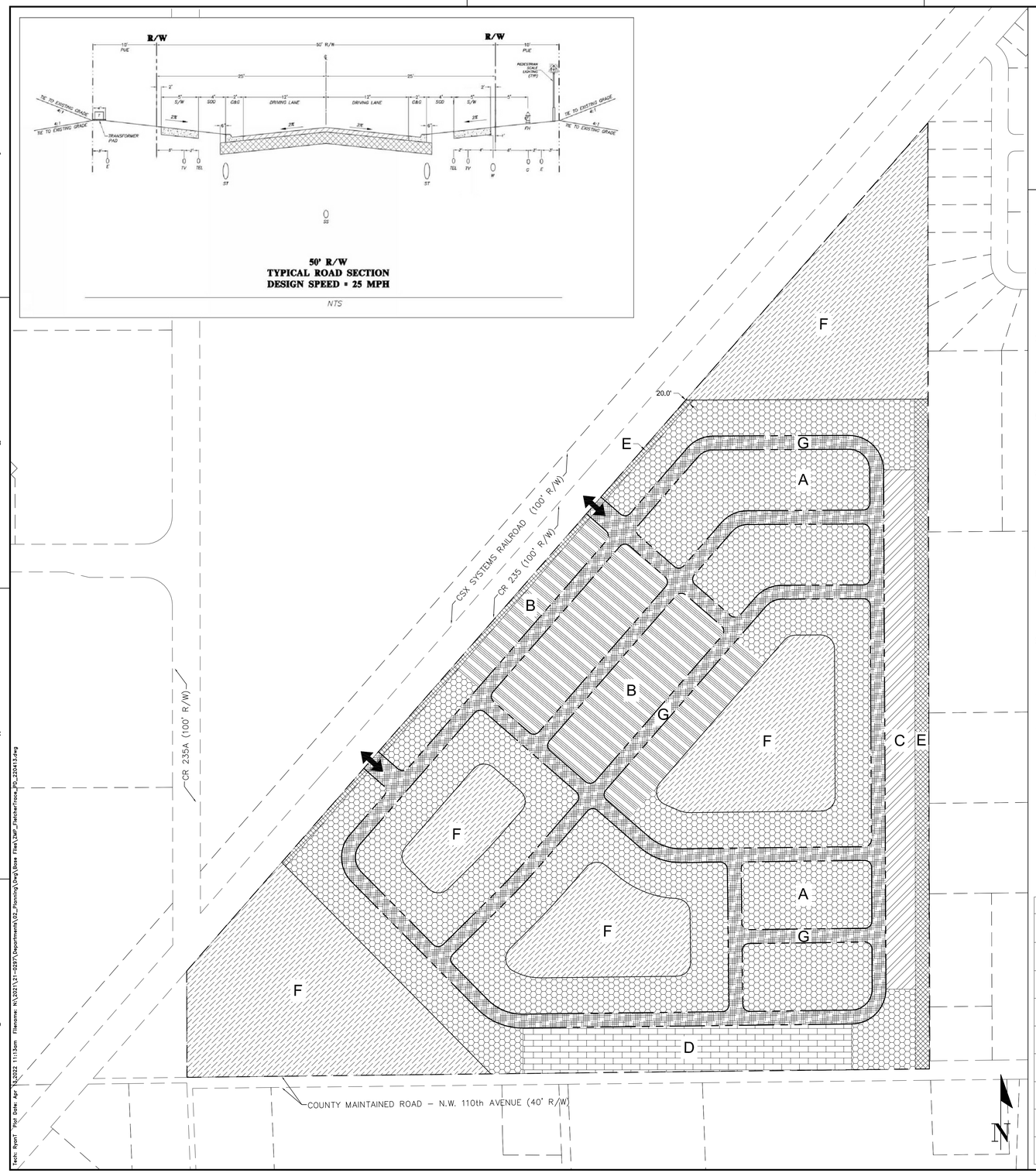
Sincerely,

Adam Hall, AICP
Principal Planner

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

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F 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 §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. 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.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **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.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE. 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

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SCALE: 1" = 200'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
INITIAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 14, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
RESUBMITTAL – PD REZONING, APRIL 11, 2022
FINAL FOR RECORD – PD REZONING, APRIL 11, 2022

CONSTRUCTION/BID REVISIONS:

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
REVIEWED BY: T. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

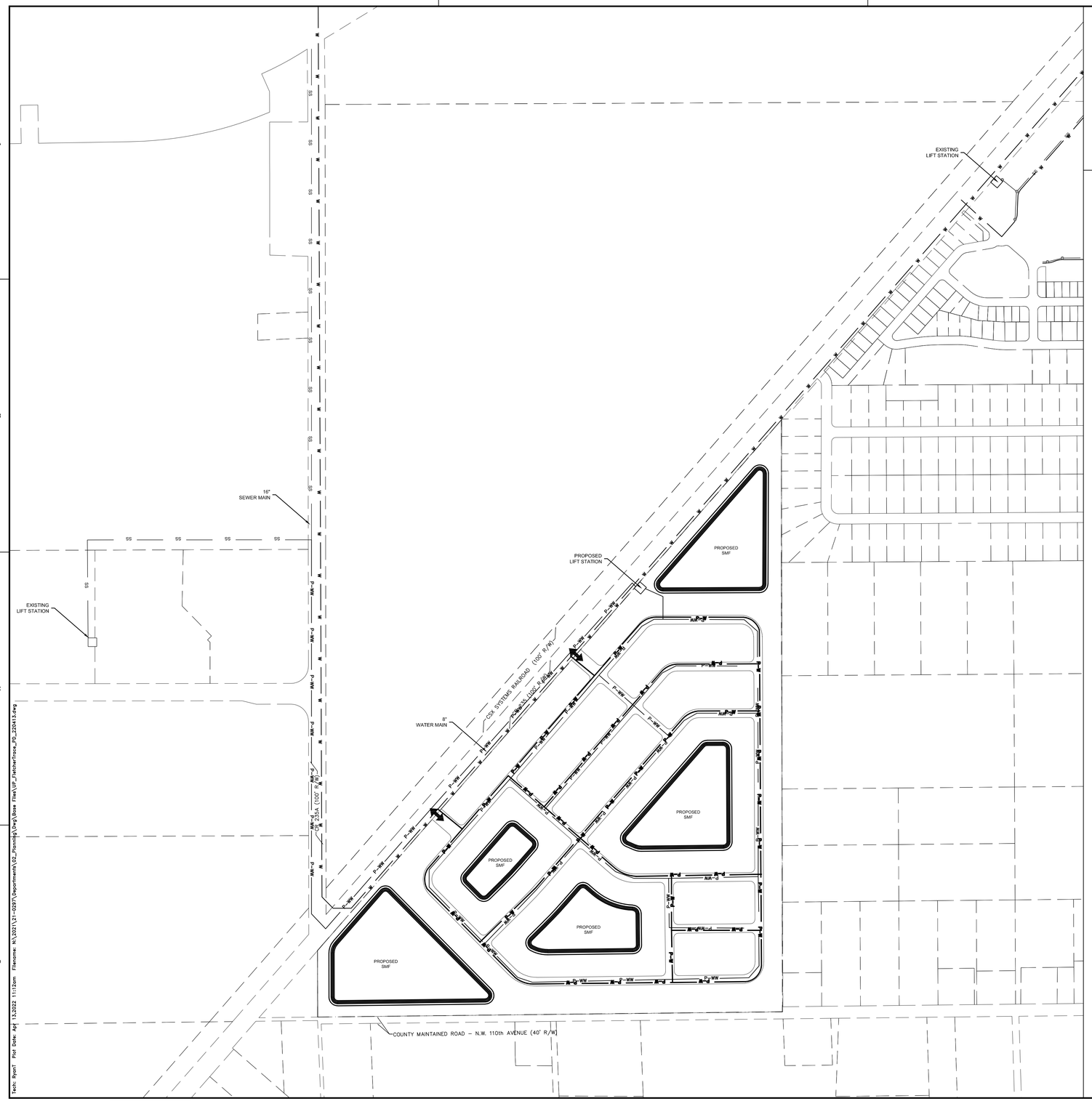
Fetch: Ryan Plot Date: Apr 13, 2022 11:13am Filename: N:\2021\21-0297\Departments\02_Planning\Dwg\Base Files\2sht_FletcherTrace_PD_22x34.dwg

FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

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SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR Council – PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON

DESIGNER: B. THOMPSON

QUALITY CONTROL: C. BRASHER

PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech: Ryan Plot Date: Apr 13,2022 11:12am Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\UP_FletcherTrace_PD_220413.dwg

FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
- PD REZONING, AUGUST 31, 2021
FINAL FOR CC#2 - PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 3 of 3

PRELIMINARY PLAT
FOR:

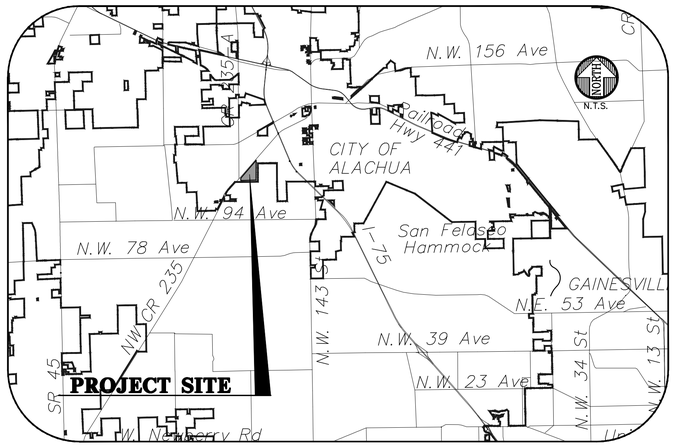
FLETCHER TRACE SUBDIVISION

ALACHUA COUNTY PARCELS 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTION 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP

GENERAL NOTES

1. *LAND OWNER:*
   WACO OF ALABAMA, INC.
   PO BOX 6937
   JACKSONVILLE, FL 32236
   (904)588-6773
   rich@ngwade.com

2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL 32607
   (352)224-6400
   blake@thefletchercompanies.com

3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352)331-1976

4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   daniely@chw-inc.com

5. *SURVEYOR OF RECORD:*
   CHAD COLSON, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   chadc@chw-inc.com

6. *DATE OF BOUNDARY SURVEY:*
   10/21/2021

7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY
   DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.

8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO A PROPOSED SANITARY LIFT STATION LOCATED WITHIN THE DEVELOPMENT. THE PROPOSED LIFT STATION WILL PUMP TO EXISTING CITY OF ALACHUA GRAVITY SEWER SYSTEM LOCATED AT THE INTERSECTION OF CR 235A AND NW 115 AVE.

9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235 AND THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 23% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.

10. *ELECTRICAL UTILITY PROVISION:*
    CLAY ELECTRIC WILL BE EXTENDED TO THE PROJECT SITE FROM CR 235A AND ALONG FROM CR 235 TO SUPPLY THE UNDERGROUND ELECTRIC TO THE DEVELOPMENT.

11. *NATURAL FEATURES:*
    N/A

12. *ZONING/LAND USE INFORMATION:*
    ZONING = PD-R
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

DEVELOPABLE AREA/LOTS	*FRONT*	*REAR*	*SIDE*	*STREET-FACING GARAGES**
A (1-32, 75-128, 133-215 227-247, 298-346, 355-372)	*10'*	*5'*	*5'*	*18'*
B (33-74, 373-472)	*10'*	*5'*	*5'*	*18'*
C (129-132, 216-226 291-297,347-354)	*10'*	*12'*	*5'*	*18'*
D (248-290)	*10'*	*12'*	*5'*	*18'*

** FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.*

13. *DEVELOPMENT CONTAINS 344 SINGLE FAMILY LOTS AND 128 MULTI-FAMILY LOTS.*

14. *COVENANTS AND RESTRICTIONS:*
    PROVIDED

15. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CLAY ELECTRIC.*

16. *UTILITY PROVIDERS:*
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CLAY ELECTRIC
    PHONE / CABLE: WINDSTREAM AND COX

17. *PHASES SHOWN CAN BE CONSTRUCTED IN ANY ORDER ASSUMING THE NECESSARY INFRASTRUCTURE IS INSTALLED TO SUPPORT EACH GIVEN PHASE*

18. *THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.*

SHEET INDEX

SHEET NUMBER	*DESCRIPTION*
	MASTER PRELIMINARY PLAT
2-12	*DETAILED PRELIMINARY PLAT*
1 - 13 OF 13	*BOUNDARY AND TOPOGRAPHIC SURVEY*

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

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

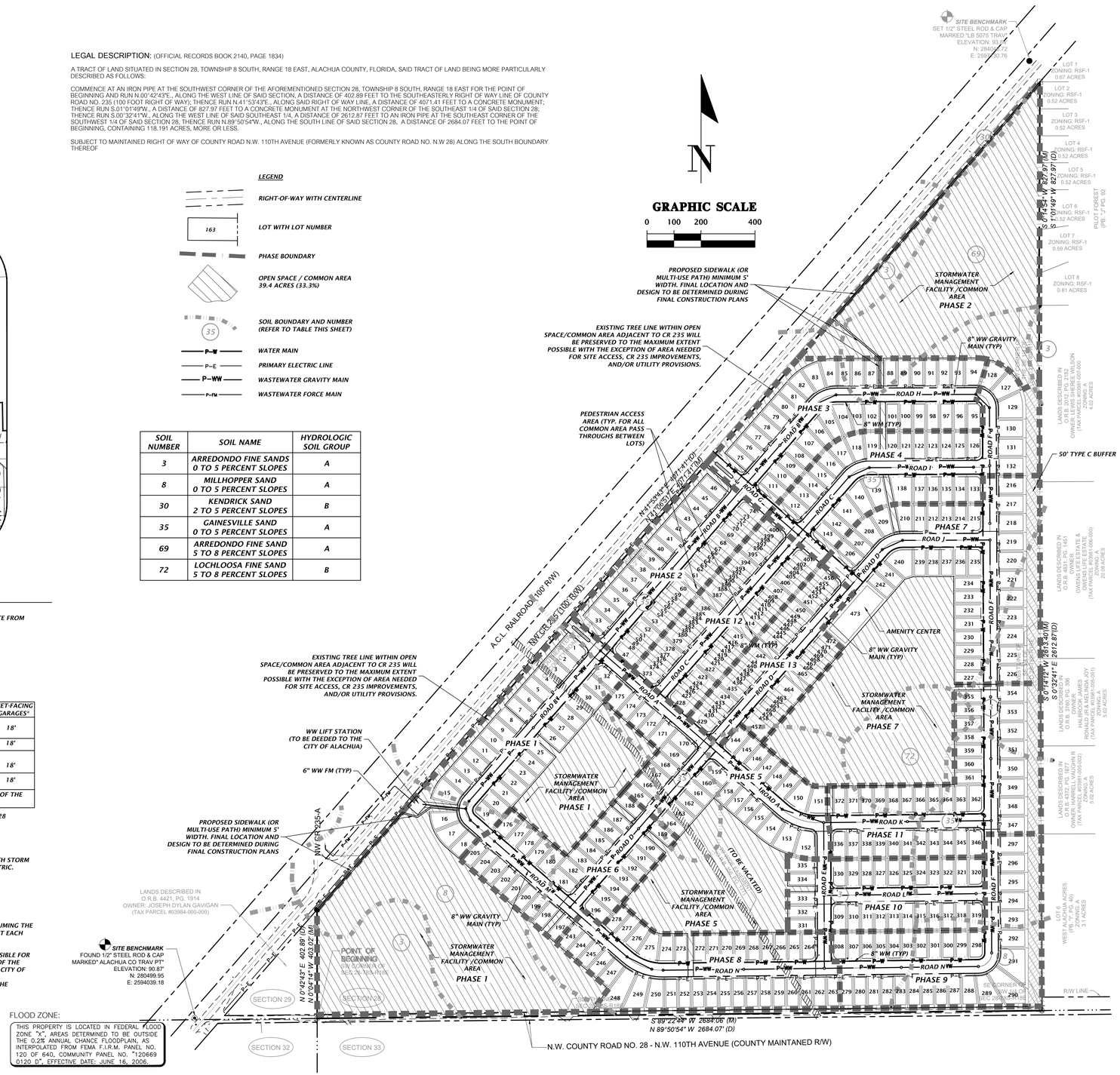
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°47'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

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

LEGEND

- *RIGHT-OF-WAY WITH CENTERLINE*
- *LOT WITH LOT NUMBER* (163)
- *PHASE BOUNDARY*
- *OPEN SPACE / COMMON AREA 39.4 ACRES (33.3%)*
- *SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)* (35)
- P–W *WATER MAIN*
- P–E *PRIMARY ELECTRIC LINE*
- P–WW *WASTEWATER GRAVITY MAIN*
- P–FM *WASTEWATER FORCE MAIN*

SOIL NUMBER	*SOIL NAME*	*HYDROLOGIC SOIL GROUP*
3	*ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES*	*A*
8	*MILLHOPPER SAND 0 TO 5 PERCENT SLOPES*	*A*
30	*KENDRICK SAND 2 TO 5 PERCENT SLOPES*	*B*
35	*GAINESVILLE SAND 0 TO 5 PERCENT SLOPES*	*A*
69	*ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES*	*A*
72	*LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES*	*B*



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SCALE: 1"=200'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL 5/31/2022 - PRELIMINARY PLAT RESUBMITTAL 8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

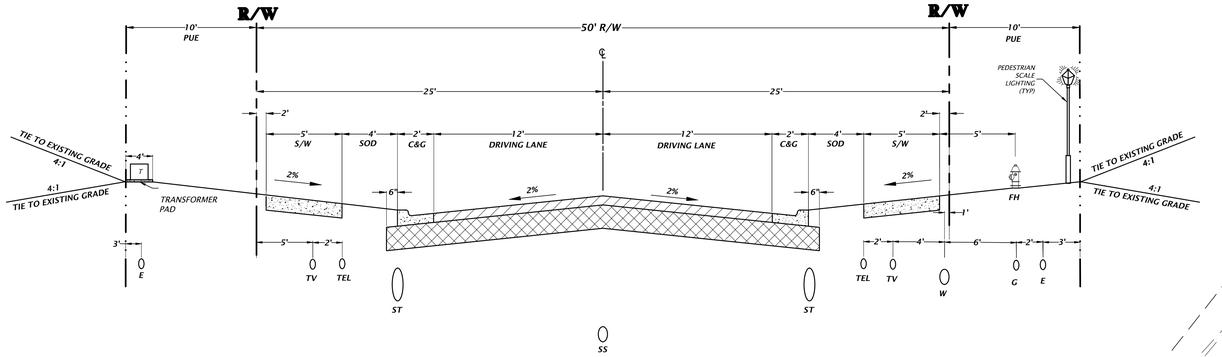
SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICAL: K MERRITT
DESIGNER: J BOONE
QUALITY CONTROL: M CLOVER
PROJECT MANAGER: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 84295
Aug 25 2022

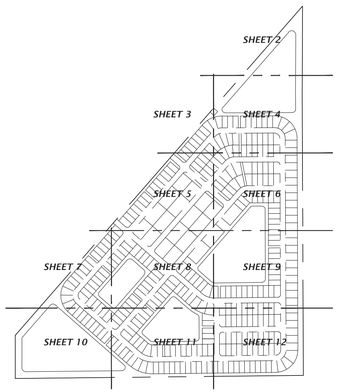
SHEET NO.: 1

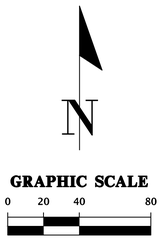
Yoshi Kurihara Plot Date: Aug 25,2022 1:15pm Filename: W:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrelPlat FletcherTrace.dwg



50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS





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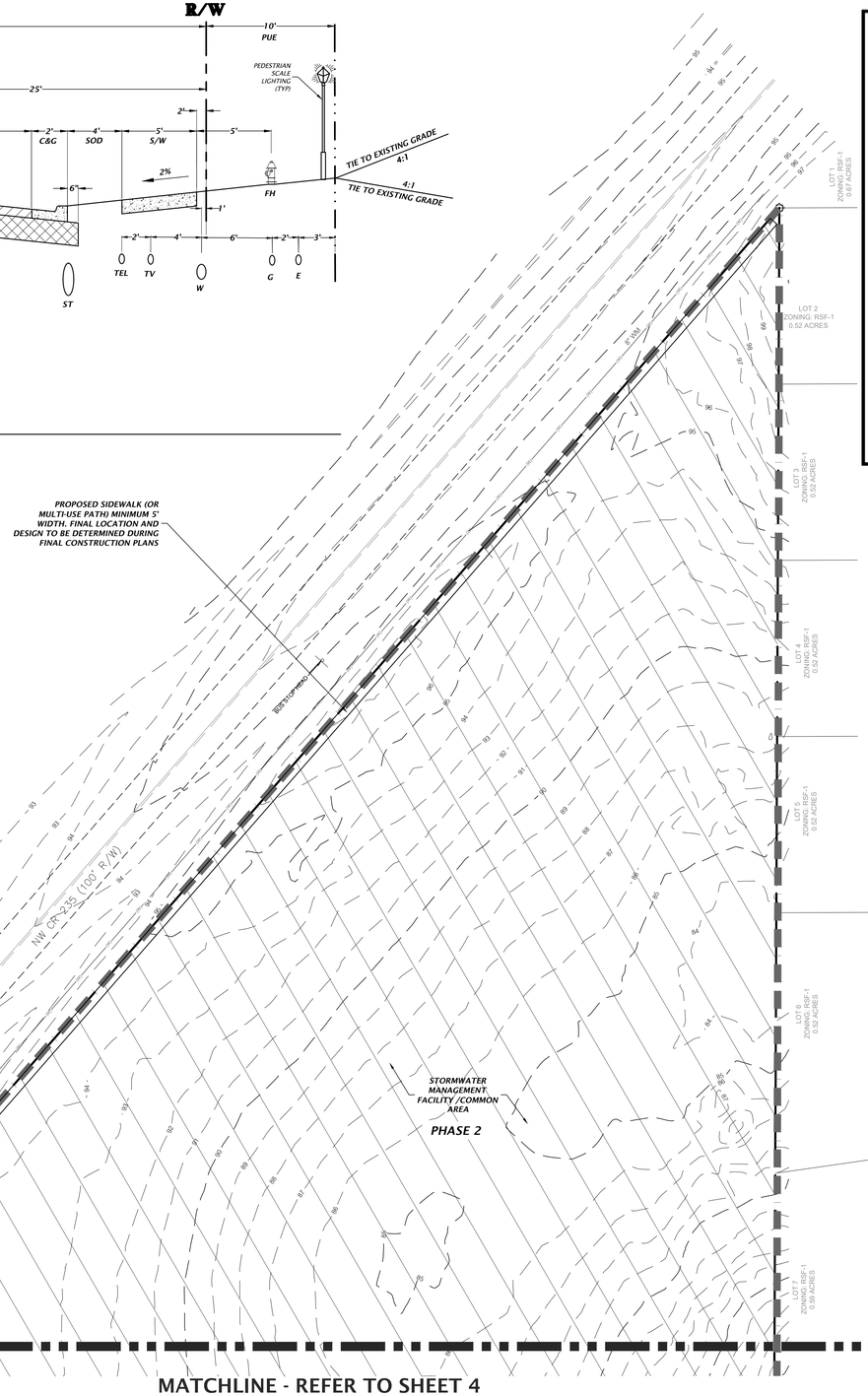
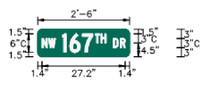


MATCHLINE - REFER TO SHEET 4

SIGN DETAIL
1:20



SIGN NUMBER	6-3in No. Centered (de
WIDTH x HGHT.	2'-6" x 0'-9"
BORDER WIDTH	0"
CORNER RADIUS	0"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: Green
LEGEND/BORDER	TYPE: Reflective
	COLOR: White/Green

SYMBOL	ROT	X	Y	WID	HT

Panel Style: Street Name 6-3in no border.sss
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

																	LENGTH	SERIES/SIZE
N	W																	C 2000
1.4	3.5																4.4	3
D	R																	C 2000
24.7	26.9																4	3
1	6	7	T	H														C 2000
8.1	10.5	14.6	18.7	20.7													14.3	6,3

NOTE: ROAD SIGN ABOVE SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL SIGNS TO BE DESIGNED ONCE ROADWAY NAMES HAVE BEEN ASSIGNED BY E911.

TYPICAL ROADWAY SIGN DETAIL

NTS

STOP SIGN R1-1
30" X 30"

TRAFFIC SIGN DETAIL

NTS

PILOT FOREST
(PB. "J" PG. 92

11801 Research Drive
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SCALE: 1"=40'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/27/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N GOVINDAP
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE NUMBER 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

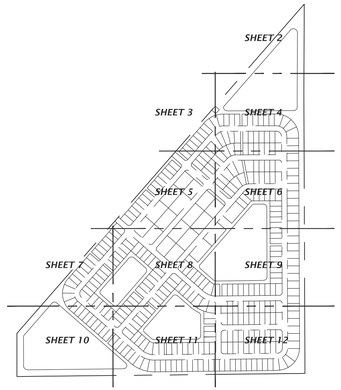
SHEET NO.: 2

CONSTRUCTION/BID REVISIONS

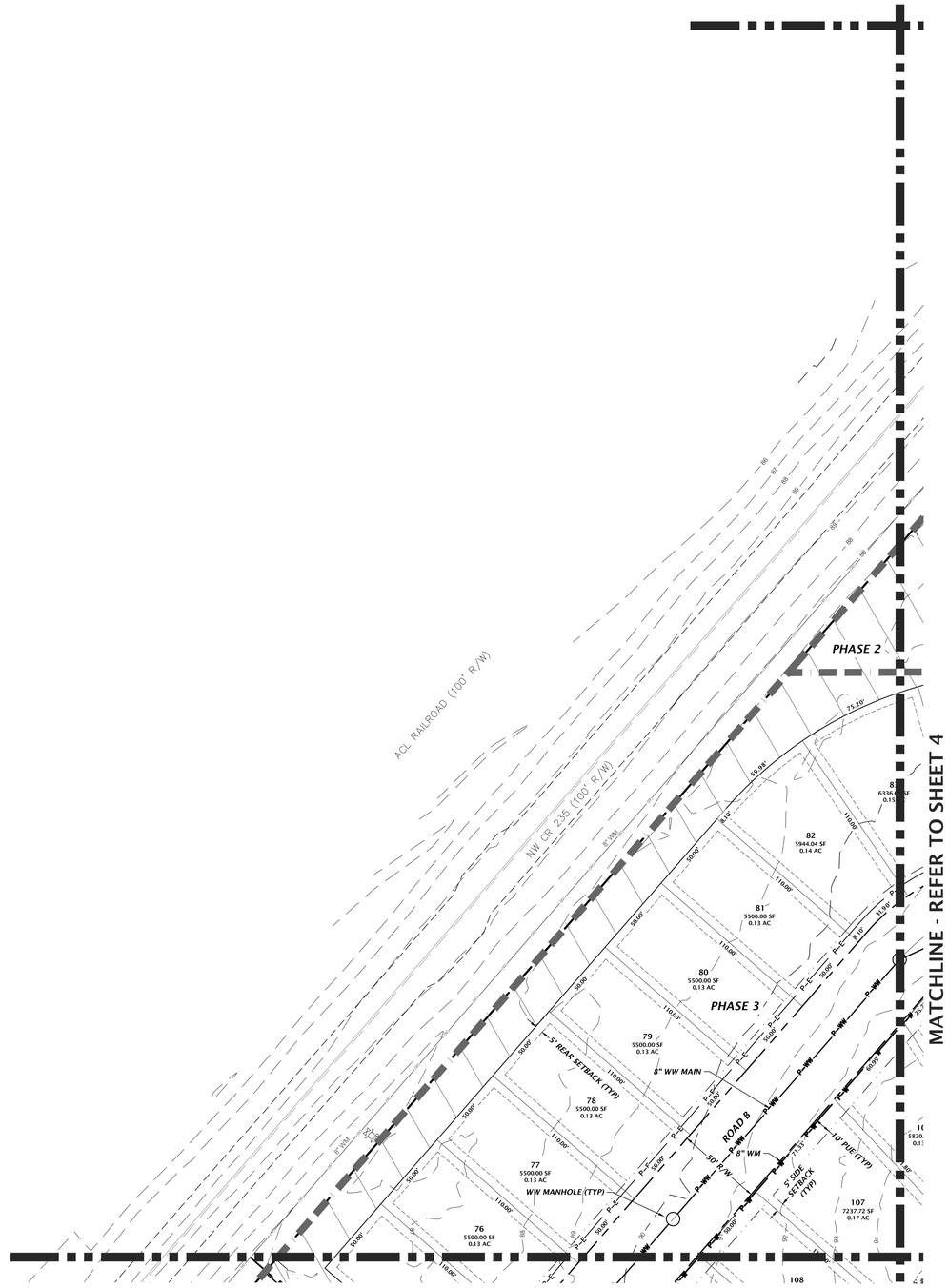
Xrefs: kurfim Plot Date: Aug 25,2022 1:15pm Filename: W:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

GRAPHIC SCALE

0 20 40 80



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/3/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION
PRELIMINARY PLAT

SHEET TITLE: **DETAILED PRELIMINARY PLAT**

TECHNICIAN: K. MERRITT
DESIGNER: K. KOMPAP
QUALITY CONTROL: T. HASTAY

PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022

FL PE No. 84295

SHEET NO.: 3

Tech: kurfm Plot Date: Aug 25,2022 1:15pm Filename: N:\2021\21-0297\Department\04_Engineering\02_Civil\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 2

MATCHLINE - REFER TO SHEET 3

MATCHLINE - REFER TO SHEET 6

ACL RAILROAD (100' R/W)

NW CR 235 (100' R/W)

8' WM

M.W.05

ROAD H

ROAD F

PROPOSED SIDEWALK (OR MULTI-USE PATH) MINIMUM 5' WIDTH. FINAL LOCATION AND DESIGN TO BE DETERMINED DURING FINAL CONSTRUCTION PLANS

STORMWATER MANAGEMENT FACILITY /COMMON AREA

PHASE 2

PHASE 3

PHASE 4

8" WW MAIN

8" WM

WW MANHOLE (TYP)

10' PUE (TYP)

5' SIDE SETBACK (TYP)

5' REAR SETBACK

12' REAR SETBACK

50' R/W

50' BUFFER

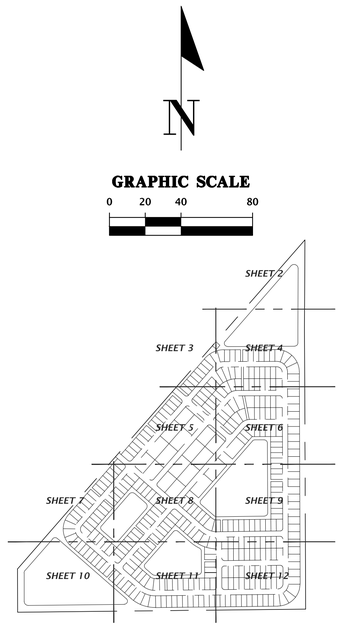
20'

LOT 1
ZONING: RSF-1
0.69 ACRES

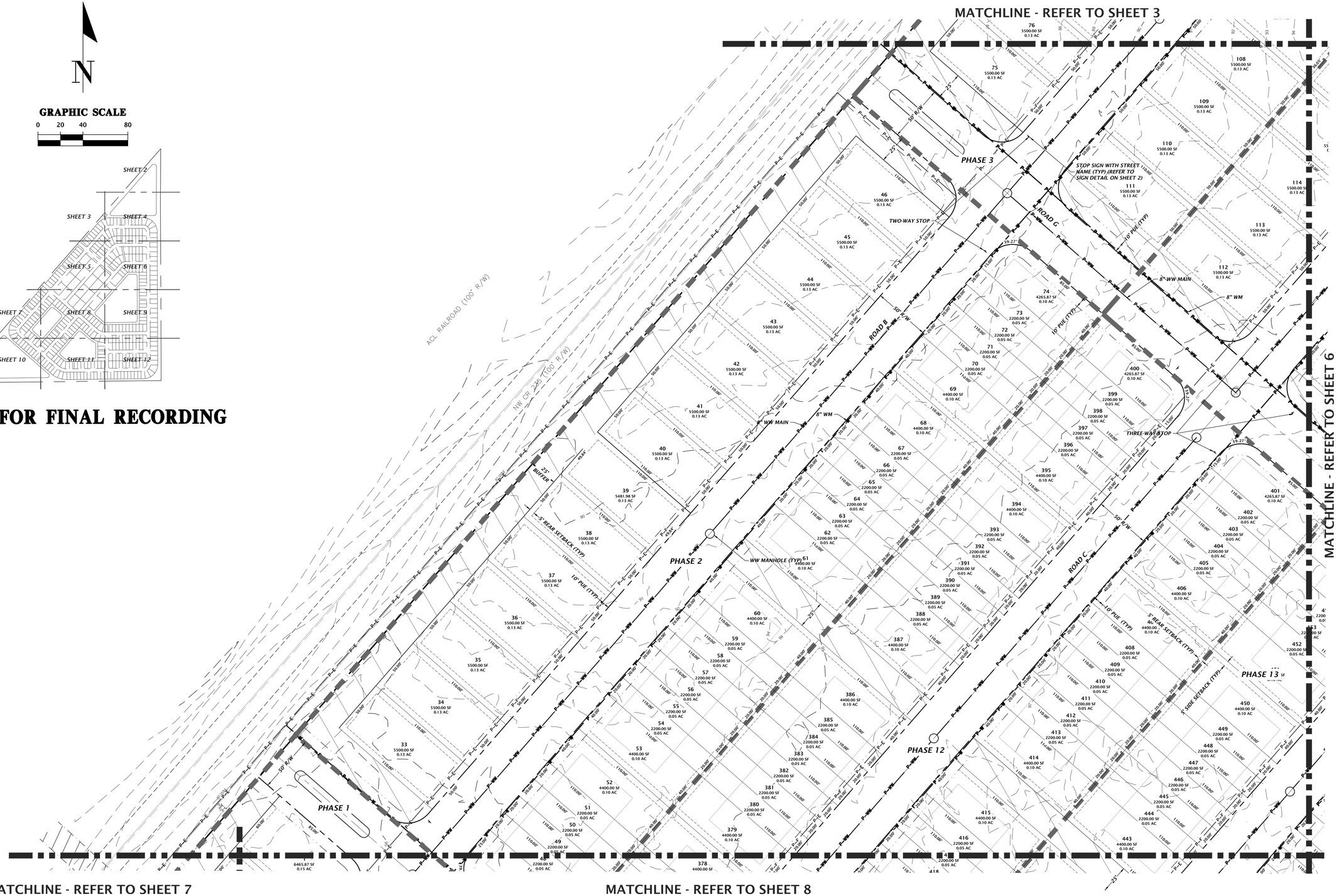
LOT 2
ZONING: RSF-1
0.81 ACRES

LANDS DESCRIBED IN
DEED BOOK 4772, PAGE 1672
OWNER: LEWIS SHEREE WILSON
(TAX PARCEL #: 14561-001-000)
ZONING:
4.02 ACRES

| | | |



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/29/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICAL: K MERRITT
DRAFTER: T BOOCHER
QUALITY CONTROL: T HASTAY
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022

FL PE No. 84295

SHEET NO.: 5

Xtch: kurtm Plot Date: Aug 25,2022 1:15pm Filename: M:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 4

MATCHLINE - REFER TO SHEET 5

MATCHLINE - REFER TO SHEET 9

ROAD I

ROAD J

ROAD C

ROAD D

ROAD F

PHASE 4

PHASE 7

WW MANHOLE (TYP)

8" WW MAIN

8" WM

50' R/W

10' PUE (TYP)

5' REAR SETBACK (TYP)

5' SIDE SETBACK (TYP)

10' SIDE SETBACK

10' REAR SETBACK

12' REAR SETBACK

50' BUFFER

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

STORMWATER MANAGEMENT FACILITY /COMMON AREA

(AMENITY CENTER)

LANDS DESCRIBED IN O.R.B. 4305, PG. 1451 AND O.R.B. 4305, PG. 1454 OWENS LIFE ESTATE & OWENS REMAINDER (TAX PARCEL #30891-006-000) 20.08 ACRES

GRAPHIC SCALE

0 20 40 80

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12

NOT FOR FINAL RECORDING

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SCALE: 1"=40'

VERIFY SCALE
BAR BELOW. IF BAR MEASURES LESS THAN ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/26/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: T HASTAY
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022

FL PE No. 84295

SHEET NO.: 6

Yetch: kuhm Plot Date: Aug 25,2022 1:16pm Filename: M:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelimPlat FletcherTrace.dwg

N

GRAPHIC SCALE

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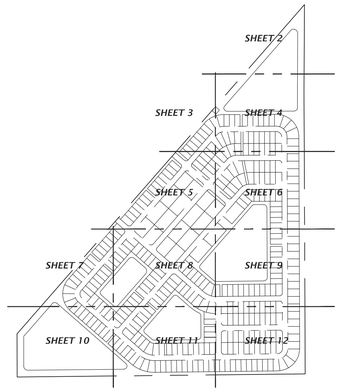

NOT FOR FINAL RECORDING

MATCHLINE - REFER TO SHEET 5

MATCHLINE - REFER TO SHEET 8

MATCHLINE - REFER TO SHEET 10

ACL RAILROAD (100' R/W)

NW GR 235 (100' R/W)

ROAD B

PHASE 1

PHASE 6

25' BUFFER

5' REAR SETBACK (TYP)

10' PUE (TYP)

5' SIDE SETBACK (TYP)

8" WW MAIN

8" WM

6" WW FM

WW LIFT STATION (TO BE DEEDED TO THE CITY OF ALACHUA)

WW MANHOLE (TYP)

STORMWATER MANAGEMENT FACILITY /COMMON AREA

PROPOSED SIDEWALK (OR MULTI-USE PATH) MINIMUN 5' WIDTH, FINAL LOCATION AND DESIGN TO BE DETERMINED DURING FINAL CONSTRUCTION PLANS

3	5500.00 SF	0.13 AC
4	5500.00 SF	0.13 AC
5	5500.00 SF	0.13 AC
6	5500.00 SF	0.13 AC
7	5500.00 SF	0.13 AC
8	5500.00 SF	0.13 AC
9	5500.00 SF	0.13 AC
10	5500.00 SF	0.13 AC
11	5500.00 SF	0.13 AC
12	5500.00 SF	0.13 AC
13	5500.00 SF	0.13 AC
14	5500.00 SF	0.13 AC
15	7448.13 SF	0.17 AC
16	6194.19 SF	0.14 AC
17	7069.56 SF	0.16 AC
18	5940.39 SF	0.14 AC
19	6483.89 SF	0.15 AC
20	5500.00 SF	0.13 AC
21	5500.00 SF	0.13 AC
22	5500.00 SF	0.13 AC
23	5500.00 SF	0.13 AC
24	5500.00 SF	0.13 AC
25	5500.00 SF	0.13 AC
26	5500.00 SF	0.13 AC
27	5500.00	0.13 A
176	6609.83 SF	0.15 AC
177	5508.19 SF	0.13 AC
178	5508.19 SF	0.13 AC

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SCALE: 1"=40'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL
6/21/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: K MERRITT
QA/QC CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

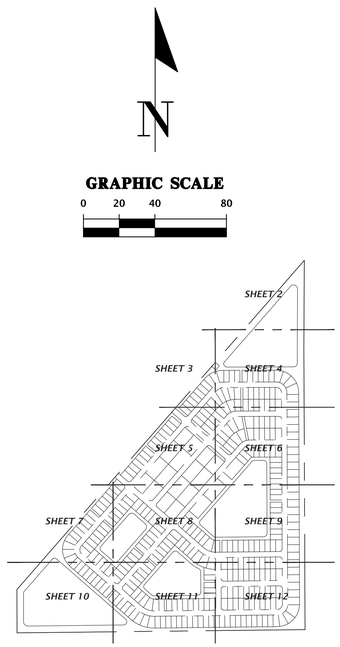
TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022

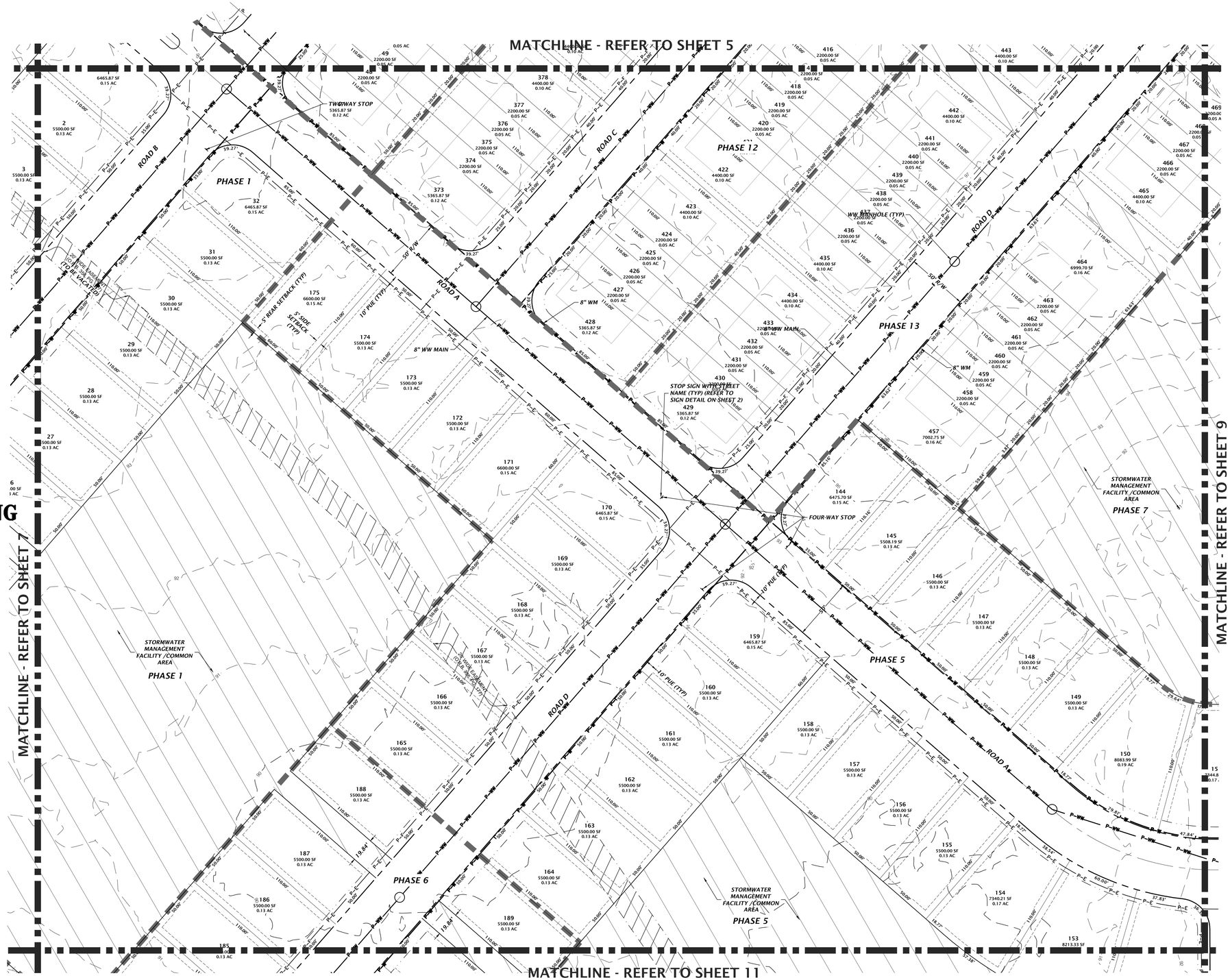
FL PE No. 84295

SHEET NO.: 7

Tech: kurtm Plot Date: Aug 25,2022 11:16pm Filename: N:\2021\21-0297\Department\05_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelPlat FletcherTrace.dwg



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/27/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: **DETAILED PRELIMINARY PLAT**

TECHNICIAN: K MERRITT
DESIGNER: K MERRITT
QA/QC APPROVAL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 8

Tech: kurtm Plot Date: Aug 25,2022 1:15pm Filename: N:\2021\21-0297\Department\04_Engineering\02_Design\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 6

MATCHLINE - REFER TO SHEET 8

MATCHLINE - REFER TO SHEET 12

PHASE 13

PHASE 7

PHASE 11

PHASE 5

PHASE 10

PHASE 9

ROAD E

ROAD F

ROAD K

STORMWATER MANAGEMENT FACILITY /COMMON AREA

POSSIBLE LOCATION FOR TRAFFIC CALMING DEVICE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW PROCESS.

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

WW MANHOLE (TYP)

8" WM

8" WW MAIN

50' R/W

5' SIDE SETBACK (TYP)

10' PUE (TYP)

12' REAR SETBACK

50' BUFFER

LANDS DESCRIBED IN O.R.B. 3760, PG. 366 OWNER: HALBROOK JAMES DONALD JR. & MARSHA JOY (TAX PARCEL #03881-005-001) ZONING: A EXISTING USE: PASTURE

LANDS DESCRIBED IN O.R.B. 4372, PG. 1677 OWNER: ARREDONDO FARMER (TAX PARCEL #03881-005-002) ZONING: A EXISTING USE: PASTURE

GRAPHIC SCALE
0 20 40 80

SHEET 2
SHEET 3 SHEET 4
SHEET 5 SHEET 6
SHEET 7 SHEET 8 SHEET 9
SHEET 10 SHEET 11 SHEET 12

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SCALE: 1"=40'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/3/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

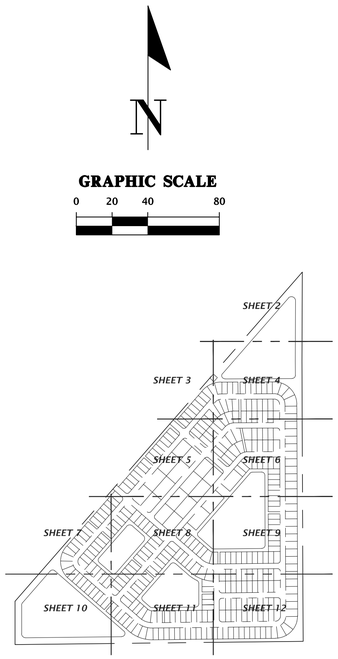
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICAL: K. MERRITT
DESIGNER: N. CASTILLO
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 9

Tech: tumin Plot Date: Aug 25,2022 1:16pm Filename: W:\2021\21-0297\Departments\04_Engineering\03_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg



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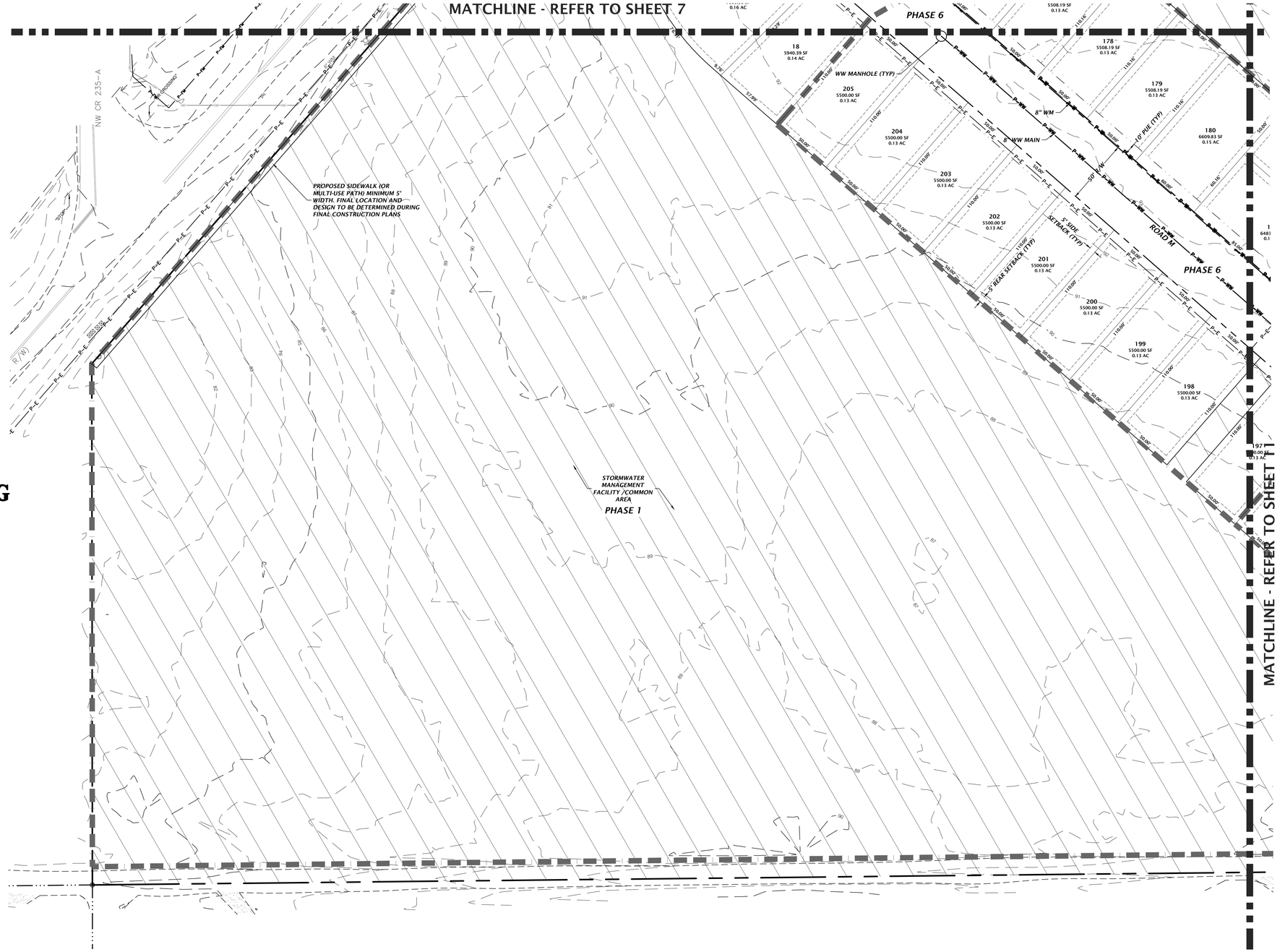

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SCALE: 1"=40'

VERIFY SCALE
BAR ON THIS SHEET
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
- 7/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
- 8/17/2022 - PRELIMINARY PLAT RESUBMITTAL
- 8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

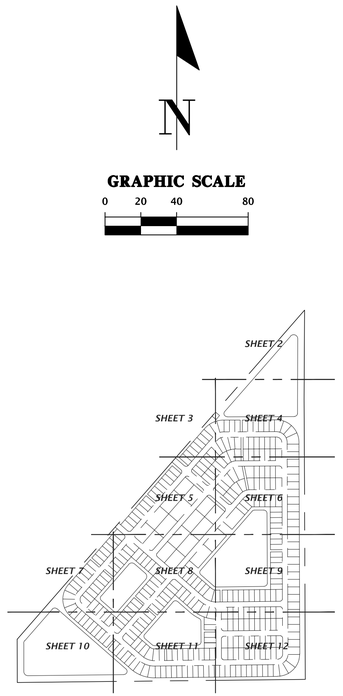
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N. CLAPP
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

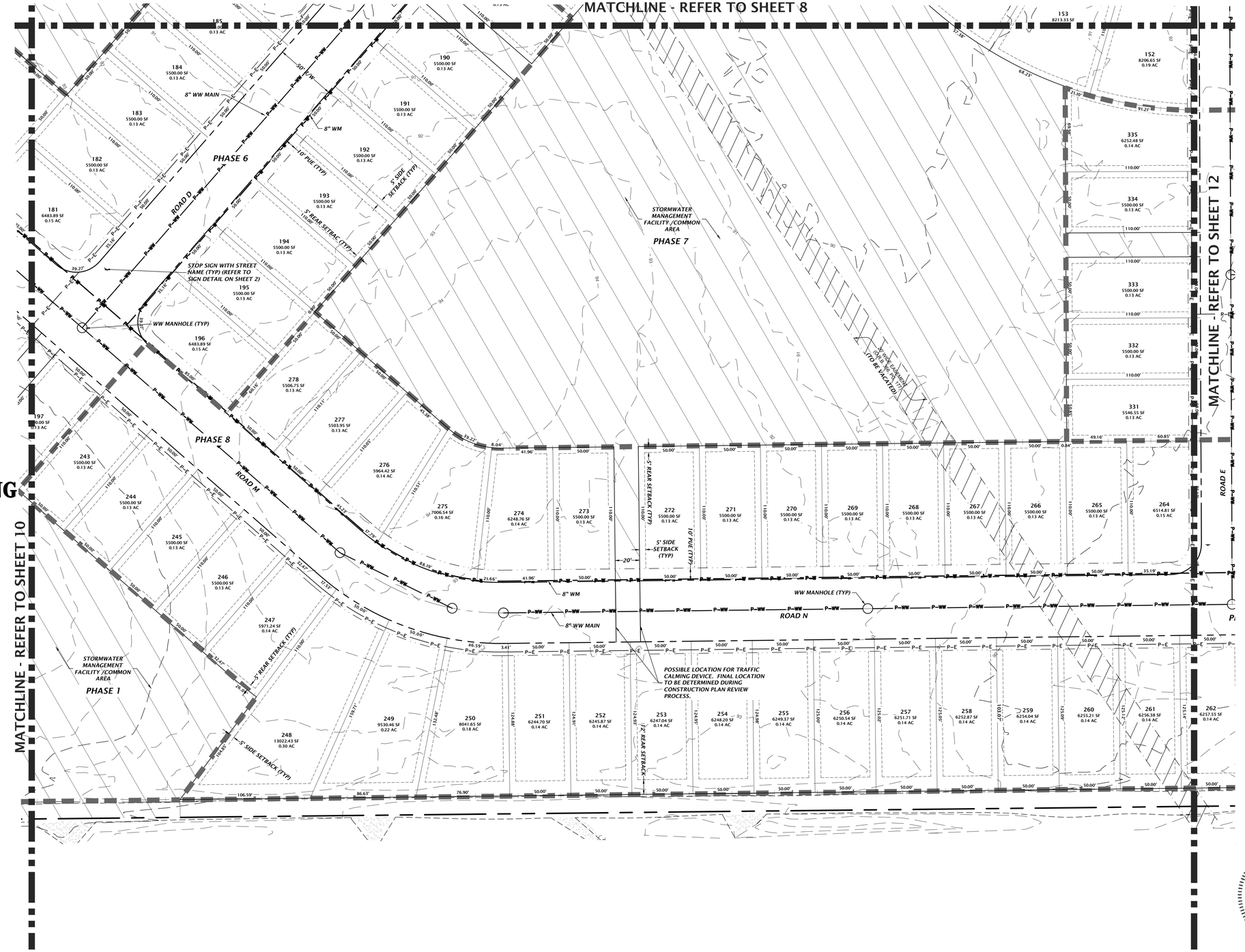
TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 10

Tech: kurtm Plot Date: Aug 25,2022 11:16pm Filename: N:\2021\21-0297\Departments\04_Engineering\02_DWGS\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
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CONSTRUCTION BID REVISIONS

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
6/30/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

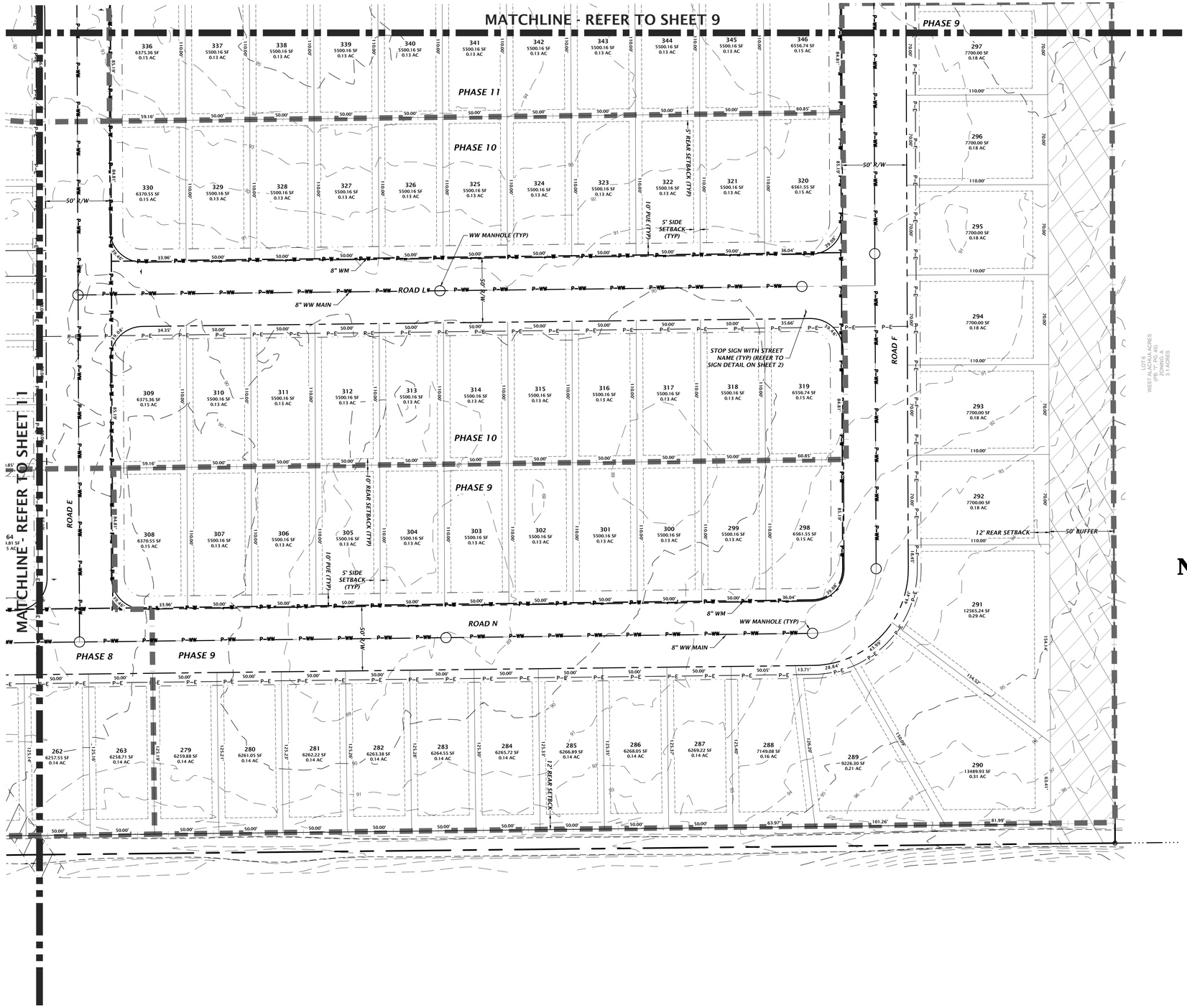
CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT
SHEET TITLE: DETAILED PRELIMINARY PLAT

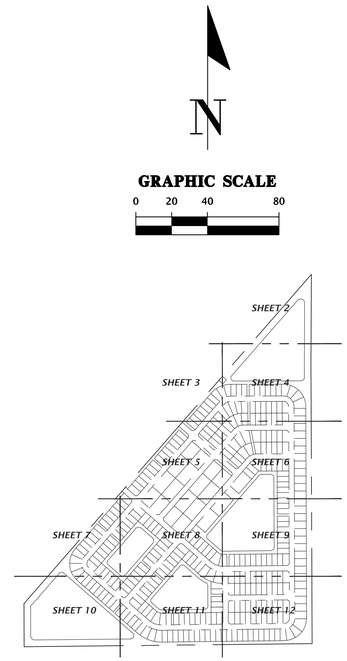
TECHNICIAN: K MERRITT
DESIGNER: M CONVERSANO
PLAT CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 11

Yetch: kurtm Plot Date: Aug 25,2022 1:16pm Filename: M:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg





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SCALE: 1"=40'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/8/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: K. MERRITT
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 12

Tech: kurfm Plot Date: Aug 25,2022 1:17pm Filename: N:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

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

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

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

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
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4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
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11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
13. 6. ONLY TREES 3" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
14. THIS SURVEY CONSISTS OF THIRTEEN (13) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND ADJOINING INFORMATION. SEE SHEETS TWO (2) THROUGH THIRTEEN (13) FOR DETAILED TOPOGRAPHIC INFORMATION.

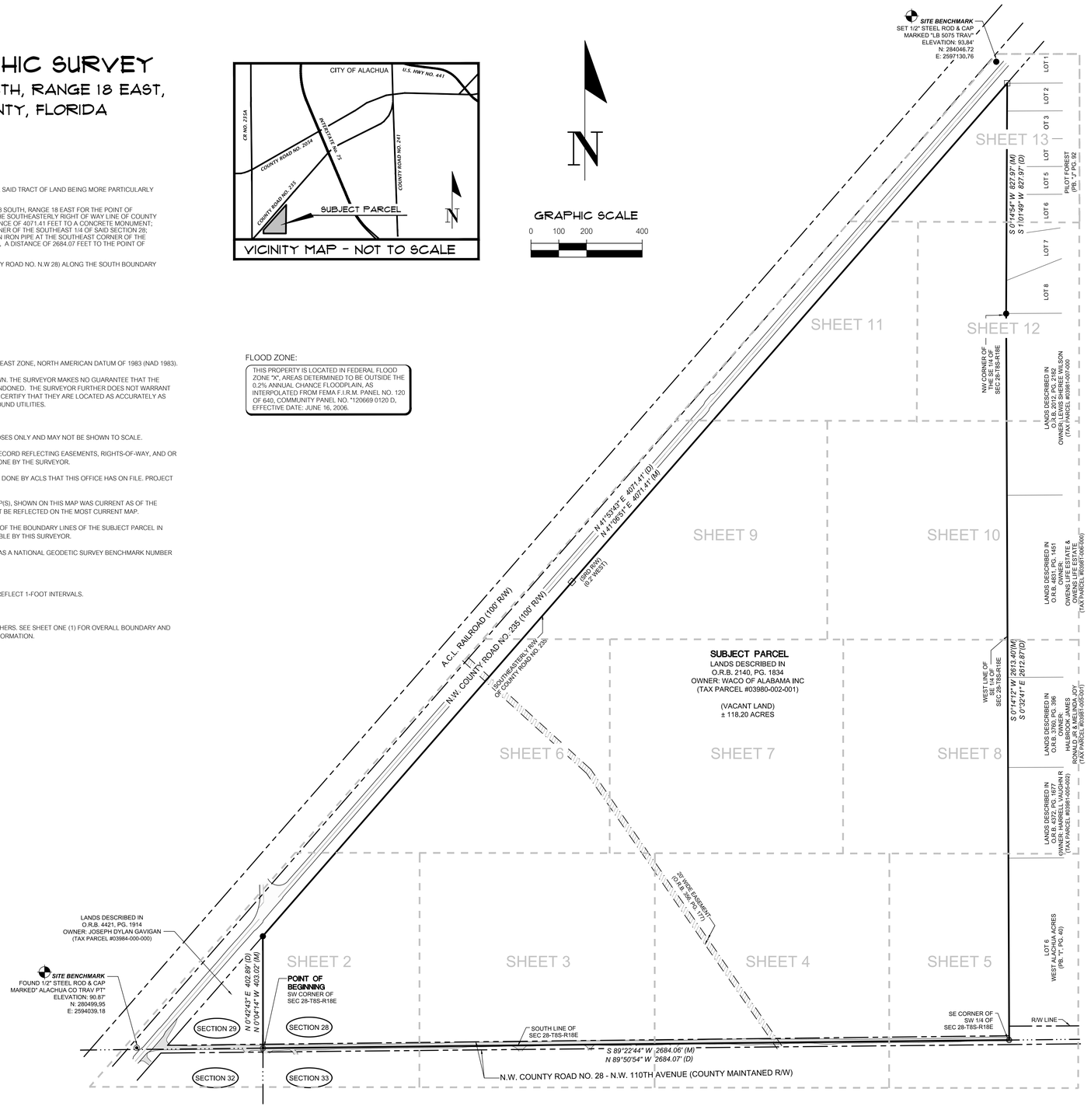
VICINITY MAP - NOT TO SCALE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

N

GRAPHIC SCALE
0 100 200 400



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= DIRT / LIMEROCK SURFACE

11801 Research Drive
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www.chw-inc.com
est. 1988 FLORIDA CA-3975
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Professional Consultants

SCALE: 1" = 200'

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

CERTIFIED TO:
FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NG
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED (OR) DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 13

Tech: chcbs Plot Date: Mar 10,2022 5:40pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

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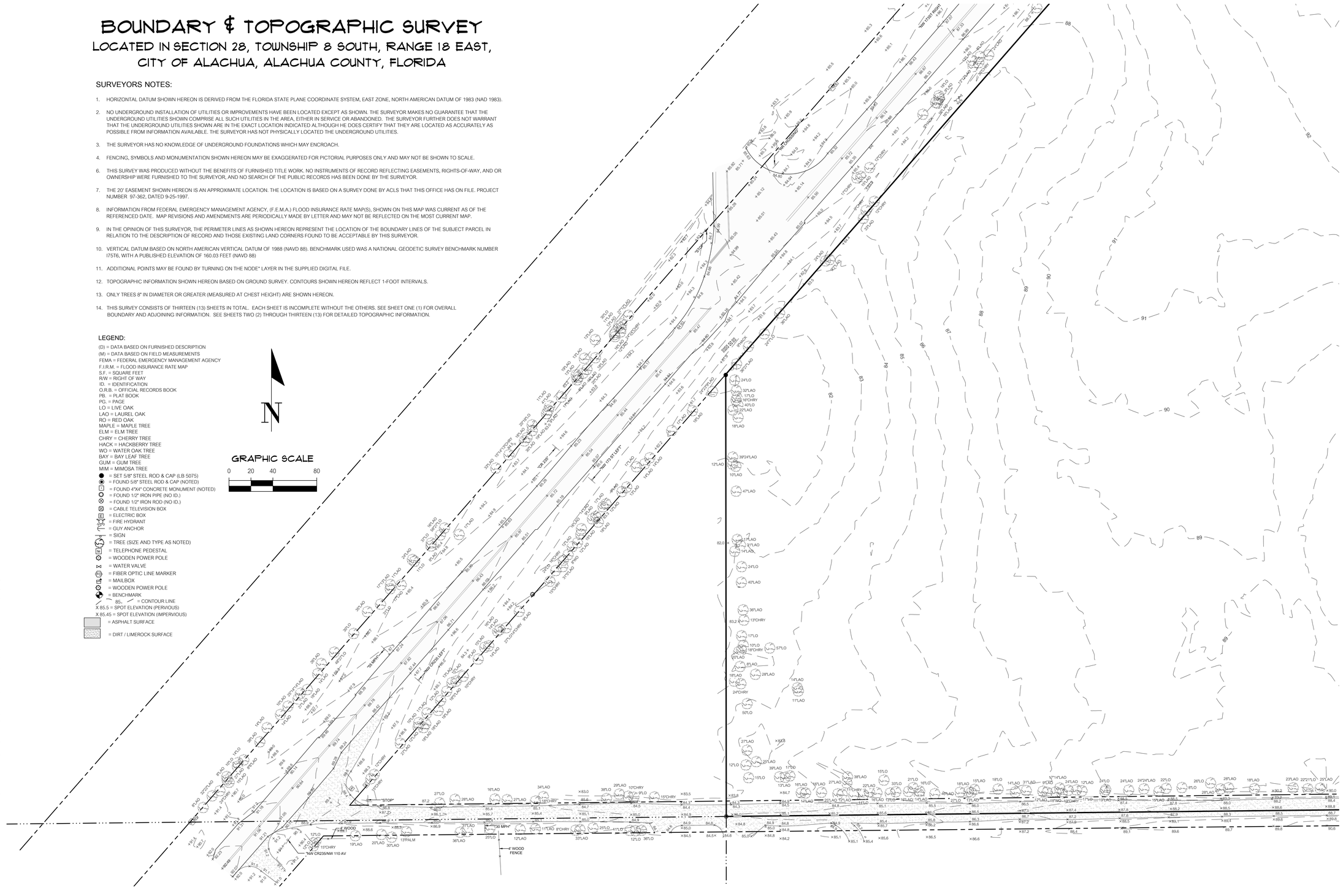
N

GRAPHIC SCALE
0 20 40 80


MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 3
NW 173RD ST
NW 173 ST LEFT
NW 173RD ST RIGHT
NW 173RD ST LEFT
NW CR 235
NW CR235/NW 110 AV
"STOP"
30 MPH
4' WOOD FENCE
4' WOOD
15' CHRY
19' LAO
20' LO
37' LAO
13' PALM
36' LAO
33' LAO
12' LO
36' LO
11' LO
29' LO
12' LAO
33' LAO
17' CHRY
29' LO
27' LO
28' LAO
16' LAO
34' LAO
18' CHRY
38' LO
10' CHRY
15' CHRY
39' LAO
17' LO
15' LO
22' LAO
24' LO
32' LAO
17' LO
16' CHRY
40' LO
22' LAO
18' LAO
39' 24' LAO
10' LAO
12' LAO
47' LAO
17' LAO
31' LAO
14' LAO
24' LO
40' LAO
36' LAO
13' CHRY
83.2
17' LO
15' LO
18' CHRY
57' LO
8' LAO
28' LAO
18' LAO
24' CHRY
50' LO
14' LAO
11' LAO
27' LAO
25' LAO
12' LO
15' LO
39' LAO
17' LO
16' LAO
27' LAO
11' CHRY
22' LAO
33' LO
21' LO
16' LO
14' LAO
31' LAO
9' LAO
17' 14' LAO
24' LAO
12' LAO
24' LO
24' LAO
24' 24' LAO
22' LO
26' LO
28' LAO
18' LAO
23' LAO
27' 21' LO
25' LAO
87' LAO
32' 25' LAO
8' LAO
10' LO
17' LAO
17' LAO
18' LAO
17' LAO
17' LAO
17

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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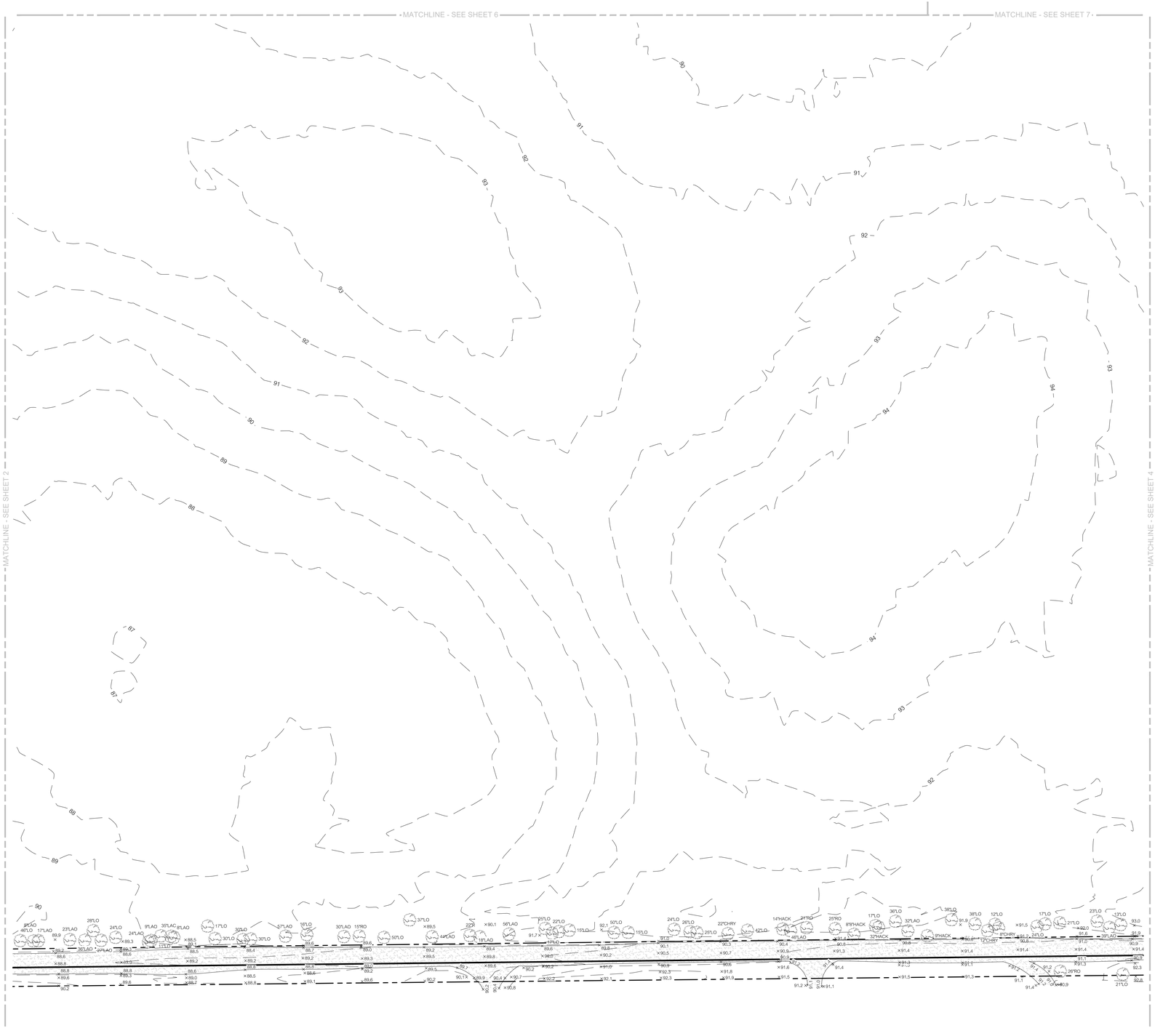

Tech: chdc Plot Date: Mar 10,2022 5:40pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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BAR IS 1" INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
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SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: AG
DRAWN BY: CAC
FIELD BOOK & Pg: 617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND THE RAISED EMBOSSED
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
3 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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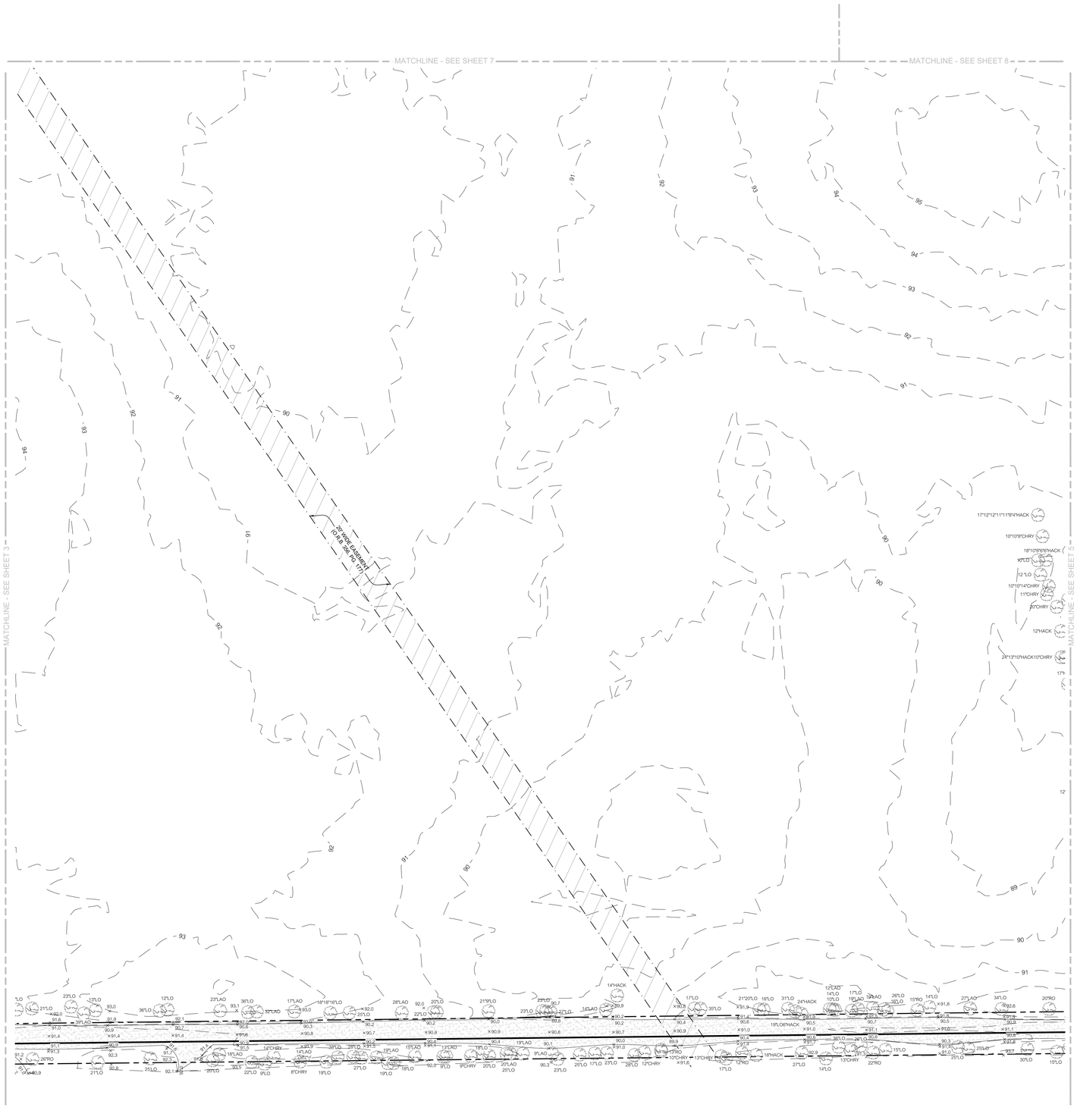

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SCALE: 1" = 40'

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

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NG
DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE (1) OF THIRTEEN (13)

This map prepared by:

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
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13. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
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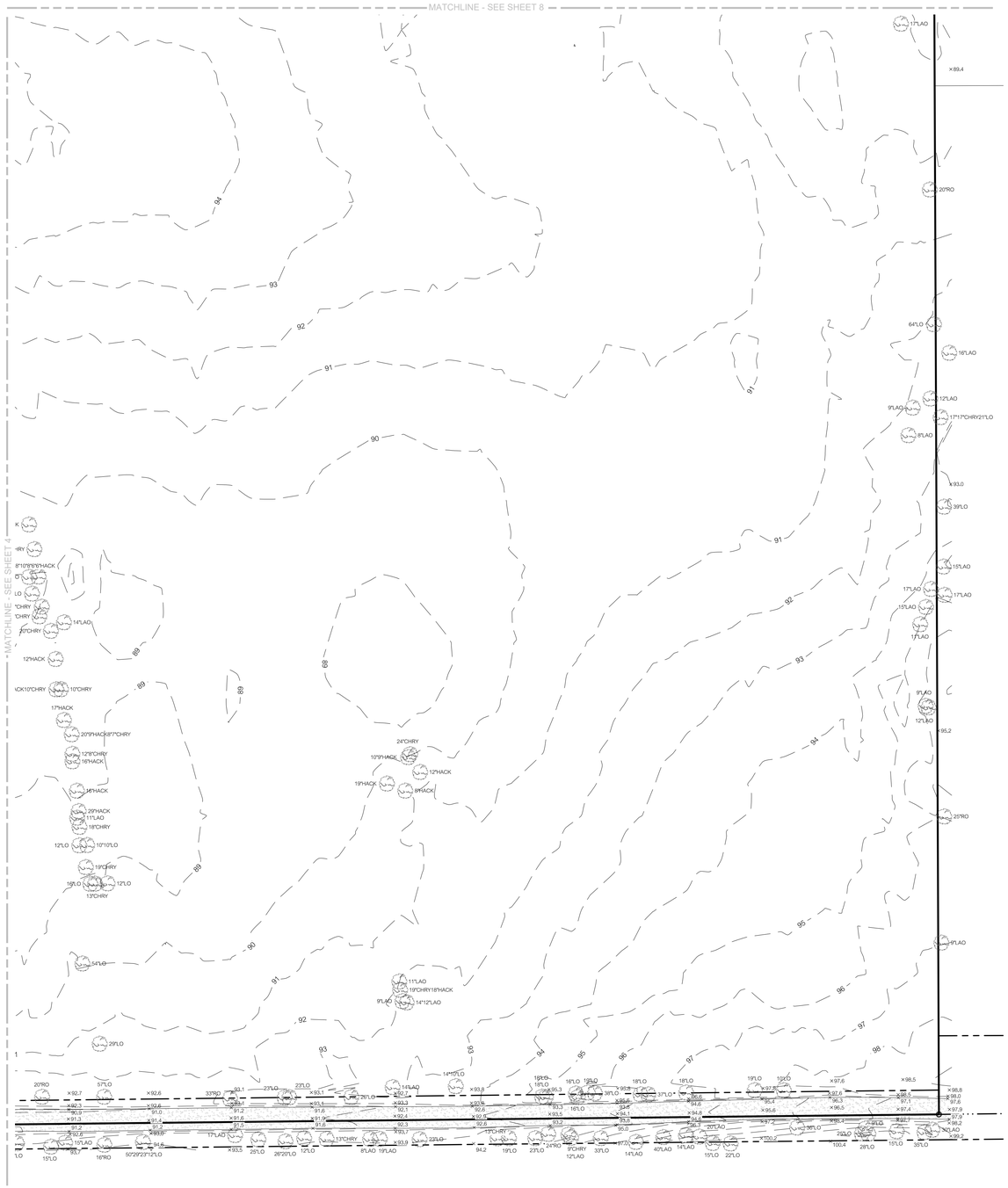
= DIRT / LIMEROCK SURFACE

N

GRAPHIC SCALE
0 20 40 80



Tech: chdc Plot Date: Mar 10,2022 5:33pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297
TECH/CAD: NAD
CREW CHIEF: DM
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 5075
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SHEET NO.: 5 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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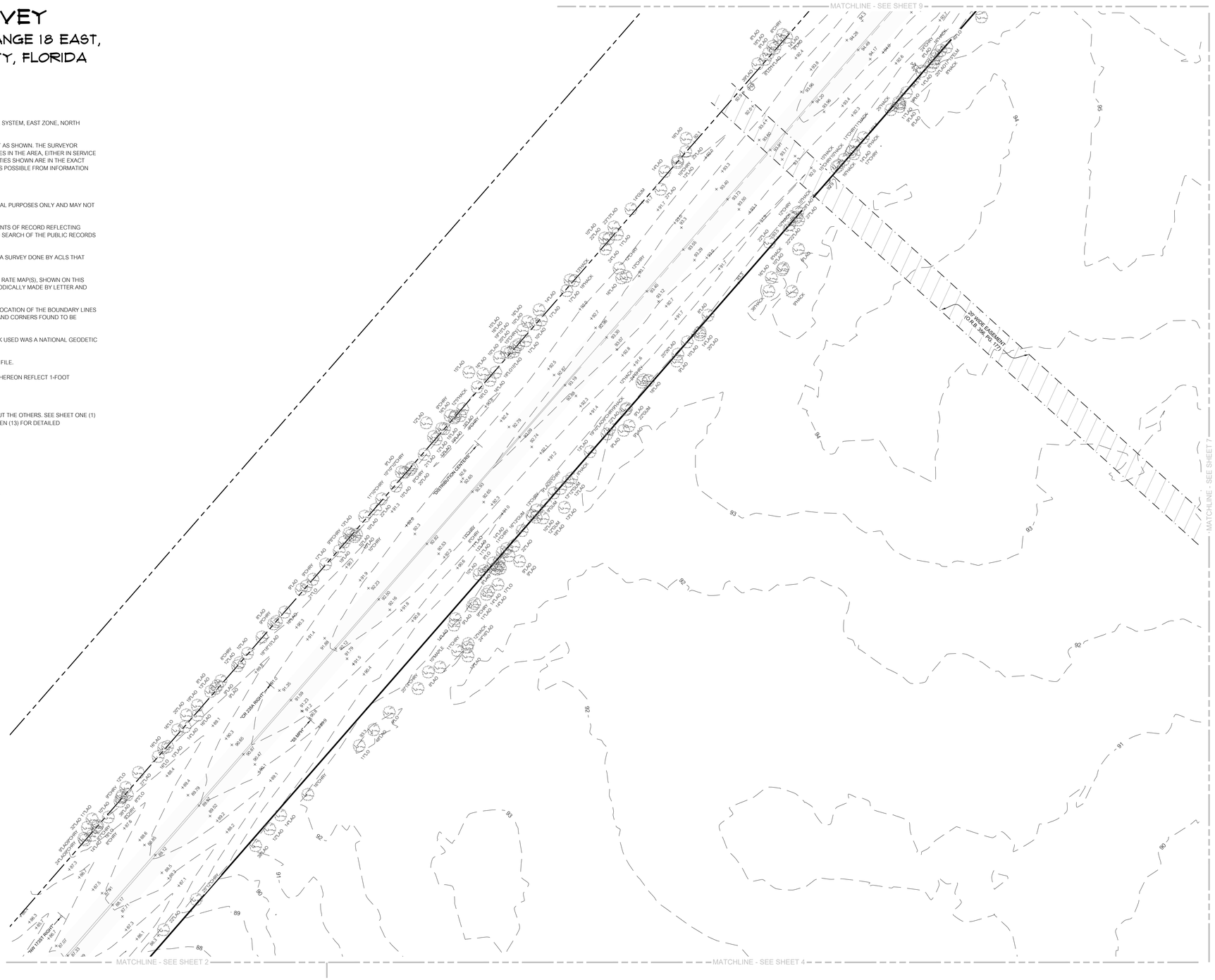

GRAPHIC SCALE
0 20 40 80

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CERTIFIED TO:

SURVEY DATE: 10-21-2021
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DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
6 OF 13

Tech: chadc Plot Date: Mar 10,2022 5:39pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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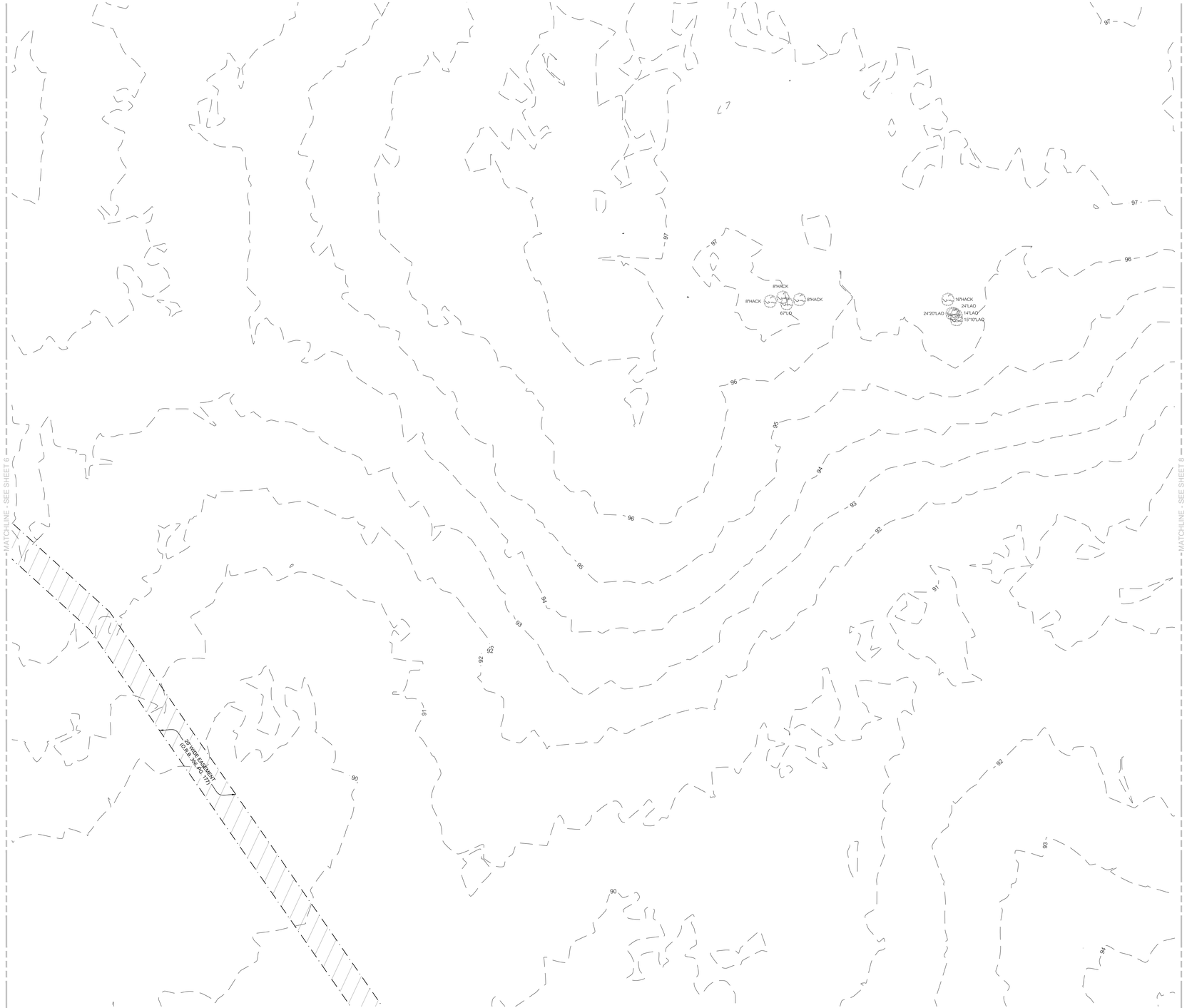

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SHEET NO.: 7 OF 13

Tech: chads Plot Date: Mar 10,2022 5:39pm Filename: H:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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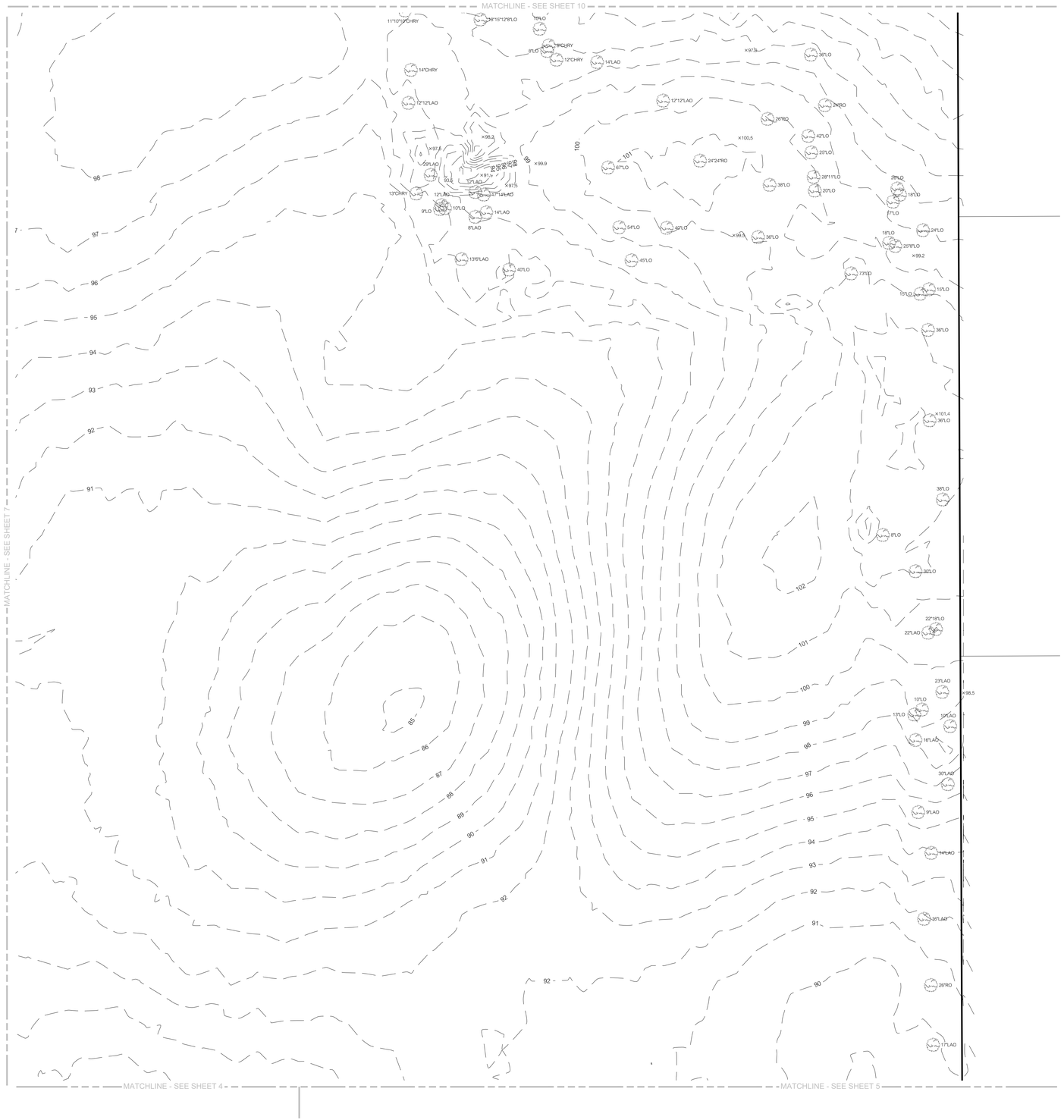

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THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF:
DRAWN BY: CAC
CHECKED BY:
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ELECTRONIC OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
8 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
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- = BENCHMARK
- 85 = CONTOUR LINE
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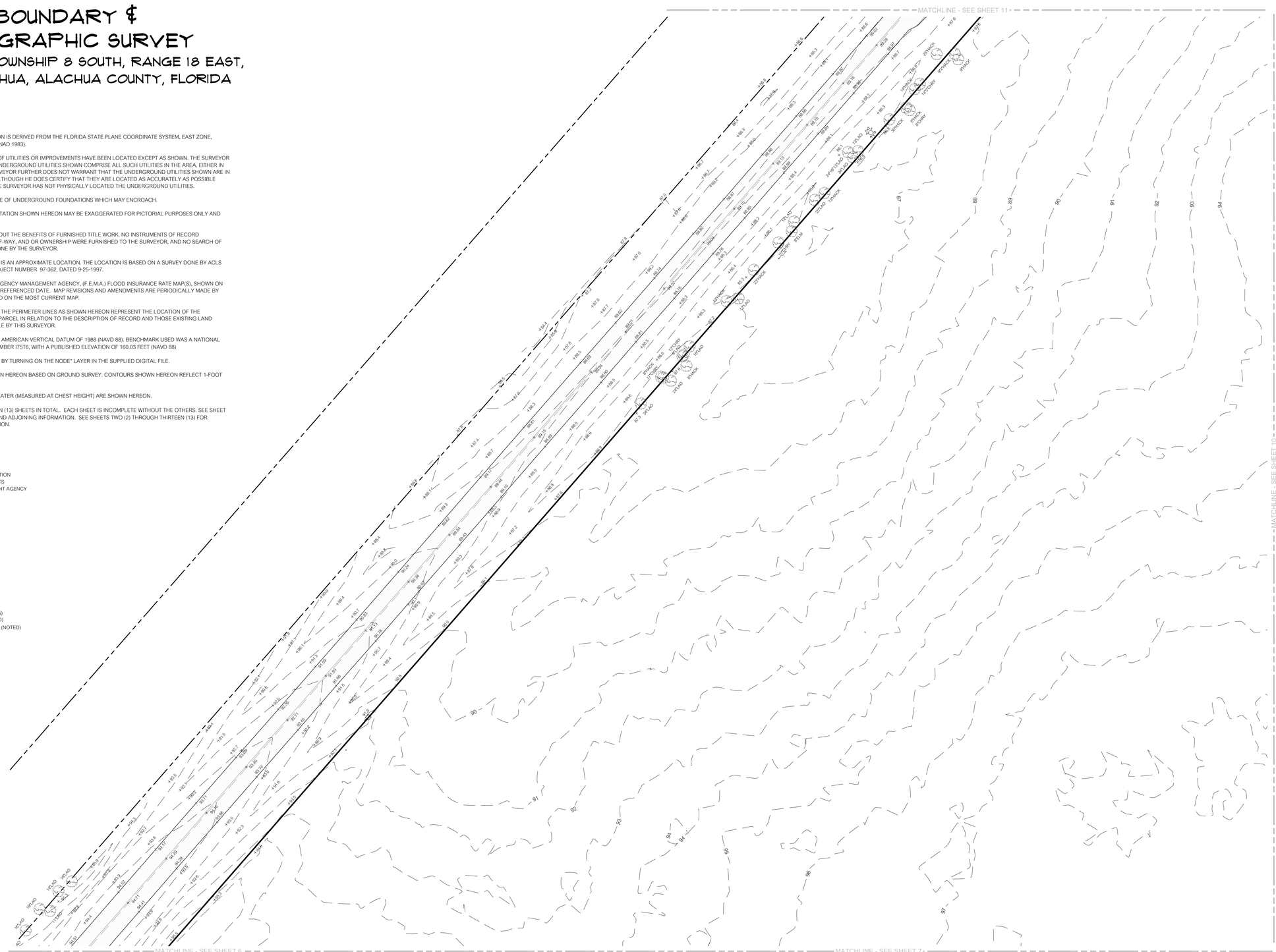

GRAPHIC SCALE
0 20 40 80

Tech: chads Plot Date: Mar 10,2022 5:39pm Filename: M:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: JNG
DRAWN BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:

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SEE SHEET ONE (1) OF THIRTEEN (13)

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SHEET NO.:
9 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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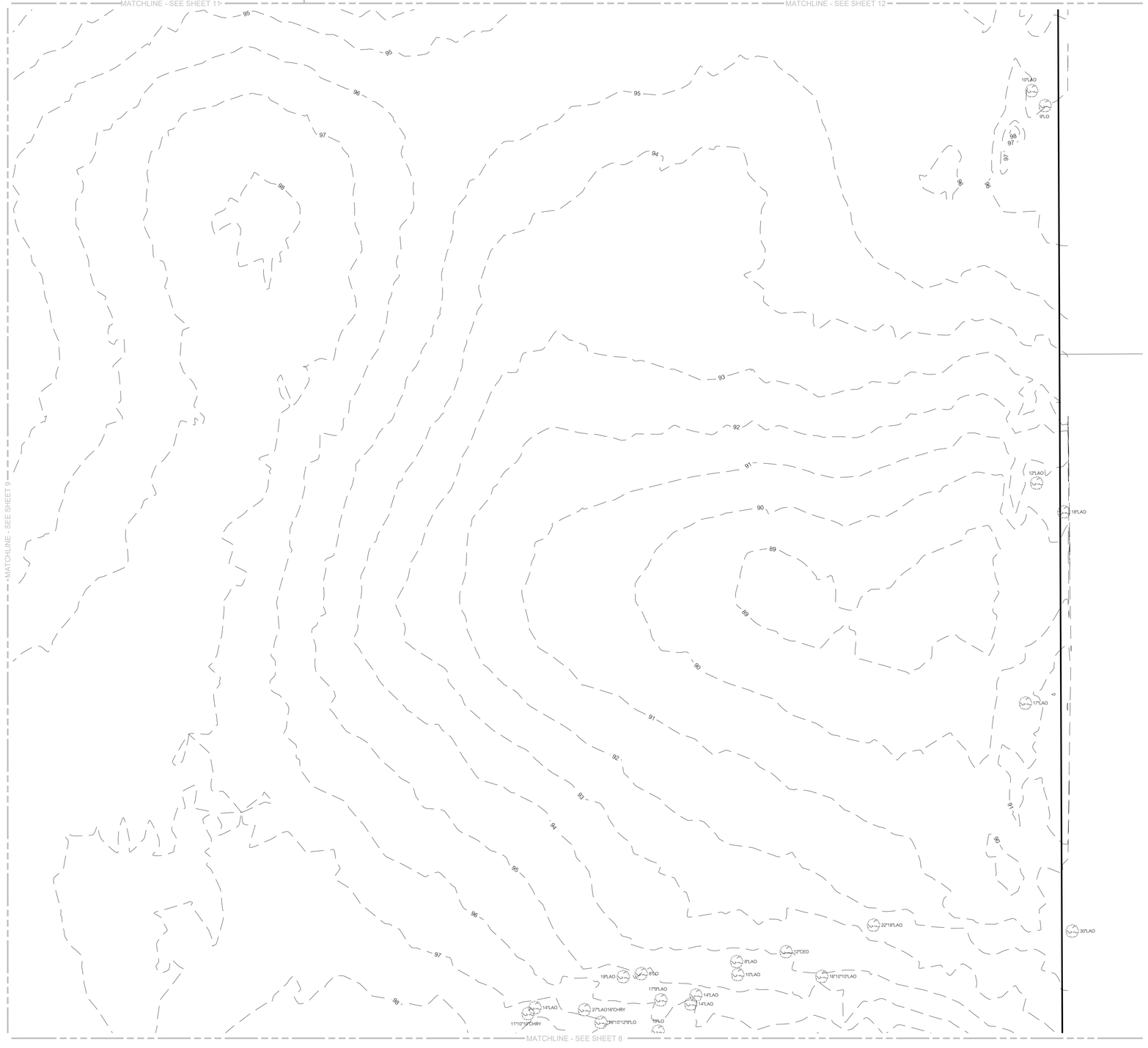
N

GRAPHIC SCALE
0 20 40 80



Tech: chadc Plot Date: Mar 10,2022 5:38pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
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DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

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SHEET NO.:
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BOUNDARY & TOPOGRAPHIC SURVEY

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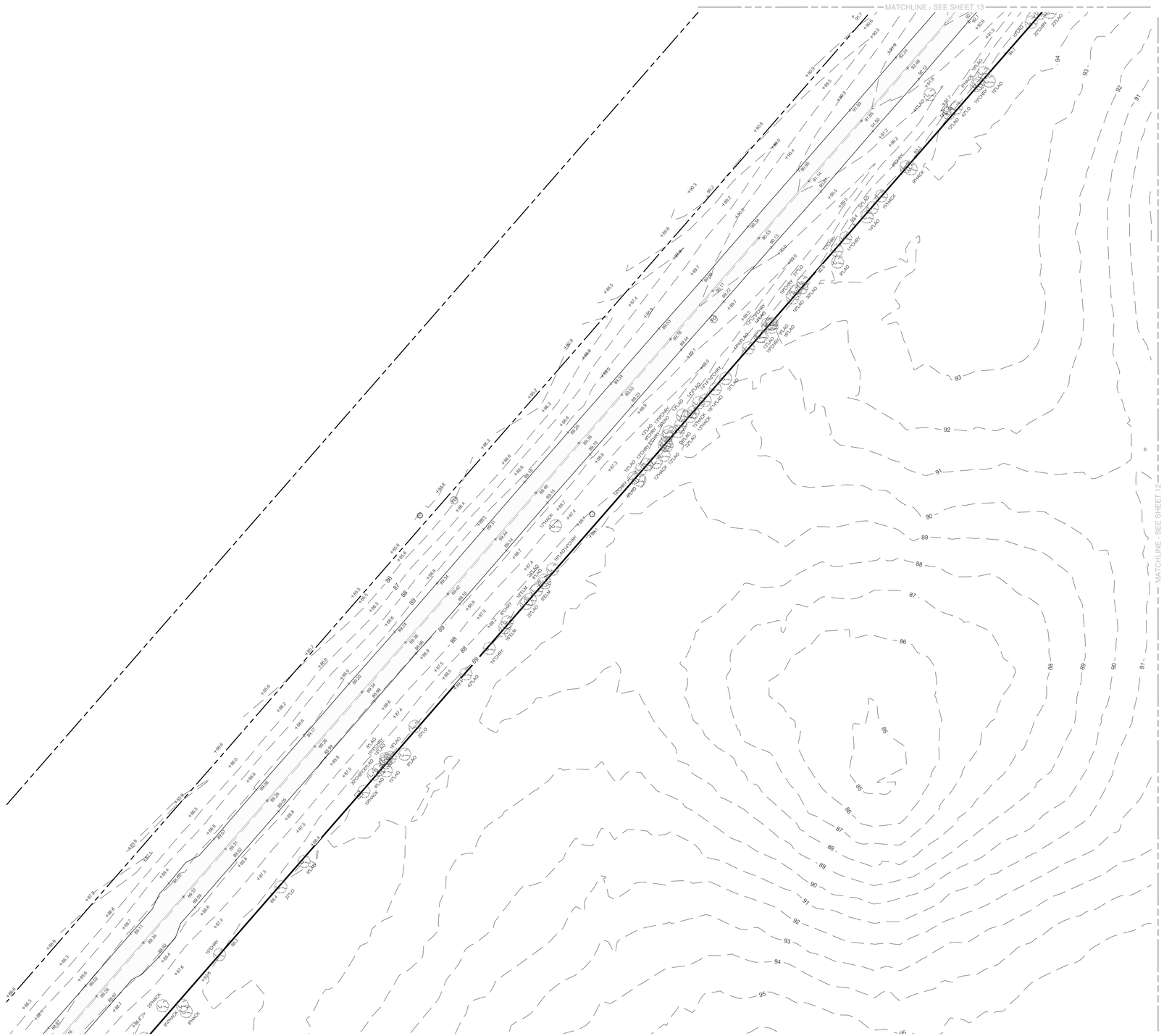

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SURVEY DATE:	10-21-2021
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TECHNICIAN:	NAD
CREW CHIEF:	JDC
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SHEET NO.:
11 OF 13

Tech: chads Plot Date: Mar 10,2022 5:35pm Filename: N:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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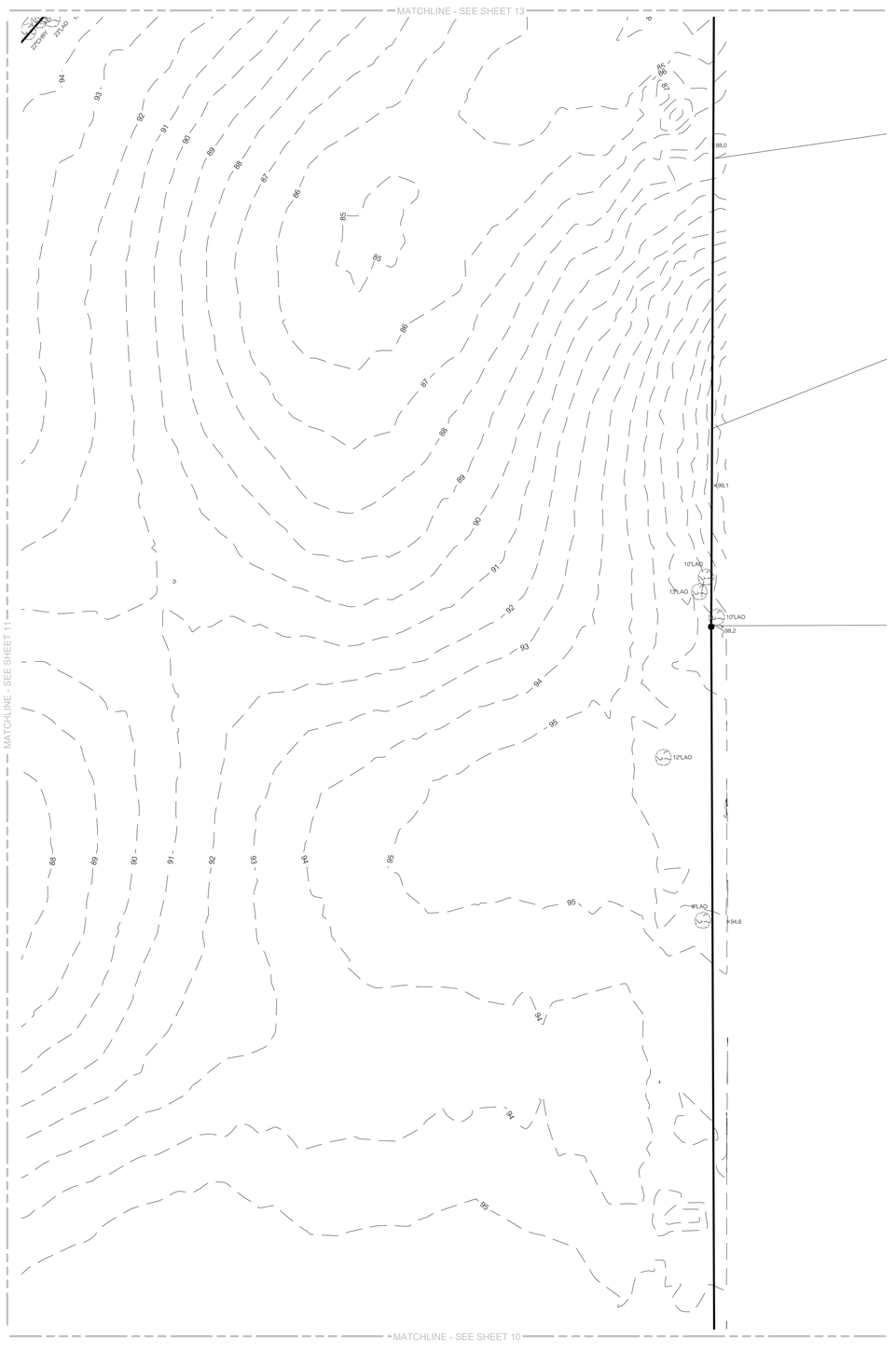

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REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NG
DRAWN BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF FLORIDA
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
12 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

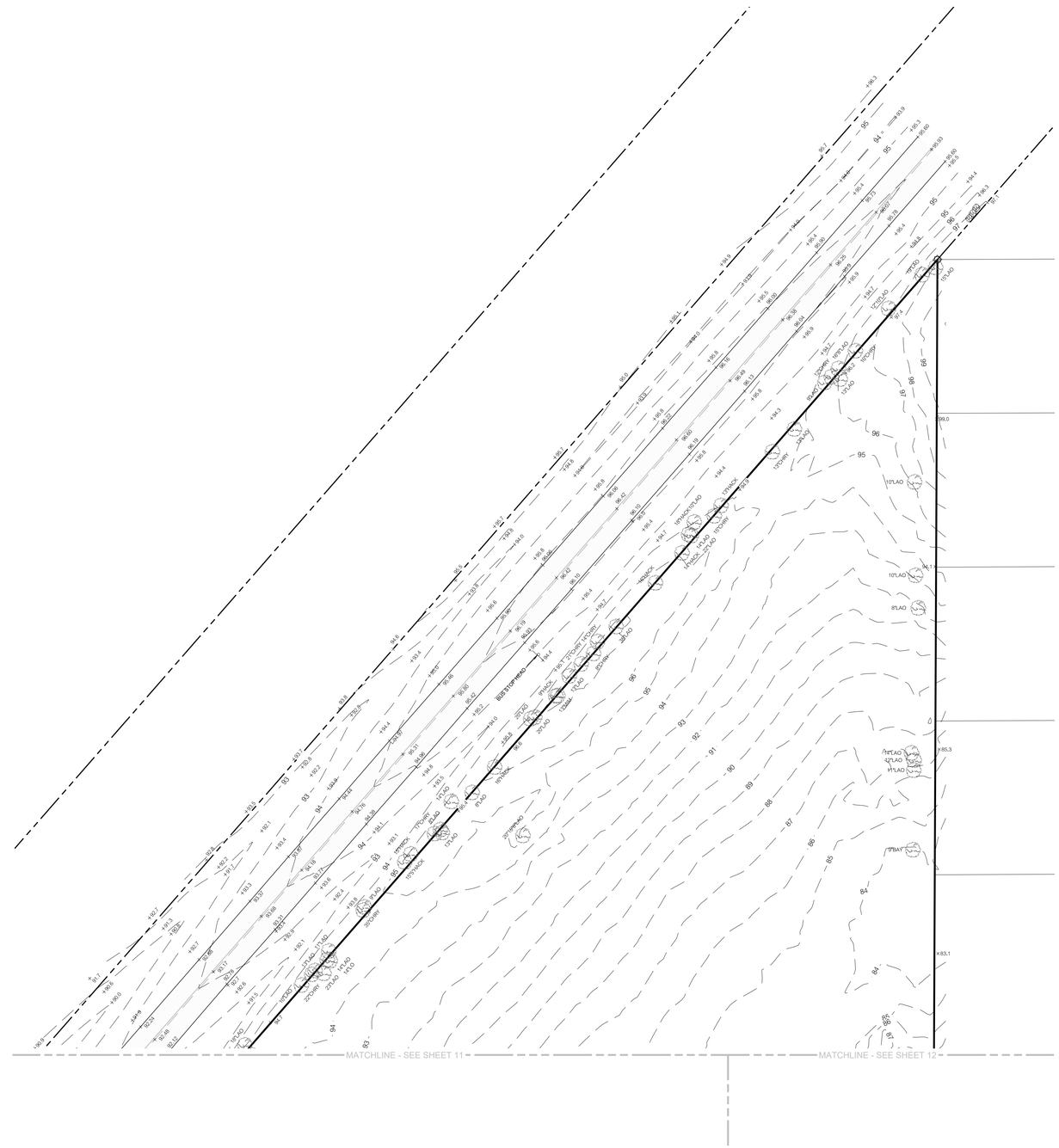
IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

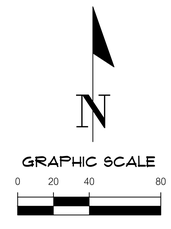
SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
13. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
14. THIS SURVEY CONSISTS OF THIRTEEN (13) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND ADJOINING INFORMATION. SEE SHEETS TWO (2) THROUGH THIRTEEN (13) FOR DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
LO = LIVE OAK
LAO = LAUREL OAK
RO = RED OAK
MAPLE = MAPLE TREE
ELM = ELM TREE
CHRY = CHERRY TREE
HACK = HACKBERRY TREE
WO = WATER OAK TREE
BAY = BAY LEAF TREE
GUM = GUM TREE
MIM = MIMOSA TREE
= SET 5/8" STEEL ROD & CAP (LB 5075)
= FOUND 5/8" STEEL ROD & CAP (NOTED)
= FOUND 4"X4" CONCRETE MONUMENT (NOTED)
= FOUND 1/2" IRON PIPE (NO ID.)
= FOUND 1/2" IRON ROD (NO ID.)
= CABLE TELEVISION BOX
= ELECTRIC BOX
= FIRE HYDRANT
= GUY ANCHOR
= SIGN
= TREE (SIZE AND TYPE AS NOTED)
= TELEPHONE PEDESTAL
= WOODEN POWER POLE
= WATER VALVE
= FIBER OPTIC LINE MARKER
= MAILBOX
= WOODEN POWER POLE
= BENCHMARK
85 = CONTOUR LINE
X 85.5 = SPOT ELEVATION (PERVIOUS)
X 85.45 = SPOT ELEVATION (IMPERVIOUS)
= ASPHALT SURFACE
= DIRT / LIMEROCK SURFACE





11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 40'

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

CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: JDC
RECORDED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 13 OF 13

Tech: chads Plot Date: Mar 10,2022 5:37pm Filename: N:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

Major Subdivision – Preliminary Plat Application

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

A. PROJECT

1. Project Name: Fletcher Trace
2. Pre-Application Conference Date: 06/06/2022
3. Neighborhood Meeting Date: 06/23/2022
4. Phase/Unit Number (if applicable): _____
5. Number of proposed lots/dwelling units: 344 single family homes & 128 multifamily units
6. Housing Type (i.e., attached/detached units): Detached (single family) and attached (multifamily)
7. Address of Subject Property: _____
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD-R
12. Acreage: ±118 ac

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay Title: Senior Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, Inc.
   Mailing Address: 569 S. Edgewood Avenue
   City: Jacksonville State: FL ZIP: 32205

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

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

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

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

9. Proof of payment of taxes.

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

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

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

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

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

day of _____, 20_____, by _____ who executed the same

and has _____ produced _____ as identification or ☐ is personally known to me.

_____

Signature of Notary

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

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

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

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

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

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachuacounty.us

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	

Level of Review	Preliminary	Final	Revised Preliminary	Revised Final

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 can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.
http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.14**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.06**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.08**	**High School Multiplier**	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.09**	**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 2015 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:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

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 2018-2019 Capacity Tables)

Elementary SCSA Capacity Required

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

High SCSA

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:

Alachua County Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

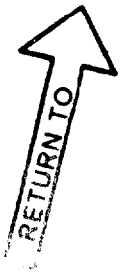
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

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

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OR Book2140 Page1836

OVERALL TRACT "D"

LEGAL DESCRIPTION

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

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

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

COMPREHENSIVE PLAN CONSISTENCY

Fletcher Trace

21-0297

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	May 31, 2022
Re:	Fletcher Trace

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

FUTURE LAND USE ELEMENT

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

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

This application seeks to rezone the project site from A to PD-R—consistent with the list of uses permitted within the site's existing Moderate Density Residential FLU designation. Overall density shall not exceed four (4) dwelling units per acre.

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

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

As shown in the adopted PD Master Plan, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, other Savannah Station phases, and nearby single-family developments.

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

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No non-residential activities are being proposed within the site at this time. However, if nonresidential onsite uses are desired in the future, a Rezoning will be required to include all current and proposed uses for project area.

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

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

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

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

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

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

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

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

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

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

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

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

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

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Section 4 and 5 of this report 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 Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

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

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations

and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

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

No listed species are known onsite.

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

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service.

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

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

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

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

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

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

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

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

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

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

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

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~May 31, 2022~~ REVISED June 29, 2022
Re:	Fletcher Trace

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua May 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

This concurrency analysis is based on *the proposed maximum* development potential to transportation and public facility infrastructure. Existing permitted density for the project site are as follows:

- Proposed Maximum Permitted Density ('PD-R' Zoning district):
  - ±118.2 ac * 4 du/ac = 472 du

Roadways / Transportation

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481

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

Conclusion: Approval of this application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

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Tables 2a, 2b, and 2c calculate projected impacts on adjacent roadways based on the site's maximum development potential.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,180	587
Reserved Trips[1]	1,018	110
Available Capacity	7,922	622
Projected Trip Generation[2]	4,493	481
Available Capacity w/ Application approval	**3,429**	**141**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 2b: Projected Impacts on Roadways, CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 East	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	2,788	265
Reserved Trips[1]	2,115	128
Available Capacity	10,217	966
Projected Trip Generation[2]	1,123	120
Available Capacity w/ Application Approval	**9,094**	**846**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

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

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,302	504
Reserved Trips[1]	112	12
Available Capacity	9,706	843
Projected Trip Generation[2]	2,247	241
Available Capacity w/ Application Approval	**7,459**	**602**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Maximum development is estimated to generate more than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(b) identifies affected roadways as those on which the development's impacts are five percent (5%) or greater of the Maximum Service Volume (MSV) of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection.

The only affected roadways are CR 235, which the project site is directly fronting, CR 2054 East, which is estimated to receive 25% of the total projected AADT, and CR 235A South, which is estimated to receive 50% of the total projected AADT. This development will not contribute more than 5% to any

other roadway's maximum service volume within the City of Alachua. **Tables 2a through 2c** demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this application's approval.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's maximum development potential, 472 dwelling units.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,309,417
Reserved Capacity[1]	203,857
Residual Capacity[1]	786,726
Percentage of Permitted Design Capacity Utilized[1]	65.79%
Projected Potable Water Demand from Proposed Project[2]	129,800
Residual Capacity after Proposed Project	**656,926**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	758,000
Reserved Capacity[1]	183,868
Residual Capacity[1]	558,132
Percentage of Permitted Design Capacity Utilized[1]	62.79%
Projected Sanitary Sewer Demand from Proposed Project[2]	118,000
Residual Capacity after Proposed Project	**440,132**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	17,933.28	3,272.82
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**895.9**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (472 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

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

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	472	.12	70	.06	33	.09	42

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

Conclusion: Approval of this application *will not* negatively impact the Public School System.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	3.46
Available Recreation Acerage[1]	78.24
Proposed Recreational Impact[2]	6.136
Residual Recreational Capacity After Proposed Development	**72.104**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.45
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**32.88%**
Proposed Recreational Impact[2]	1.23
Improved Passive Park Space Utilized After Proposed Development	**33.67%**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons) x 20%*

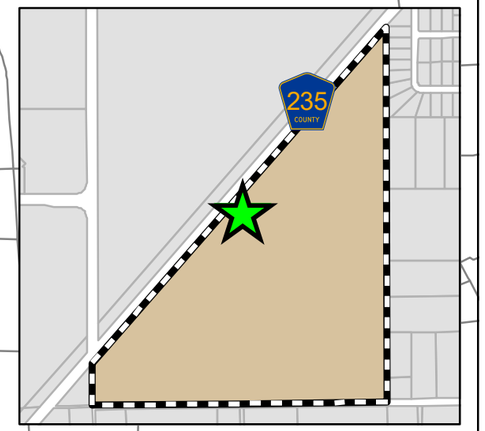
Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected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

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. 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.

(b) Developments generating more than 1,000 trips.
(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,

NORTH

Feet
4,500 2,250 0 4,500 9,000 13,500

Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/29/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\Concurrency.mxd

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

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	ALACHUA INDUSTRIAL (233200.60)
Subdivision	
Brief Legal Description*	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	80.710
Homestead	N

View Map

Owner Information

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

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$24,531	$30,400	$30,400	$30,400
Agricultural (Market) Value	$1,452,780	$1,576,980	$1,984,320	$1,984,400	$1,984,400
Just (Market) Value	**$1,452,780**	**$1,576,980**	**$1,984,320**	**$1,984,400**	**$1,984,400**
Assessed Value	$22,599	$24,531	$30,400	$30,400	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$24,531	$30,400	$30,400	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	INTERNATIONAL BUSINESS MACHINE	Link (Clerk)

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

Permits

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

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

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03980 002 001

Owner:
WACO OF ALABAMA INC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/06/2020** for **$522.75**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010 Annual Bill	$0.00
	Print (PDF)
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

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July 6, 2022

Adam Hall
PO Box 9
Alachua, Florida 32616-0009

RE: Fletcher Trace

Dear Mr. Hall:

Please find attached the following items to address your comments from June 29, 2022:

- 4 copies of application package
- Digital copy of application materials

1. Compliance with PD Master Plan, PD Ordinance and PD Agreement
   a. Per Development Parameter 1 of the approved PD Ordinance, the maximum number of attached single family units permitted within Development Area B is 106. The proposed preliminary plat appears to propose 123 single family attached units. Please revise.
   - **The PD Master Plan includes Footnote #1 of the Development Standards table that states the following:**

     1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.

   b. Development Parameter 3 of the approved PD Ordinance requires that the applicant submit a listed species and habitat survey as part of the preliminary plat. Please provide survey prepared in accordance with the requirements of this Parameter.
   - **A listed species and habitat survey is included with this submittal. Please refer to the attached.**

   c. Development Parameter 14 sets forth requirements for pedestrian access through the proposed blocks. Please indicate by notation or through display on the preliminary plat how this parameter will be addressed.
   - **Common space areas, which include pedestrian access, area hatched. Please refer to revised preliminary plat, included with this submittal.**

   d. Development Parameter 14 requires pedestrian connections through blocks longer than 600 feet. Lots 50 47 through 50, 350 through 353, 357 through 354 and 358 through 361 are longer than 600', but do not appear to provide pedestrian easement or common area.
   - **Pedestrian access areas are provided and hatched as common area. A typical note was added to the master sheet to show where these occur.**

   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.
   - **The landscape and buffering information has been included on sheet 1. Please refer to revised preliminary plat, included with this submittal.**

f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.

- **A revised geotechnical report that addresses any potential karst features is included with this submittal. Please refer to the attached.**

2. Phasing
   a. Please indicate how the stormwater pond for Phase 2 will be accessed as it does not appear to be contiguous with the roadway and lots proposed to be included with Phase 2.
   - **The drainage system will be placed under a temporary easement until Phase 3 is constructed.**

3. Land Rights/ Compliance and Risk Management (C & RM) Comments
   a. Please indicate how existing easement through property is being addressed.
   - **We are currently coordinating with P.E.A. Consulting to vacate the easement.**

   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.
   - **Per coordination with Alachua County, a 15' setback from the southern property line will be provided so as not to impact the maintenance boundary. Additionally, the lots along this perimeter are an additional 15' deep providing further separation.**

4. Article 6, Development Standards
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
   - **Acknowledged**

5. Article 7, Subdivision Standards
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   - **Plans have been revised to show where stop conditions occur to aid in traffic calming. Additionally, two areas were identified and labeled to receive additional traffic calming measures during the Final Plat review process (refer to sheet 9 and 11).**

   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   - **Per the justification memo included with this submittal, a sidewalk is not required and impractical. Please refer to justification memo.**

   c. The applicant shall be required to demonstrate compliance with Section 7.3.9, Fire Protection Improvements, at the time of Construction Plan review.
   - **Acknowledged.**

6. Concurrency Impact Analysis
   a. Page 2 of concurrency memo lists 100% of project projected trips impacting Segment 11, however, these projected trips do not match the trips listed on Page 1 of the concurrency memo. Please reconcile.
   - **Concurrency Impact Analysis memorandum, Page 2 has been revised to reflect the correct number of projected trips.**

   b. Segment 14 should also be included in analysis if the project trips on this segment will be greater than 756 daily trips or 67 PM peak trips.

- **The projected trips on this segment are 5% of the total and are not projected to generate more than 5% MSV on this segment. A distribution map was added to the Concurrency Impact Analysis memorandum for reference.**

c. Table 3 of concurrency memo appears to provide incorrect calculation of potable water demand. Please revise.
- **Concurrency Impact Analysis memorandum, Table 3 has been revised to reflect the correct potable water demand.**

d. Page 5 of concurrency memo references Savannah Station, please clarify and revise.
- **Concurrency Impact Analysis memorandum, Page 5 has been revised to reflect the correct project name, Fletcher Trace.**

7. Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 27, 2022.
   - **Responses to all comments from the Public Services Department are below.**

   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated June 22, 2022.
   - **Responses to all comments from Christopher Potts, P.E. are below.**

8. Miscellaneous
   a. The street cross section detail provided on Sheet 2 is illegible, please revise.
   - **The cross section detail has been revised to be legible.**

   b. Please identify purpose of areas between Lots 39 and 40; and Lots 7 and 8.
   - **The areas in question have been removed. Please refer to the revised preliminary plat, included with this submittal.**

   c. Under Note 12 on Sheet 1 of Preliminary Plat, please included note under setbacks regarding garage setbacks.
   - **The garage setback note has been added as requested. Please refer to sheet 1.**

<u>Public Service Utilities</u>

9. Sheet 1
   Under general notes (9P), please add the following (or equivalent):
   "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY."
   FYI: Please make sure to include this note in the Final Plat.
   Please resubmit this sheet.
   - **The requested note has been added to sheet1 as note 18. Please refer to the revised preliminary plat, included with this submittal.**

10. Sheets 1, 8
    As per "TO BE DEEDED TO THE CITY OF ALACHUA", the design intent is that the WW LIFT STATION will be owned and operated by the City of Alachua.
    Please discuss (meeting preferred) with the City to go over design issues related to the WW Lift Station.
    A condition to Approval of Sheets 1 & 8 is that such discussions take place, including its location.

Conditional Approval

- **Per further discussions with staff, the location of the lift station was evaluated further and a new location was determined to aid in the potential for future connections.**

JBrown Professional Group Inc.
Master Preliminary Plat

11. Please add all items which appear on the plan to the legend. This includes but is not limited to Proposed Water Meter, Electrical, Force Main, and Wastewater.
    - **The legend has been updated as requested.**

12. City of Alachua code requires name, address, telephone number and email address of the property owner, agent and developer. Please provide full contact information for the land owner and agent to the general notes.
    - **The contact information has been updated.**

Detailed Preliminary Plat

13. Please show and label 10' PUE on every sheet.
    - **The 10' PUE is shown in the typical road section on sheet 2. Please refer to sheet 2.**

14. City of Alachua code requires surface drainage and direction of flow and method of detention/retention. Please provide general flow arrows in order to identify high and low points of roadway profile.
    - **Please note that the high and low points of the roadway profile will be determined during final development plans. Retention/detention areas and drainage divides are shown.**

15. What is reasoning for the amenity center to be given a lot number? Generally, public areas of a preliminary plat would not be shown as lots.
    - **The amenity center has been given a lot number in order to aid in later development processes.**

ACFR

ACFR has no comment at this time.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com

Sincerely,
CHW

Travis Hastay, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\Preliminary Plat\220629 Comments\LTR 220705 Fletcher Trace Preliminary Plat - Comment Responses.docx

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

Professional Consultants

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

From: Ryan Thompson, AICP

Date: 13 August 2021

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above, 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.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

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

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

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

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

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

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

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

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

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

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

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

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

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

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

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

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

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

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

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

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

03981-005-001
HALBROOK JAMES RONALD JR & MELIN
11306 NW 161ST ST
ALACHUA, FL 32615

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

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

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

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

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

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

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

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

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

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

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

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

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

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

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

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

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

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
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1000 Turkey Creek
Alachua FL 32615

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4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Surfside

Continued from Page 3A

complete further assessments.

It is indicative of how potentially pervasive structural issues might be with older complexes, particularly on the water, and underscores the need for a timely and thorough investigation into what caused the Champlain collapse and how other buildings might or might not face similar problems, officials said at Tuesday's meeting.

"We need to know how safe our community is," said Commissioner Nelly Velasquez. "We need to know how safe our Earth is beneath our feet, and we need to know that as soon as possible."

Burkett agreed.

Miami-Dade County Mayor Daniella Levine Cava "did a marvelous job, and has done and continues to do a marvelous job," Burkett said. "However, with respect to this very, very narrow issue, I think there is a loss of focus."

Leaning forward in his chair in a conference room at Surfside Town Hall recently, Burkett pulled no punches when he told The Palm Beach Post that he believes the glacial pace of the county to either pursue its own investigation or enable the town to complete theirs, could result in tragedy.

"The people that eventually make the decisions on whether to immediately proceed with an investigation as to why the building fell down are the ones that are ultimately going to be responsible if, God forbid, we end up with a catastrophe in our town again," Burkett said. "And that's not something I want to be anywhere near."

In a strongly-worded July 23 letter toLevine Cava, Burkett said as much, questioning why the county seems to be hindering the town's investigation.

"If we are denied the ability to access the site, a property within our own municipality, and we cannot do the investigations that our expert has prescribed because of the County's refusal to give us access, then the County must assume full and complete responsibility for any loss of life and any other damages that may result," Burkett wrote.

When asked why Kilsheimer has not been granted access to the debris, Cava's office referred The Post to Cava's July 29 reply to Burkett, in which Cava wrote that it is "essential that we get answers and accountability about exactly what happened," and that the "safety and well-being of every single resident of Miami-Dade" is her "top priority."

Cava in that reply also encouraged Surfside to continue inspecting Champlain Towers North, which is the "sister" building to the one that collapsed, as well as any other buildings within the town's jurisdiction.

She wrote that the county's process of hiring a forensic engineer to investigate the collapse was "well underway," and that it is "vital that the investigation move forward as speedily as possible while maintaining the integrity of the collapse site and all evidence."

As such, she concluded, "access to the site has been limited."

'They want this to go away as fast as possible'

But seven weeks after the collapse, the county still has not hired an engineer. And Kilsheimer still has not been granted access to the debris, Burkett pointed out. In fact, the county did not even put out an online post for the forensic engineer position until July 28 — five weeks after the collapse.

"At the present time, we have not extended a contract to a forensic engineer, we are still in the procurement process," a spokesperson from the department wrote in a recent statement to The Post.

Surfside commissioner and former prosecutor Eliana Salzhauer thinks she might know why.

"I don't think anybody wants to hear the truth, because the truth is going to cost them money," she said at Tuesday night's meeting. "They want this to go away as fast as possible."

The reason, Salzhauer said, is simple: The receiver wants to get as much money as possible for the families and the county wants the spotlight off a problem that could devalue properties.

"That value can be decimated if it turns out there is a sinkhole, if it turns out there is a structural problem — that that ground is now worthless," she said. "There are so many unknowns here and nobody really wants to know ... they're hoping everyone will not pay attention, they'll get their money, the thing will be sold and will pass on. We're trying to stop that speeding train."

Kilsheimer said the investigation currently being conducted by the Miami-Dade police, in conjunction with the state attorney, is a criminal, not structural, investigation, which is the reason police have given for not allowing Surfside access to the debris. And the federal investigation being conducted by NIST is focused on policy, not cause, he said.

"NIST is not going to determine why the building fell down," Kilsheimer said. "They are going to come up with what materials should be used in certain environments, change building codes, make suggestions — like a bureau of standards. They are not forensic collapse experts."

Kilsheimer stands ready, willing and able to proceed with an investigation into the cause of the Champlain collapse, he said, be it on behalf of Surfside or the county. Residents are scared, he said, and they want answers.

"And we, on almost a daily basis, get several phone calls from people that live in that area that want us to talk about if their building is safe, are they safe," Kilsheimer said.

The commission discussed at Tuesday's meeting that one reason for the cold shoulder from the county might be because Surfside potentially could be a defendant in a future lawsuit relating to the collapse, and the county might question Kilsheimer's allegiances.

Kilsheimer bristled at the notion, saying that, if released from his contract with Surfside and hired by the county, he will in no way conduct an investigation or render a report based on any form of bias, favoritism or protection for any person or entity.

"In my mind, they're concerned I am going to say something to cover Surfside's ass in some way shape or form, and that's not how we do things," Kilsheimer said. "I've never had anybody say that I wouldn't tell it the way it was no matter who I was working for, and I personally take this as an insult that they are questioning my honesty."

Burkett agreed, writing in his letter to Levine Cava that "the investigation we conduct and the preservation of any remaining evidence are not mutually exclusive," and that the town would "happily work" with the county to "do our investigation and carefully and thoughtfully as possible," while "freely sharing all raw data that we collect from our testing with any agency or interested party."

Levine Cava's office, however, said that it is not the county, but the court-appointed receiver for Champlain Towers South — an attorney out of Fort Lauderdale — who is prohibiting Kilsheimer access to the debris. Her office provided The Post a letter from the receiver dated July 29 saying as much.

That receiver, Michael Goldberg, did not respond to verbal and written requests from the Post to explain why or at who's directive he determined Kilsheimer should not have access to the collapse site or the stored debris, and if, or when he has any intention of granting that access.

Debris, deemed critical to collapse investigation, being destroyed

While Kilsheimer is being denied access to both the warehoused debris and the collapse site, he said that, against the judge's orders, he has heard NIST has been conducting "destructive testing" on evidence. That means, he said, that NIST could be destroying critical evidence that might reveal the cause of the collapse.

"NIST is not sharing with us what they are doing," Kilsheimer said. "They can be doing things ... that make it impossible for us to do what we need to do in the ground. Maybe they found the one spot that's really bad, but we'll never find that spot because they took it and won't tell us what they did."

At a hearing Wednesday morning in Miami, a judge handling the receivership warned Goldberg that no destruction or alteration of evidence will be permitted.

In response, Goldberg said that he spoke with NIST official Judith Mitrani-Reiser, who has been co-leading the team of scientists conducting a preliminary investigation into Surfside, and she stressed that NIST was doing its testing in the least invasive way possible.

Burkett said he is beyond frustrated that NIST is processing evidence without Kilsheimer, and that the county is not yet investigating the cause of the collapse at all.

He offered to release Kilsheimer from his contract with Surfside or assign that contract over to the county so an investigation can move forward expeditiously but said the county has not accepted that offer.

"We all just want to find out why the building fell," Burkett said. "We don't need Surfside to do the investigation; we just need an investigation to be done quickly."

Levine Cava's office told The Post that neither Burkett nor Kilsheimer offered Kilsheimer's services to the county, and that Kilsheimer failed to formally apply for the job when it was posted online.

But Burkett said Kilsheimer had already been conducting an investigation for five weeks at that point and "everyone" knew it.

"It's really hard for me to believe that anybody was confused about the fact that Surfside would be willing to make Mr. Kilsheimer available to do any work whatsoever related to determining the cause of the collapse, which would have included un-contracting his services with us and helping him to get on board with the county," Burkett said. "We still have lives at risk, and we need to get to the bottom of this."

The Miami Dade Police Department did not respond to a request to explain if Kilsheimer was ever considered for the county job and why or why not.

Allyn Kilsheimer, center, who has spent the past half-century examining debris from calamitous disasters, conducts a structural examination at Champlain Towers North in Surfside on July 9. Kilsheimer is examining the nearby sister tower of the collapsed Champlain Towers South condominium for clues to the causes of the deadly catastrophe.
MARK ABRAMSON/WNT

Searchers dig through the rubble June 29 at the base of Champlain Towers South in Surfside. The condo building partially collapsed June 24.
LANNIS WATERS/THE PALM BEACH POST

Two people comfort each other at the Surfside Wall of Hope & Memorial.
WENDY RHODES/THE PALM BEACH POST

'Rolling the dice on their lives'

Kilsheimer, a 64-year veteran of building collapse investigations, has investigated about 30 to 40 collapses, he said, including the Pentagon after 9/11, the Florida International University bridge collapse in 2018, the Oklahoma City bombing in 1995, and probes around the world, including in Kuwait, Saudi Arabia and Turkey.

He said that inspecting the south tower debris is critical to determining not only why the south tower fell, but if the "sister" building — Champlain Towers North — which has been subject to voluntary evacuation since shortly after the south tower fell, is safe for occupancy.

"The odds of that happening are very low, and I recognize that, but here's the question — can we take that chance?" Burkett said. "Who's willing to roll the dice on the lives of those people in that building? And if you are not focusing on that as your No. 1 concern, I would submit you are rolling the dice on their lives."

Champlain Towers North, located three lots north of the south tower, was built at the same time by the same developer and with similar plans, Burkett pointed out in his letter to Levine Cava, and probably used the same contractor and similar materials.

And until there is an official determination as to what caused the south tower to fall, there is an imminent concern for the safety of those in the surrounding areas.

"The safety of the residents living in the Champlain Towers North building and other oceanfront buildings must not be ignored, nor can action to protect them be delayed," Burkett wrote.

Kilsheimer agreed. While he initially said the north tower was safe, he says now that a deeper investigation of the south tower needs to be done to confirm that, and that not enough is known about the construction of either tower to ascertain any risks to north tower residents.

"On neither building is there any information about load tests, and they don't even give the length of the pilings," he said about records that would typically indicate the standards to which both towers were initially built. "They don't exist. The only records we have are the drawings this town has. Things like load tests, concrete breaks, they don't get filed with cities."

Kilsheimer based his earlier, rosier assessment of the north tower based on preliminary inspections, engineering analyses and "random" concrete samplings of that building.

But because it is virtually impossible to safely access the foundation in an occupied complex, he said, he cannot unequivocally guarantee a zero risk of structural failure.

"My level of concern is, there are things that I don't know," he said. "That's my concern — the things that I don't know."

Unfortunately, it seems, neither does anyone else.

NIST has said its investigation could take years. Cava's spokesperson would not give an estimate on how long the county's investigation might take once an engineer is hired, and Miami Dade police did not respond to a request for a time frame.

Kilsheimer said if given access to the debris, he could conclude his investigation within "months."

"I don't understand why, whoever is really trying to understand why this building fell down, can't go with the team we have or somebody equal to that team," he said. "They have a reason. Why? I don't know."

@WendyRhodesFL

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03890-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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 August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

Meeting Presentation

Savannah Station- Phase 3

Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 30, 2021

21-0297:Savannah Station

1

The purpose of the neighborhood meeting:

The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

21-0297:Savannah Station

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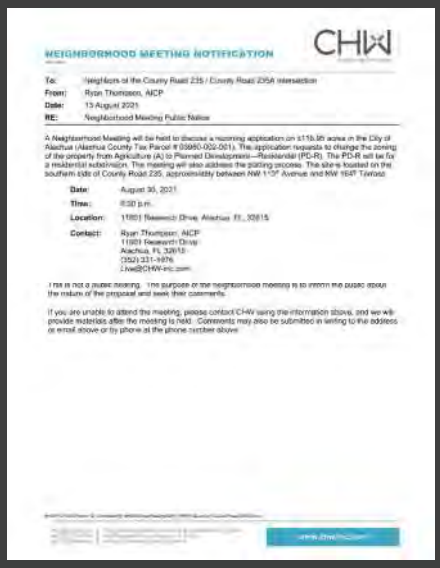
PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors at the County Road 235 / County Road 235A intersection
From: Ryan Thompson, AICP
Date: 13 August 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above, 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.

Surfside

CHW

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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 August 30, 2021
Location: 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

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REQUEST:

Rezoning Application

- FROM Agriculture (A)
- TO Planned Development – Residential (PD-R)

4

INTENT:

Develop a single-family residential subdivision

21-0297:Savannah Station

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REZONING ESTIMATED TIMELINE

- June 23, 2021 — Pre-Application Meeting: City Planning staff
- August 30, 2021 — Neighborhood Meeting
- August 31, 2021 — Submit: Rezoning Application
- Sept.- Oct. 2021 — Staff Review
- Nov. 9, 2021 — Planning & Zoning Board: Public hearing
- Dec. 2021-Jan. 2022 (tentative) — City Commission: Public hearings

21-0297:Savannah Station

CHW

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PLAT
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff
June 23, 2021

Preliminary Plat
Submittal
After Rezoning

Preliminary Plat
Public Hearings
(Planning & Zoning Board and City Commission)
4-6 months later

Final Plat and Construction Plans
Submittal
(for each phase)
After Prelim. Plat

Construction Plans
Administrative Approval
±2 months later

Final Plat
Public Hearing
(City Commission)
2-3 months later

21-0297:Savannah Station

CHW

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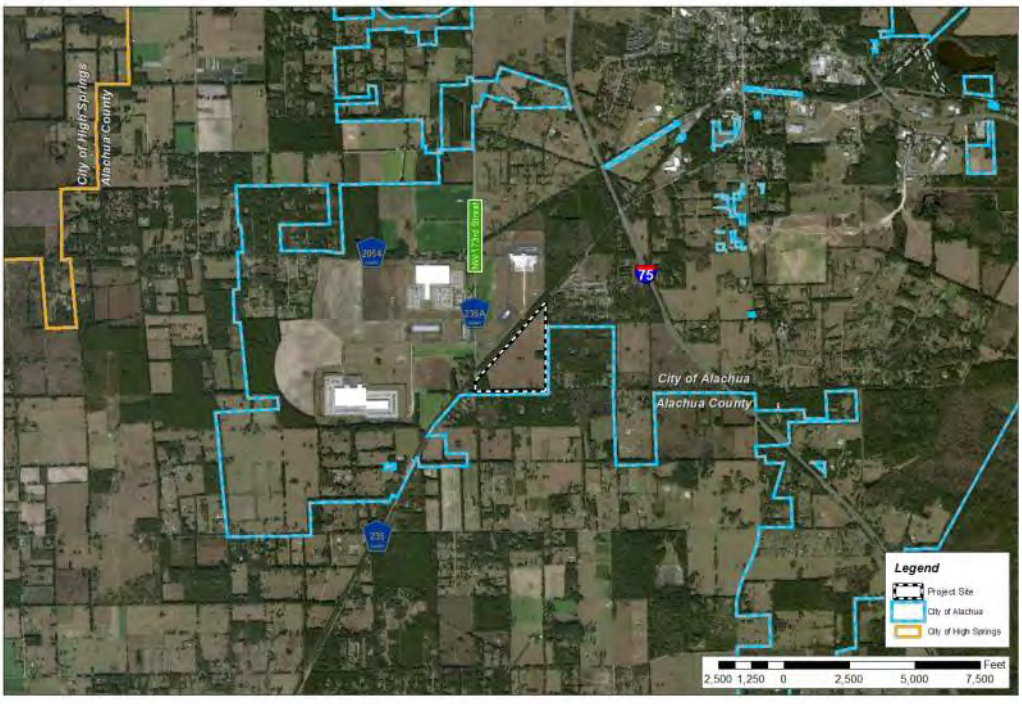
Context Map



CHW

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Aerial Map

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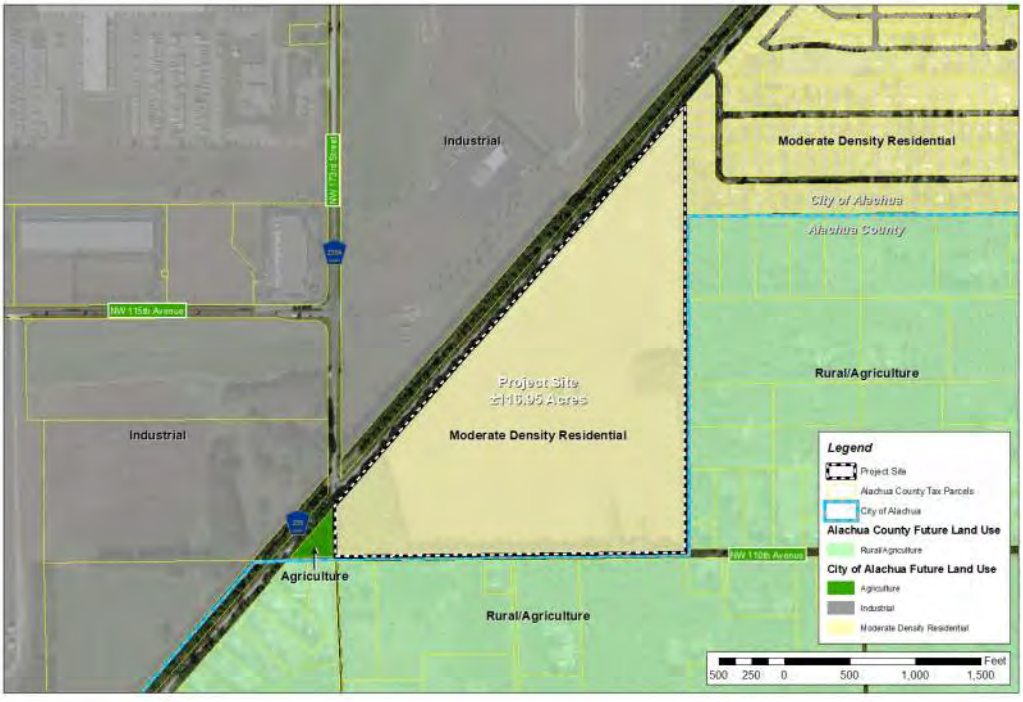
Future Land Use Map

FLU:
Moderate Density Residential



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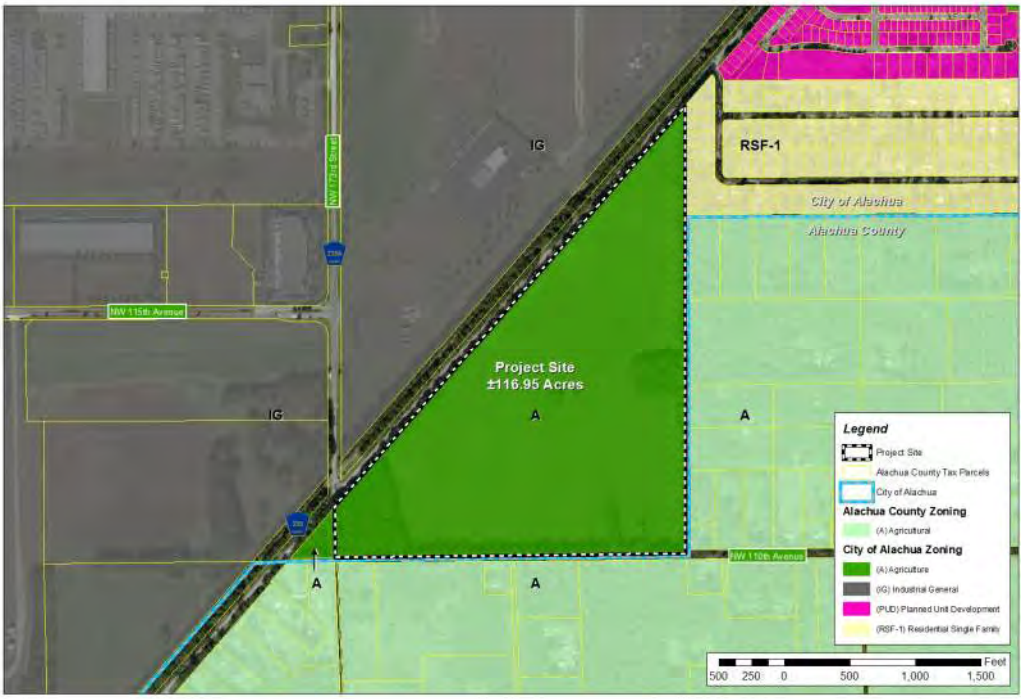
Zoning Map

Zoning:
Agriculture (A)



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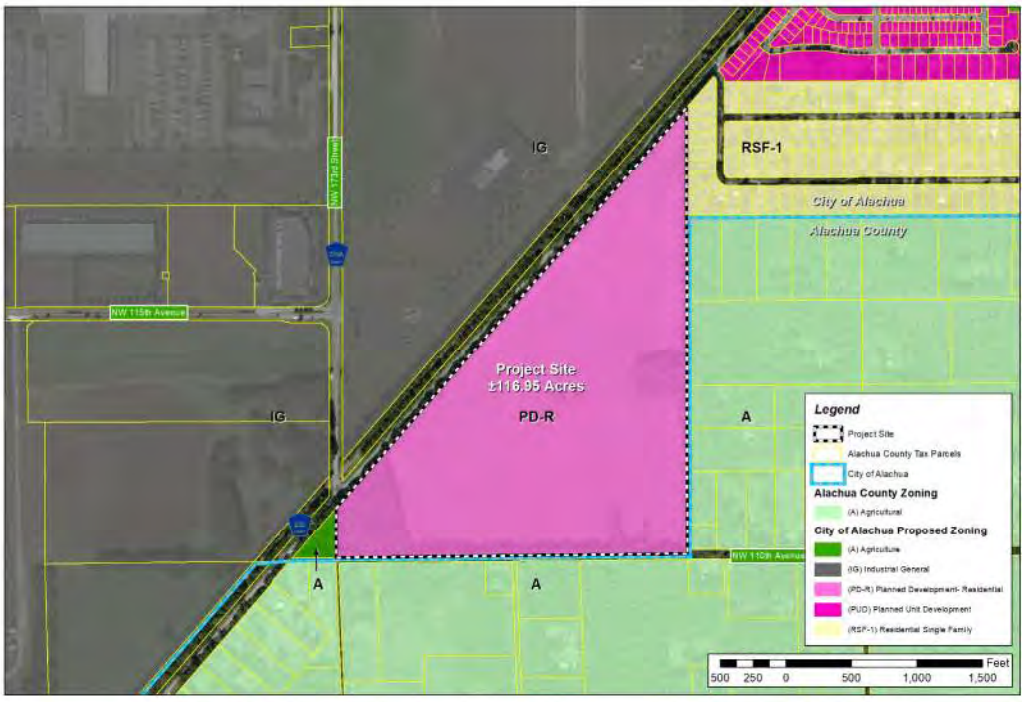
Proposed Zoning Map

Proposed Zoning:
Planned Development - Residential (PD-R)



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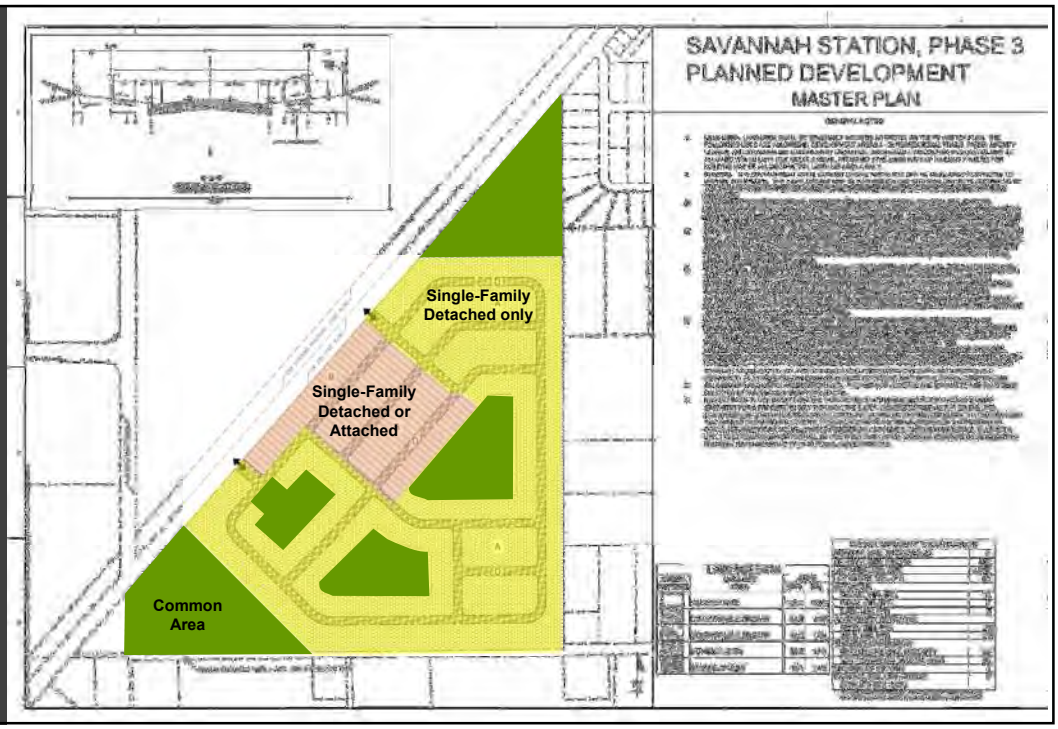
PD Master Plan



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Contact Information

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

Professional Consultants

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Sign-in Sheet

SIGN-IN SHEET

Savannah Station Phase 3

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: August 30, 2021 @ 6:00 PM

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

Re: Rezoning Application

	Print Name	Street Address	Signature
1	Jake Streit	16414 NW 110 Ave	
2	BRIEN & BRENDA VINCENT	16919 NW 110TH AVE	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Savannah Station Phase 3

21-0297

Event:	Neighborhood Meeting
Date/Time:	August 30, 2021 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Rezoning Application

CHW (Agent) Attendees: Ryan Thompson, AICP; Seth Wood; Olivia Lee; Michael Hutchinson
Public Attendees: 3

CHW, on behalf of Waco Properties, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; the Rezoning and Plat review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual master plan for the Planned Development. Questions from public attendees are described below, with agent responses.

Question: What is the expected lot size?
Response: The typical lot is expected to be 5,000 sf and 50'-wide, the same as Savannah Station Phase 2. However, to allow a different housing product, the minimum lot size for the project is proposed to be 4,000 square feet, with a minimum lot width of 40 feet.

Question: Will the homes be detached or attached?
Response: Single-family detached homes will be the only residential unit form permitted on the majority of the project site. An area central to the project site, as depicted on the PD Master Plan, will allow for single-family detached and attached residential units. Whether or not single-family attached residential units are constructed in this area will be based on market conditions.

Question: Will there be rentals included in this project?
Response: That is beyond the scope of this rezoning application. No more than a typical neighborhood like existing Savannah Station is expected.

Question: What will happen to trees currently on the property?
Response: This will be determined during the platting process. All development will conform to City of Alachua tree protection and preservation guidelines. Trees in the NW 110th Avenue right-of-way will not be touched. However, trees located on the subject property may be removed for home sites or stormwater management facilities.

Question: Will the streets have streetlights?
Comment: New streets constructed as part of this subdivision will have streetlights that conform to all pertinent City of Alachua regulations. It will be similar to the new phases of Savannah Station.

Question: Will this have any impacts on NW 110th Avenue?
Response: No direct access is proposed on NW 110th Avenue. Therefore, no paving or other improvements are required/planned. All ingress/egress points to the development will be located on County Road 235 exclusively. An emergency access consisting of a locked gate may be requested along NW 110th Avenue.

Comment: I do not want emergency or pedestrian access along NW 110th Avenue.

Question: What is the anticipated timeline for this development to occur? And how will it be phased?
Response: We estimate the rezoning portion of this project to conclude early 2022. Then, we will move into the platting process (outlined in presentation), which may take another 12 months. Phasing will be 20 -50 lots at a time, depending on market conditions, and will start near one of the CR 235 access points.
The meeting was adjourned at approximately 6:35 p.m.

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Traffic Impact Analysis

www.chw-inc.com

CHW
Professional Consultants

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- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
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- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection; and
- Full access at the CR 235/ Proposed South Site Access intersection;

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection;
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection;
- CR 235/Proposed North Site Access intersection;
- CR 235/ Proposed South Site Access intersection;
- CR 235/CR 235A (NW 173rd Street) intersection; and
- CR 235/NW 78th Avenue (CR 232) intersection.

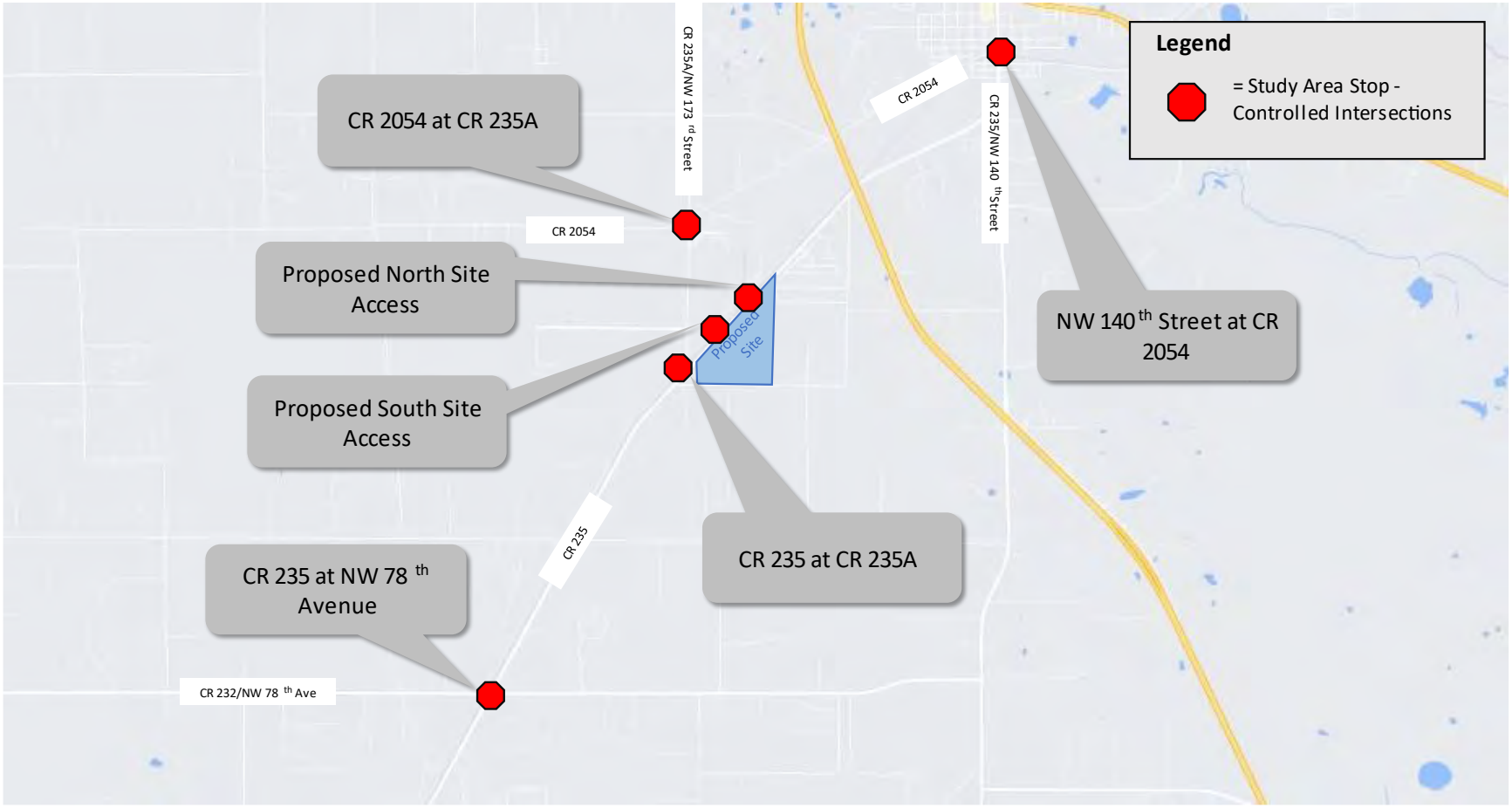
2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist %[3]	Net New Total Project Trips	% (Net New Total Projec Trips/MSV)	Include in Study Area (> 5%) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 | Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 | Existing (Peak Season) Turning Movements

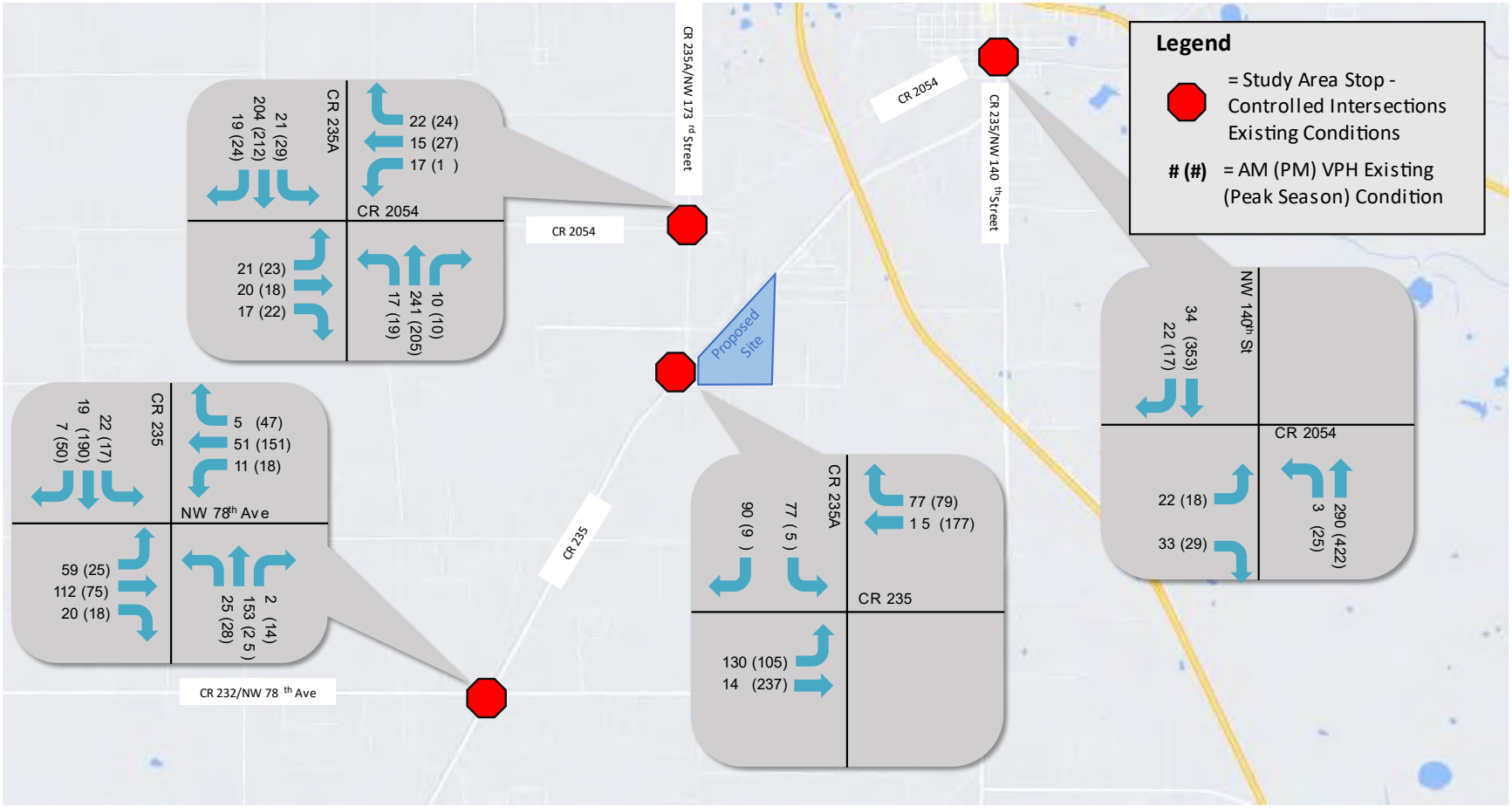
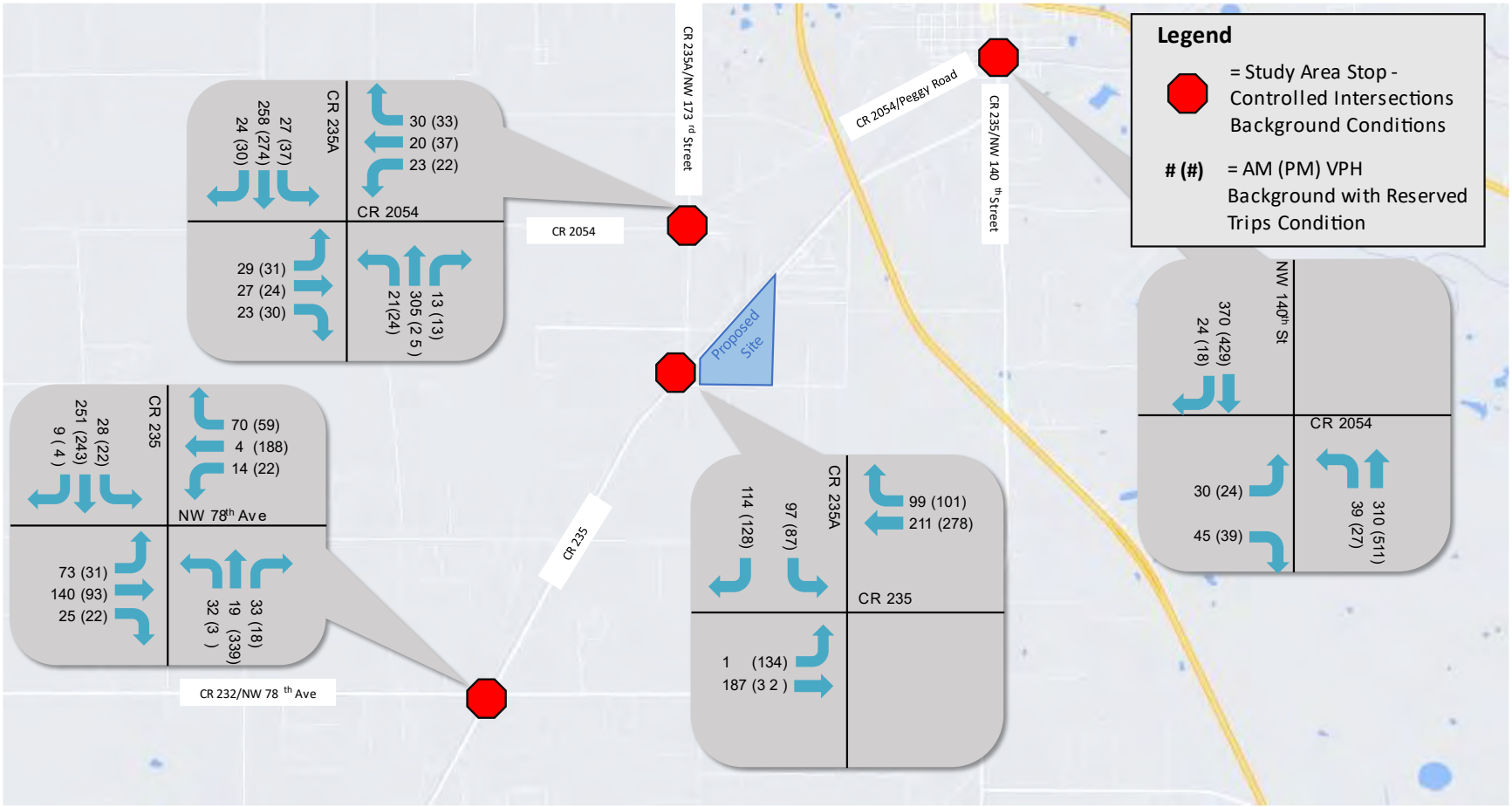


Figure 3 | Background Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to :00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 7%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 | Project Trip Turning Movements

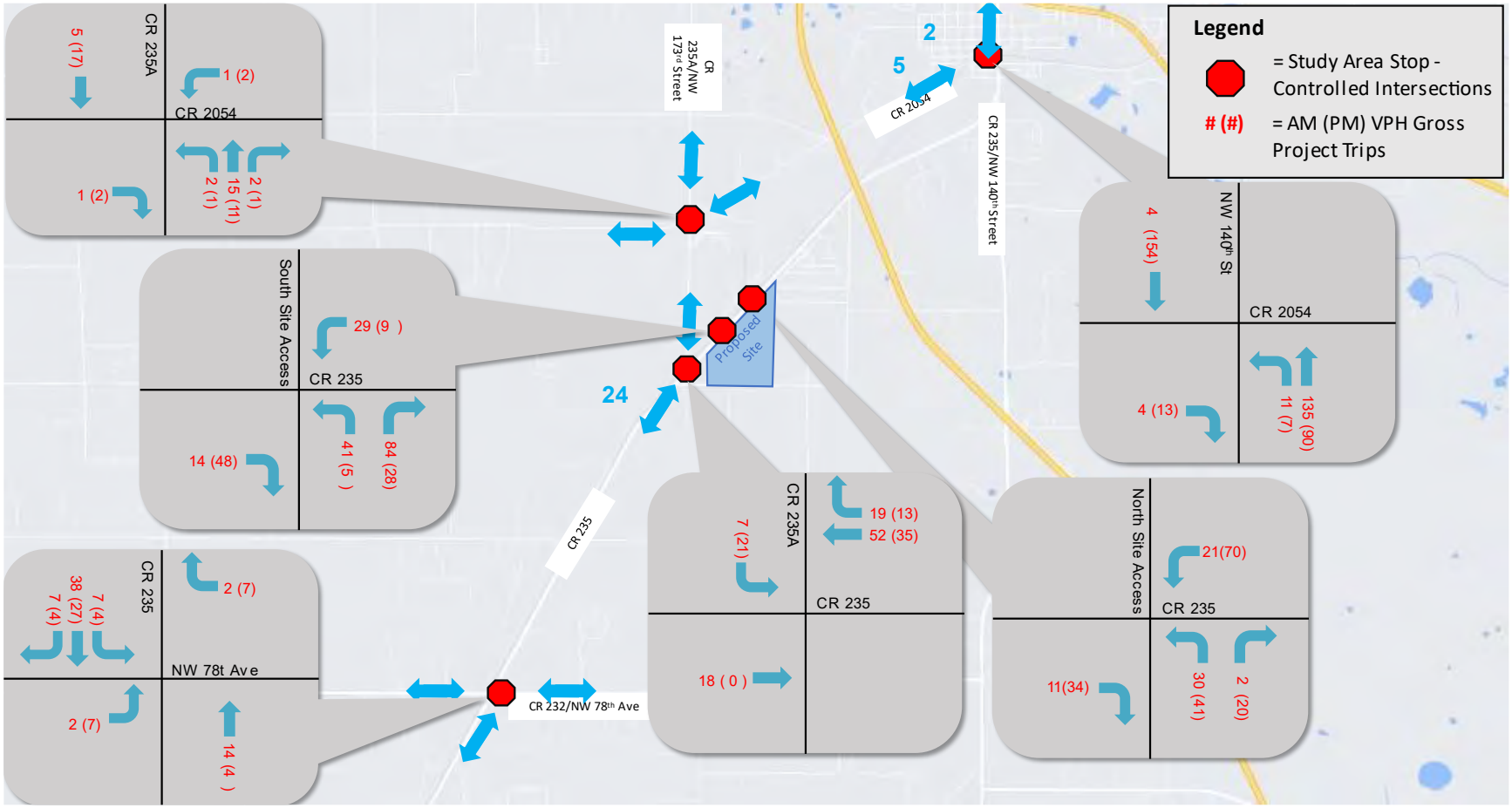
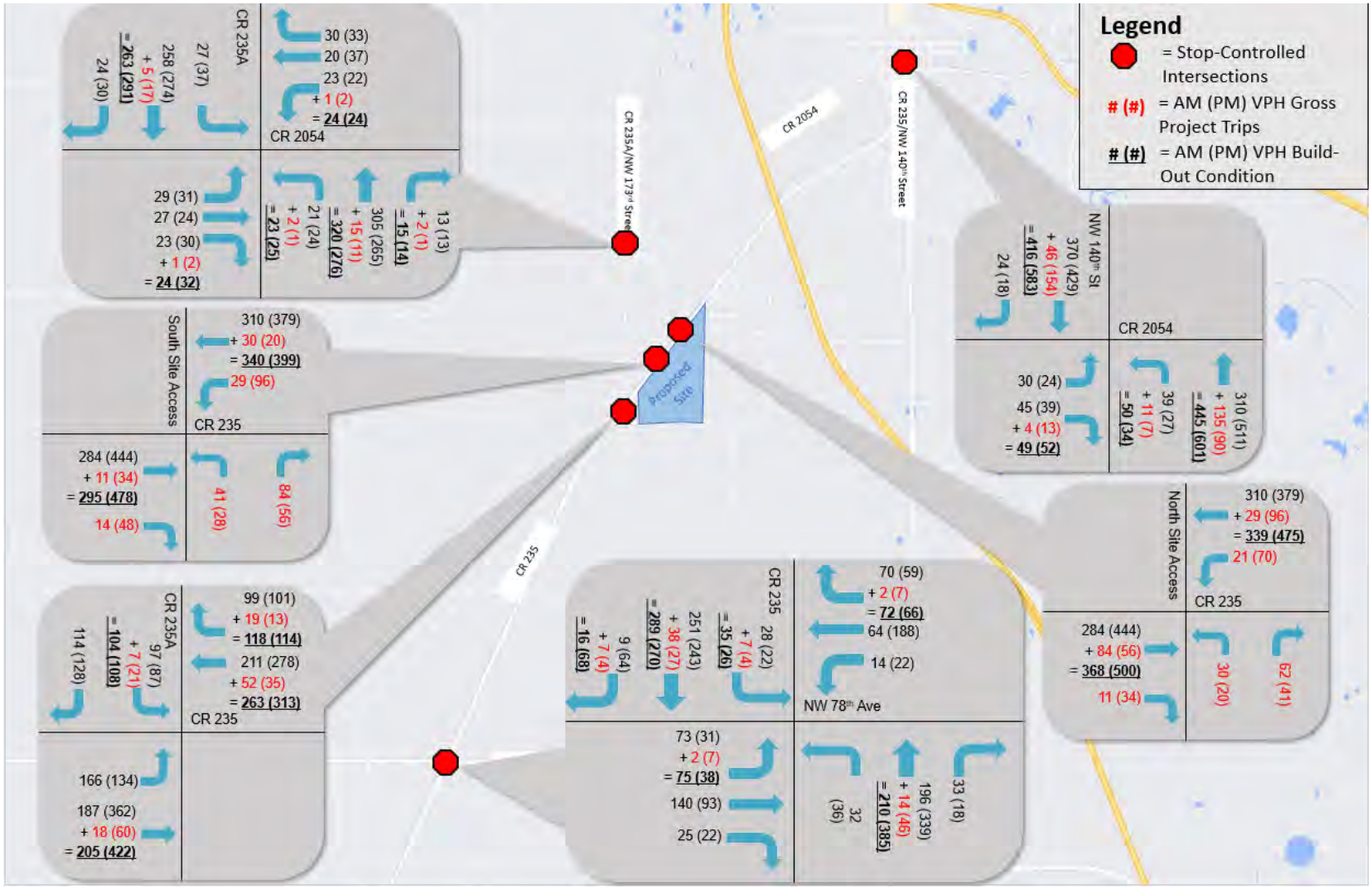


Figure 5 | Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions ; and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 | Future Conditions (2029) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Back-ground Trips - 2029 AADT[2]	Reserved Trips-AADT[3]	Net New Total Project Trips	Build-out	Exceeds MSV/ Daily Service Volume - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

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

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 at Proposed North Site Access;
- CR 235 at Proposed South Site Access;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utilized for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utilized for the Fletcher Trace TIS is provided below:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

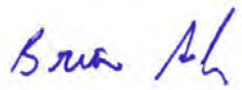
- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW



Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\04_Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

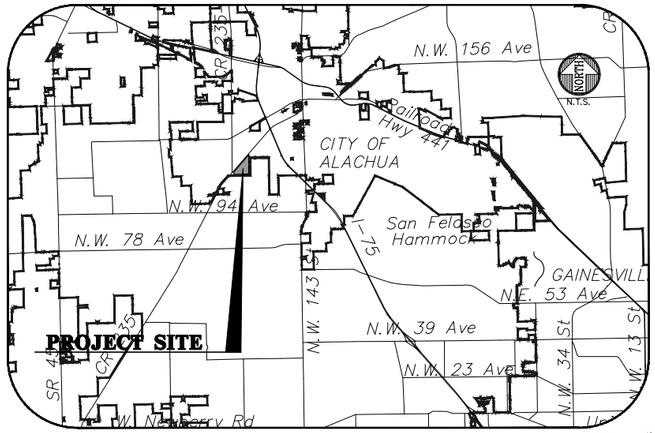
FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP

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

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

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

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

LEGEND

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

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	*
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	*
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	*
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	*
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	*
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	*

GENERAL NOTES

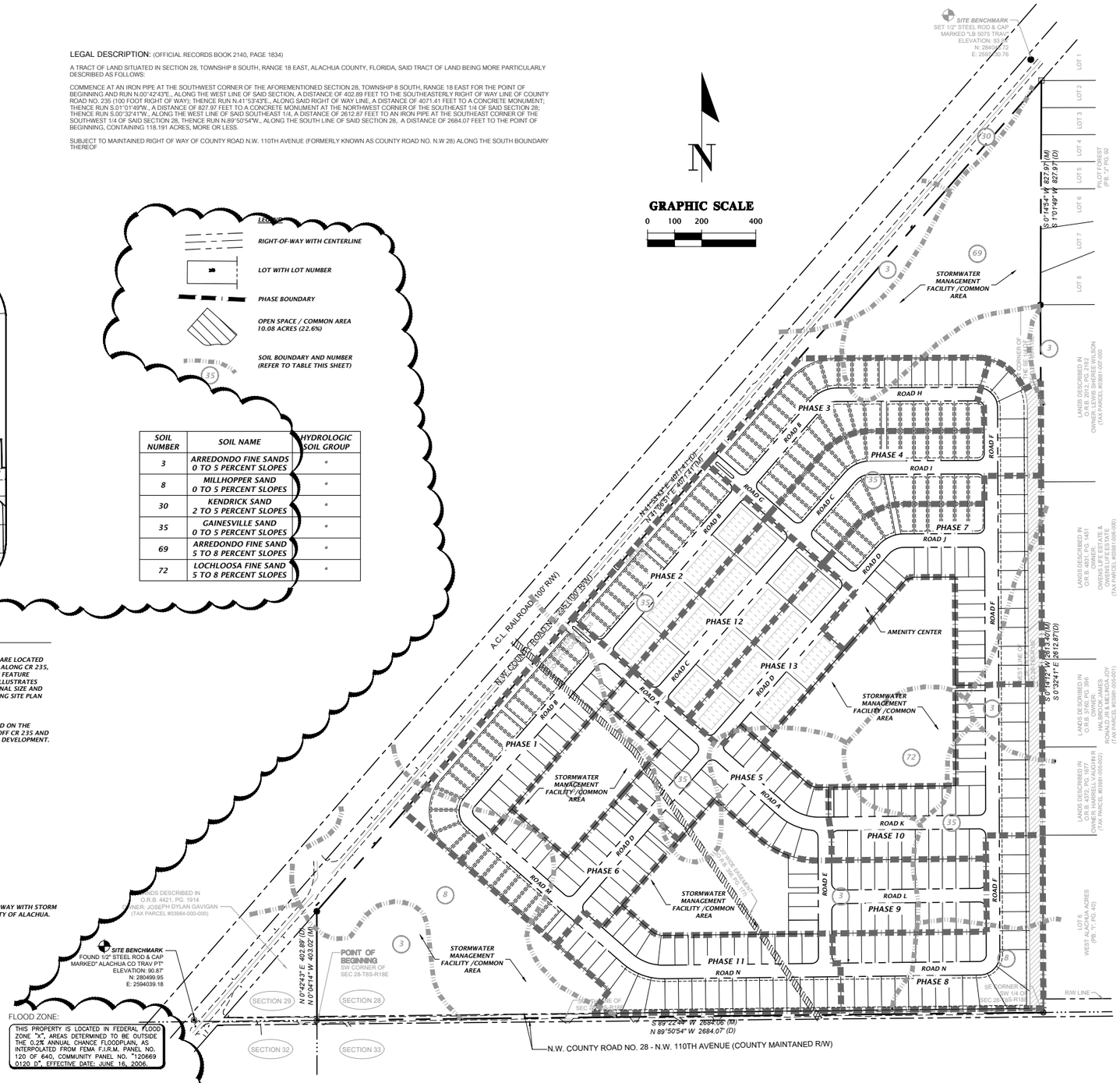
1. LAND OWNER:
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. DEVELOPER(SUBDIVIDER):
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. ENGINEER OF RECORD:
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. DATE OF BOUNDARY SURVEY:
   9/28/2018
7. WATER SUPPLY:
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. SEWAGE DISPOSAL:
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. DRAINAGE:
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. ELECTRICAL UTILITY PROVISION:
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. NATURAL FEATURES:
    N/A
12. ZONING/LAND USE INFORMATION:
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. COVENANTS AND RESTRICTIONS:
    PROVIDED
14. ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.
15. UTILITY PROVIDERS:
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE / CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-6	DETAILED PRELIMINARY PLAT
LS-1	PRELIMINARY PLAT - LANDSCAPE PLAN
1 - 6 OF 6	BOUNDARY AND TOPOGRAPHIC SURVEY



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
CHW
Professional Consultants
cert. no. 5075 FLORIDA CA-8078

SCALE: 1"=200'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

NO.	DESCRIPTION	DATE

ADDITIONAL

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE PRELIMINARY PLAT
SHEET TITLE: MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N COVAP
QUALITY CONTROL: T HASTAY
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0297

FL PE No. 84295

SHEET NO.: 1

Tech: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning Movement Count
CR 235 at NW 123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue
(CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

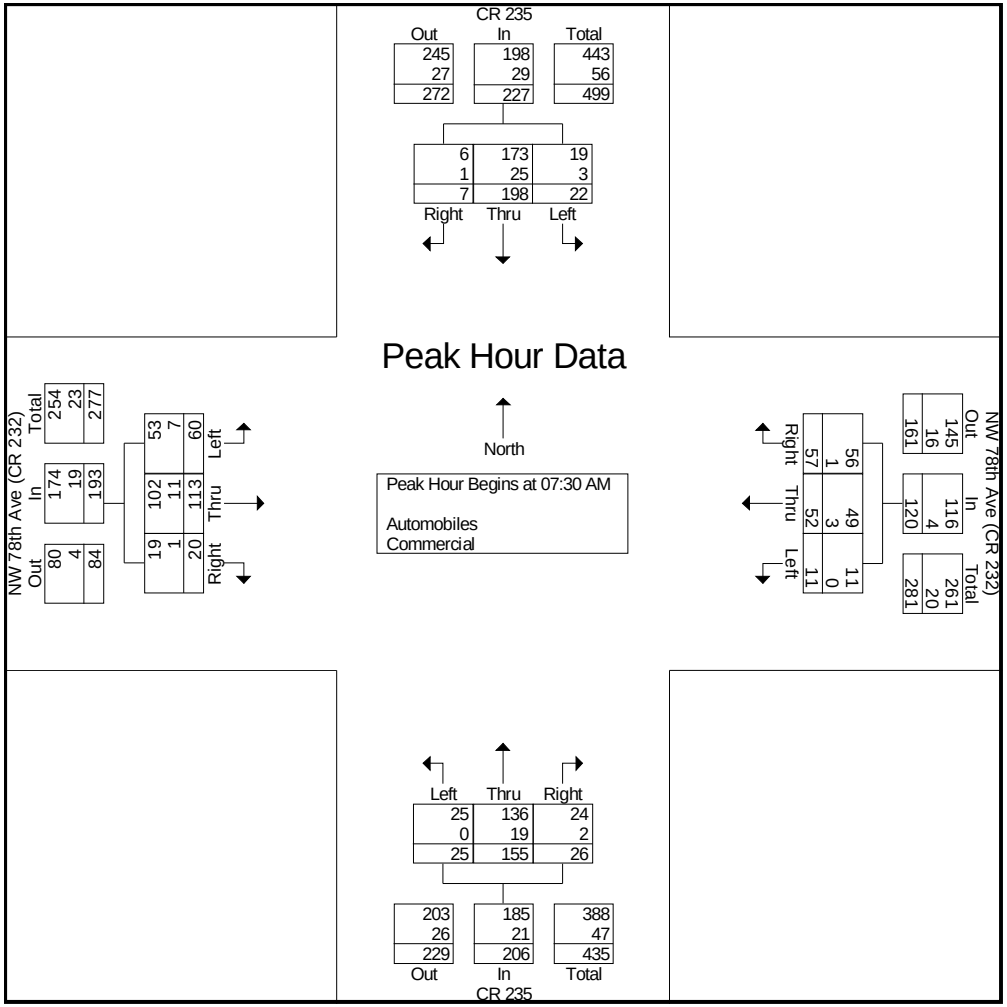
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

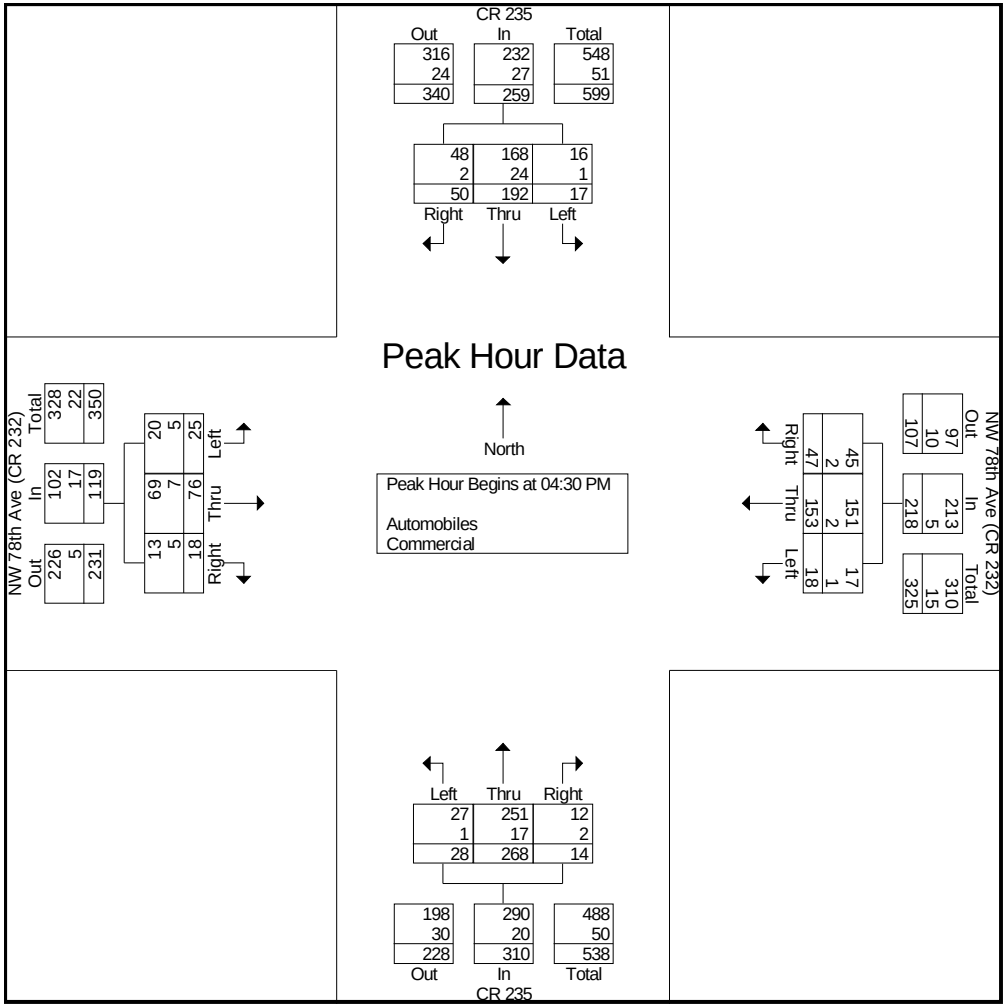
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

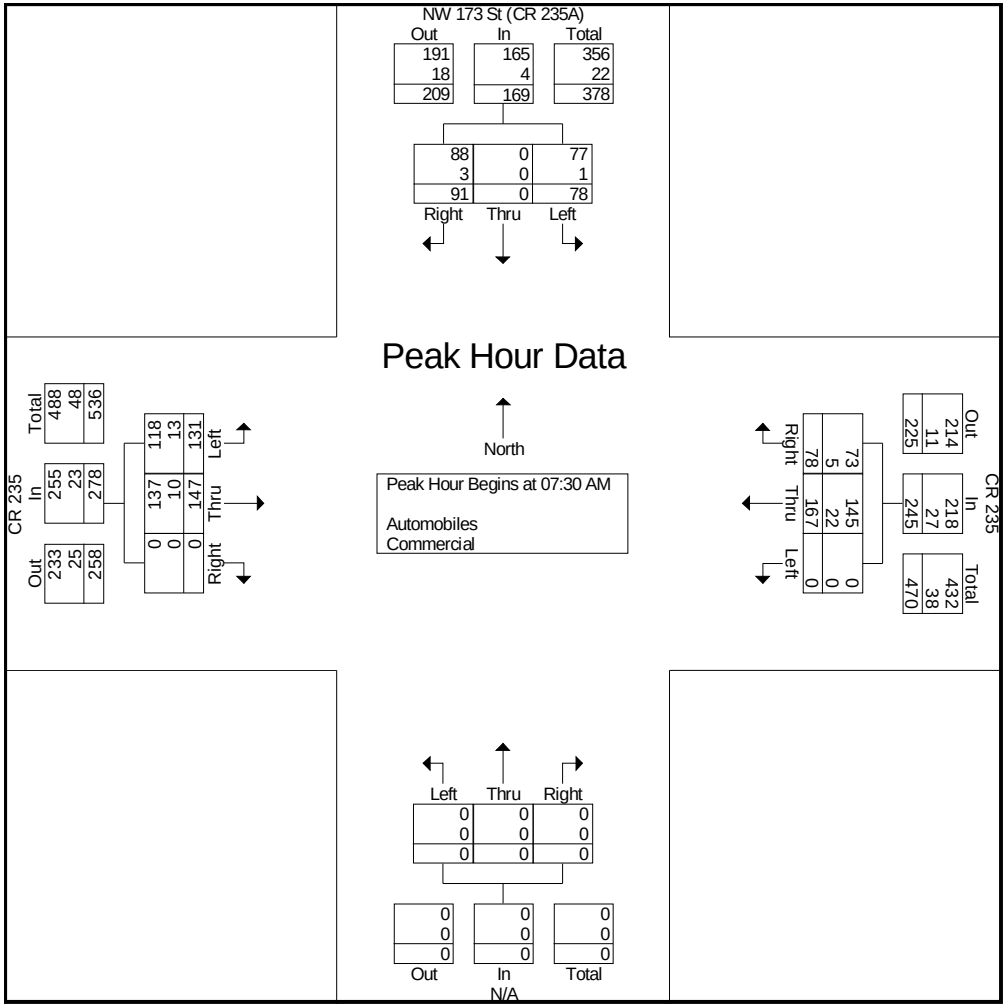
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

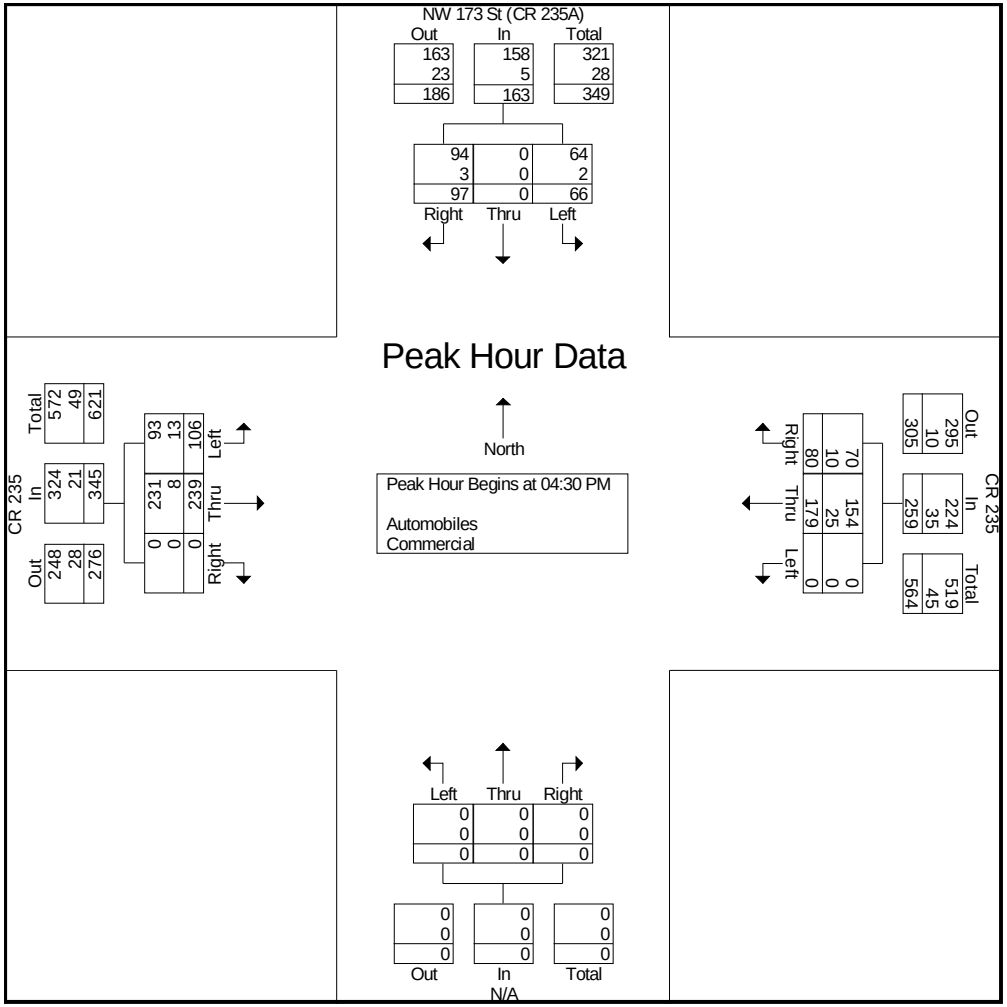
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

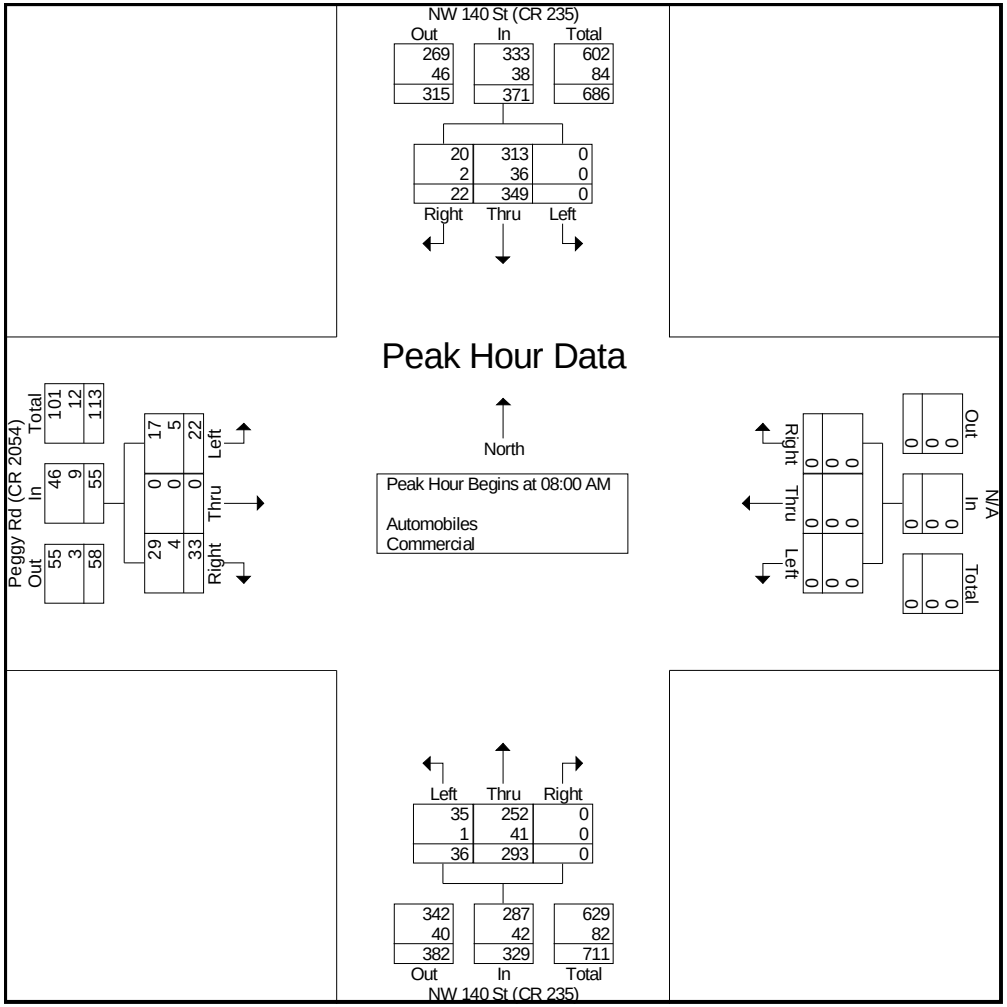
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

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

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

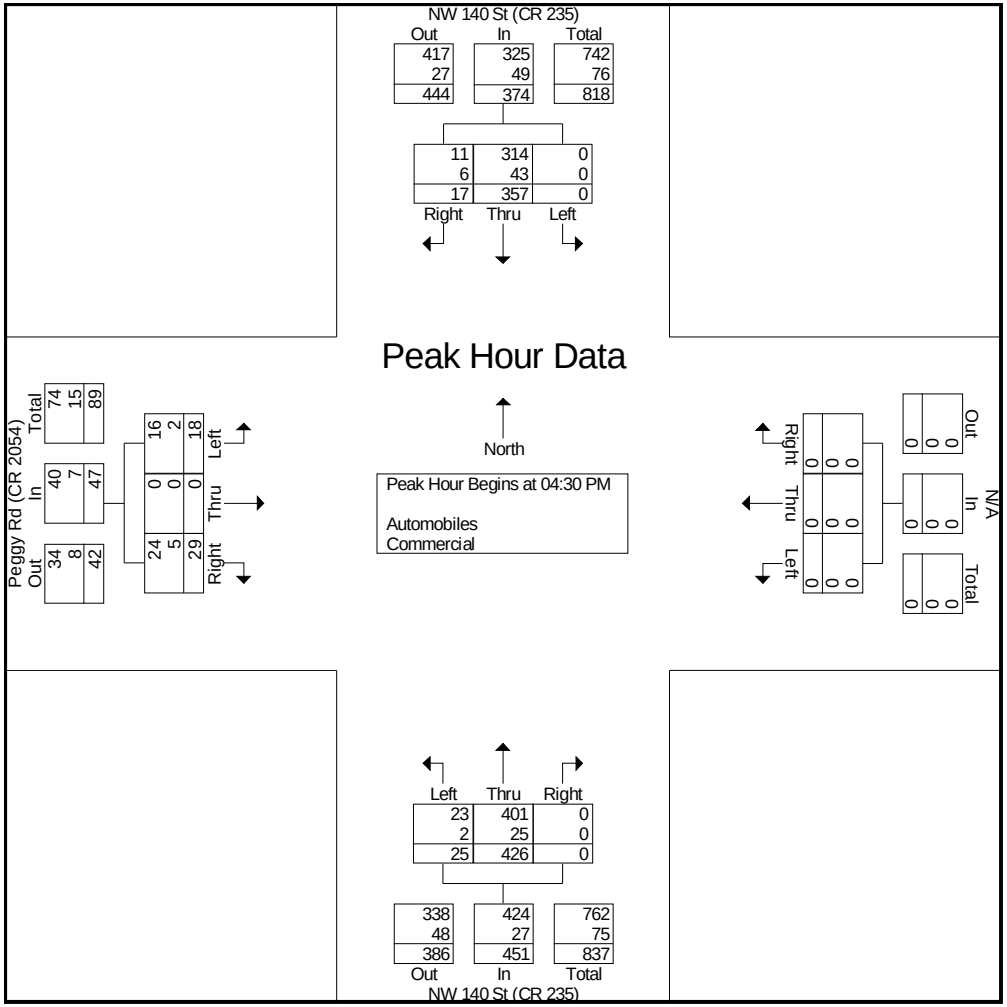
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

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NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

	2	7	0	
	4	6	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

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NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

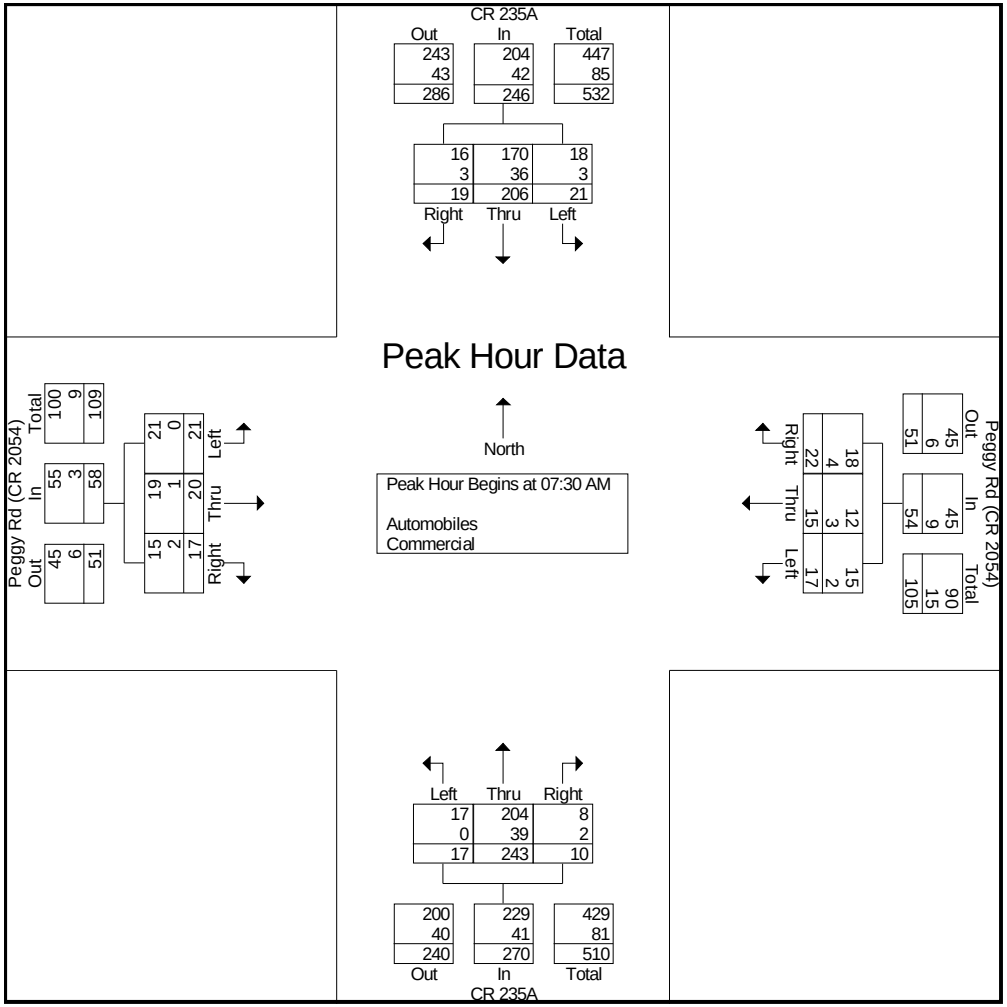
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

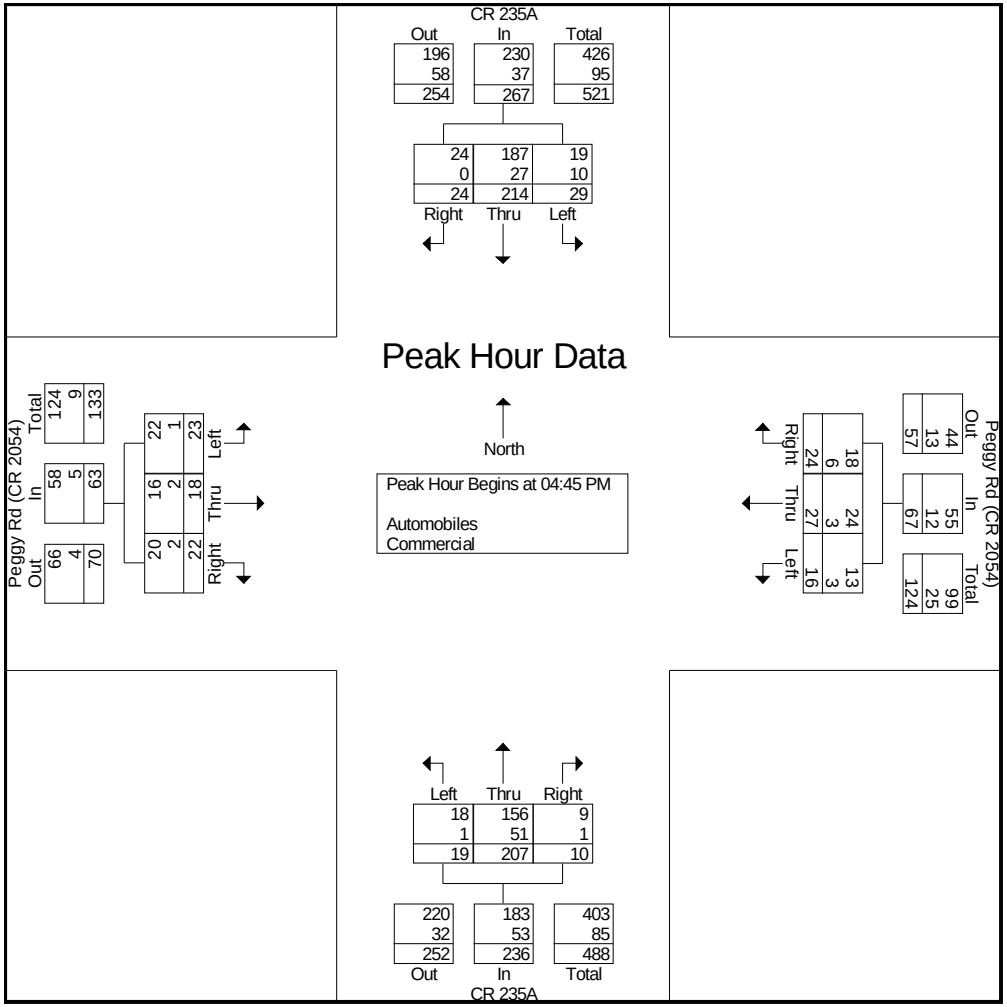
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

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NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	

SB Approach

EB Approach

WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

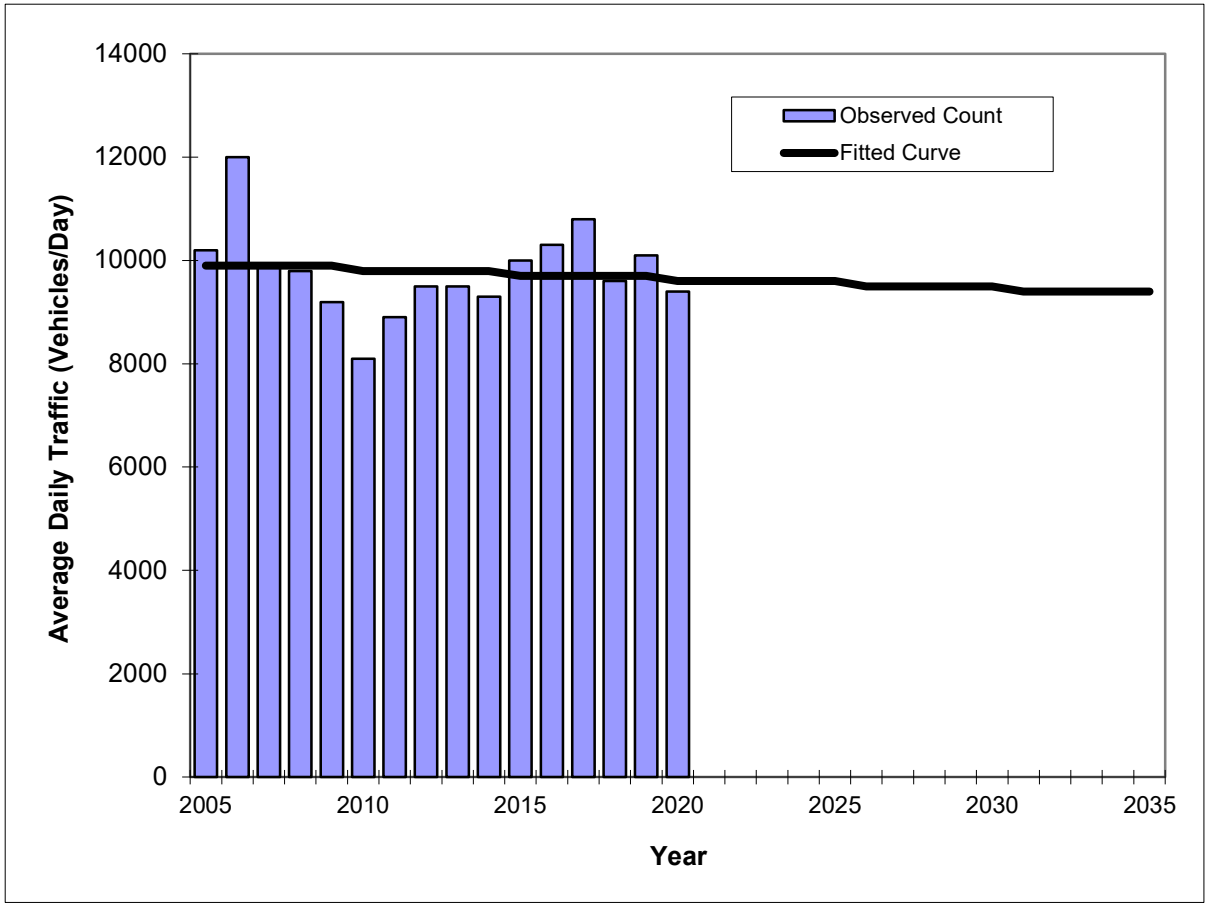
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

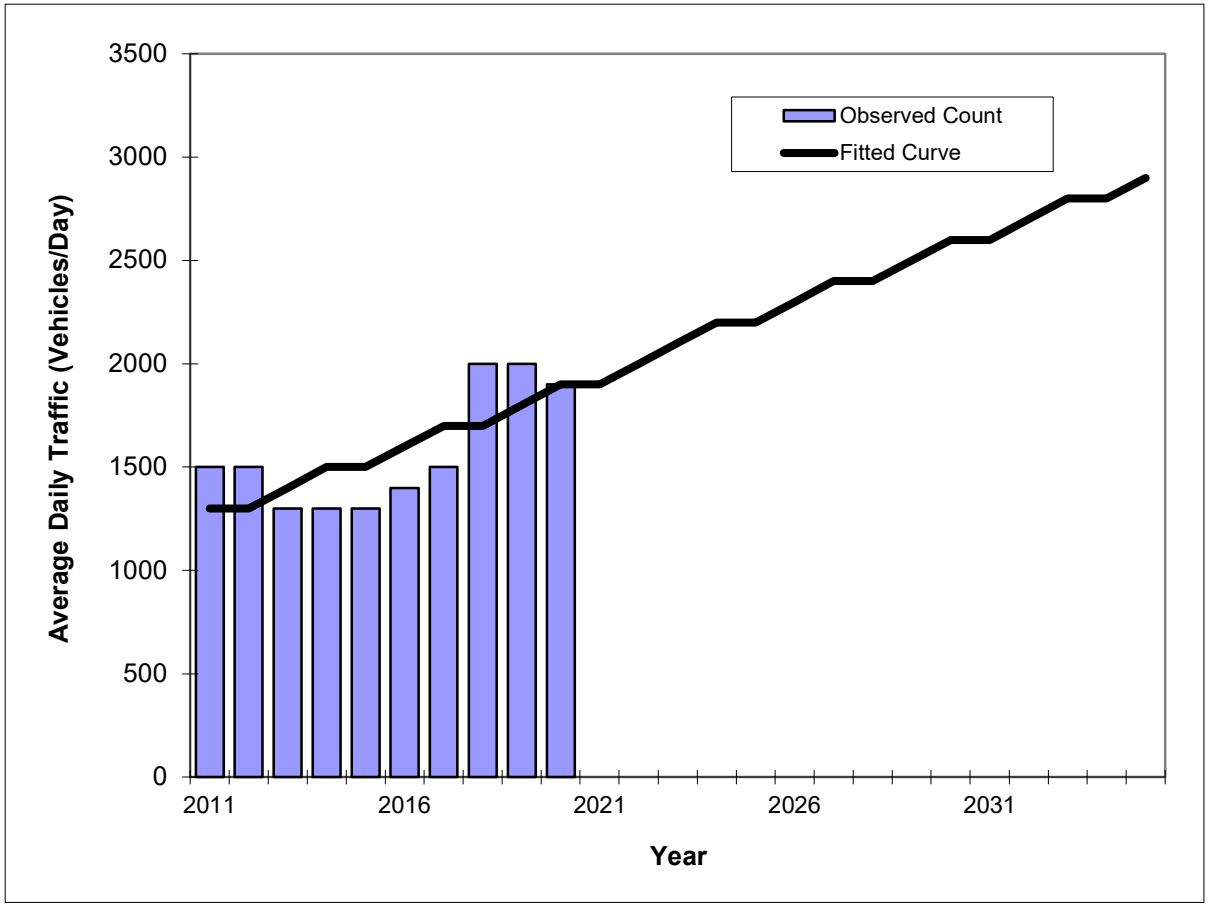
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

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



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22
Straight Line Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

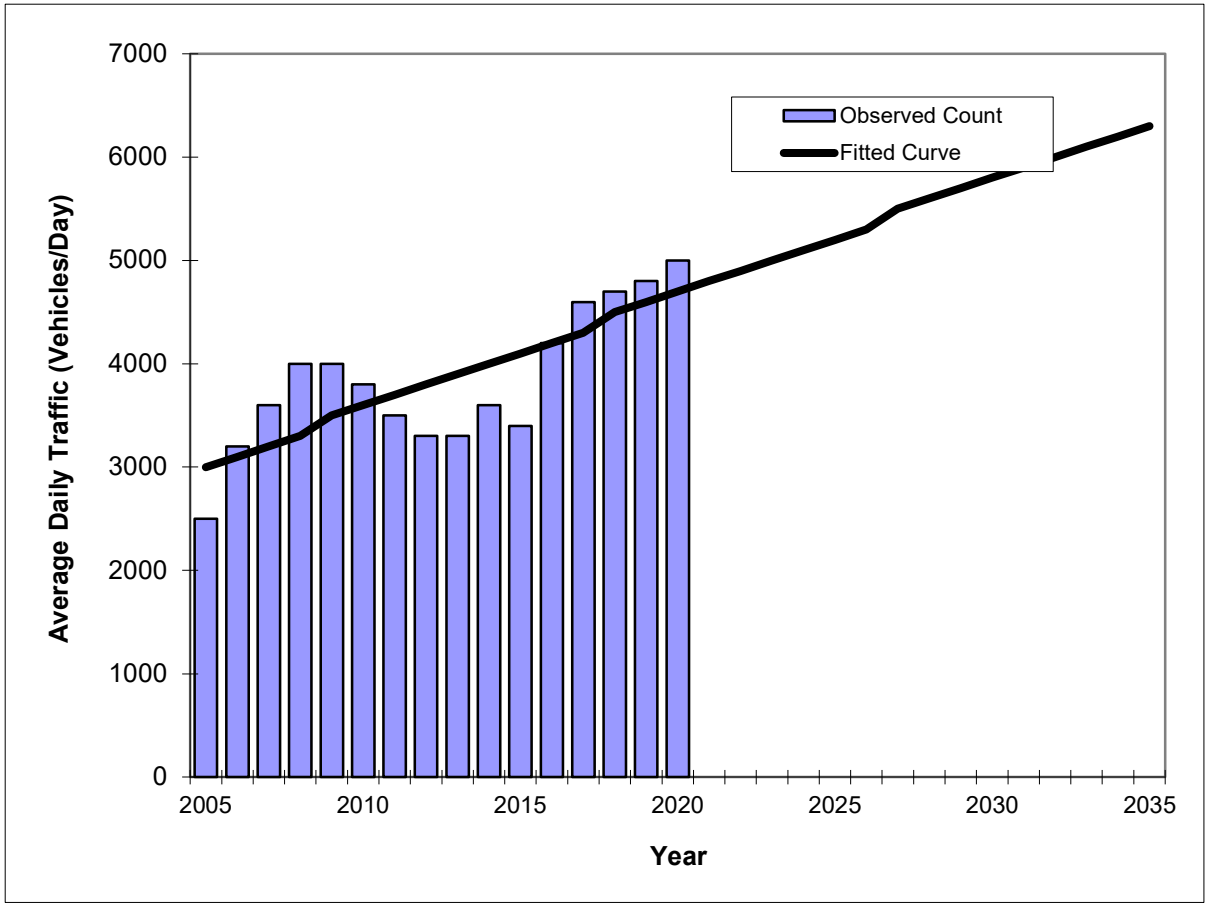
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

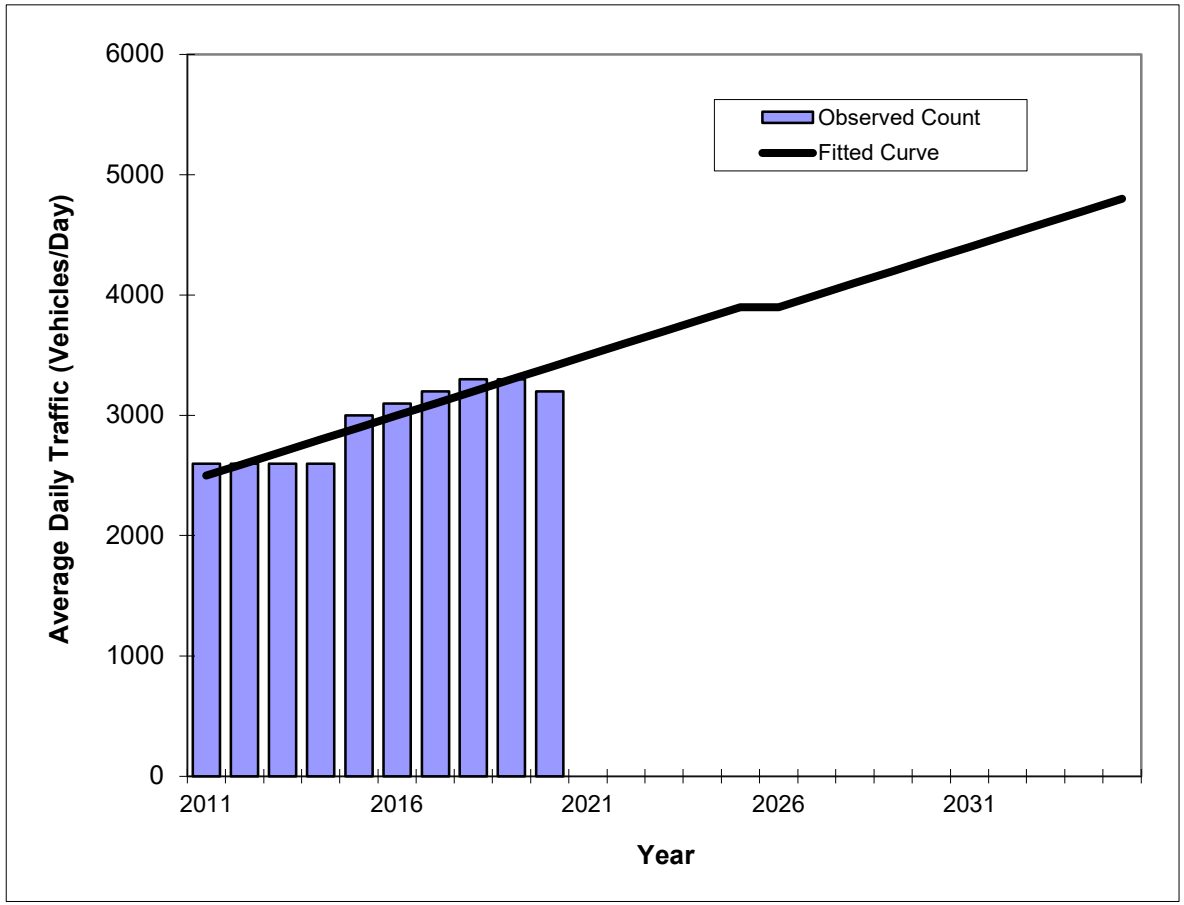
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22

Straight Line Growth Option

*Axle-Adjusted

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

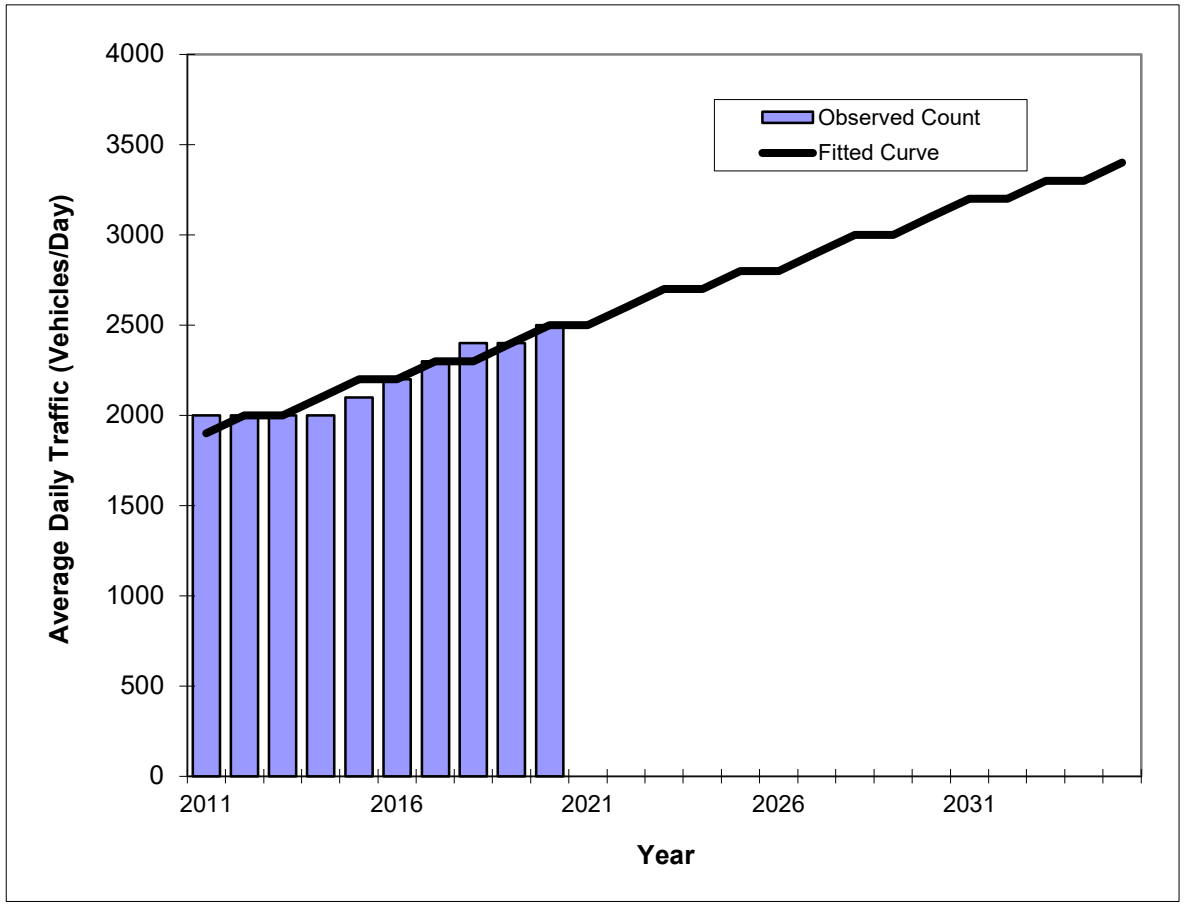
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

***Axle-Adjusted**

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

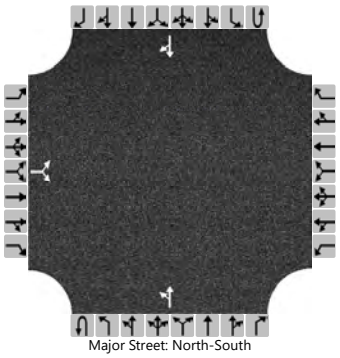
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

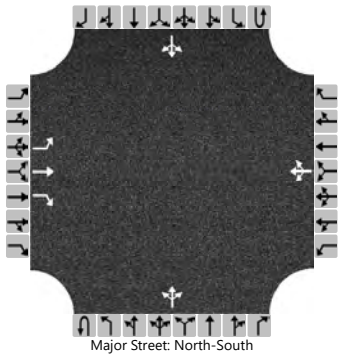
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

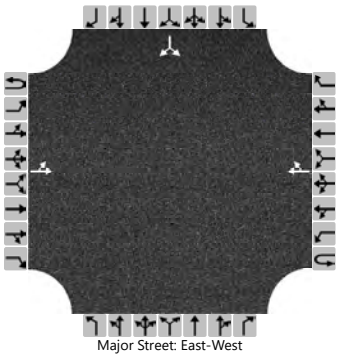
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	4.3												14.8			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

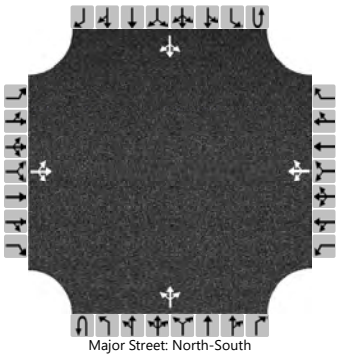
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)		21.6				13.7				1.1				0.9		
Approach LOS		C				B				A				A		

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

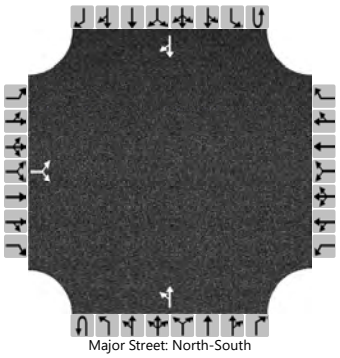
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

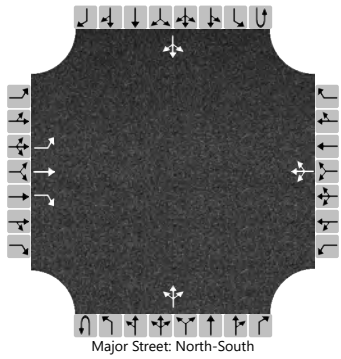
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

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HCS Two-Way Stop-Control Report

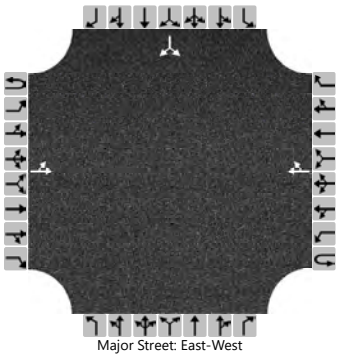
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		4.7												21.6		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

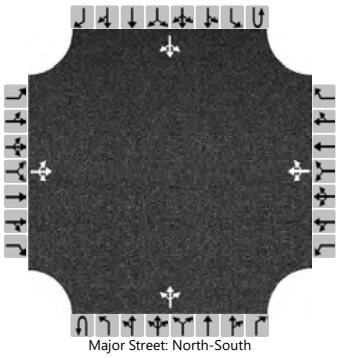
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

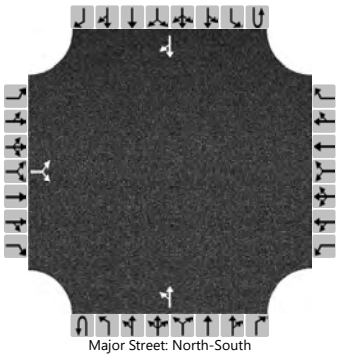
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

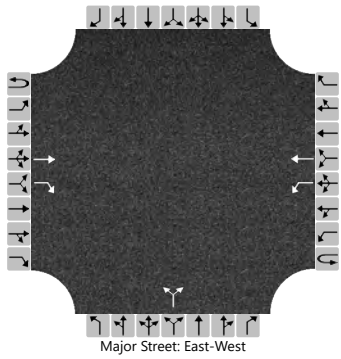
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

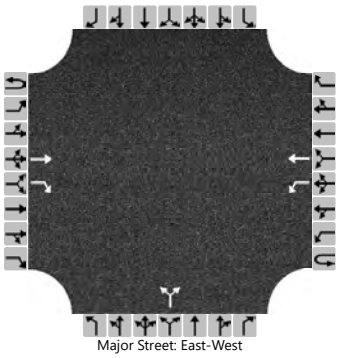
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

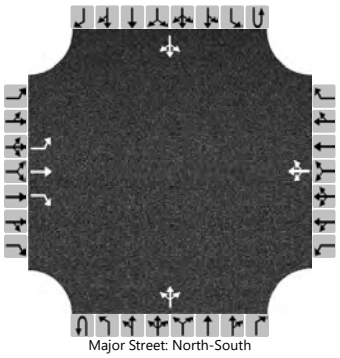
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.7				18.3				0.7				1.0			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

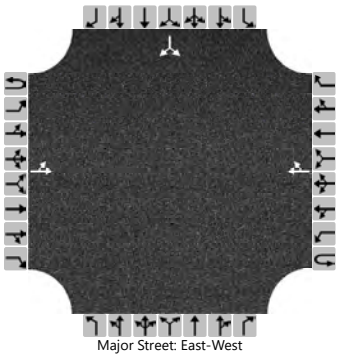
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

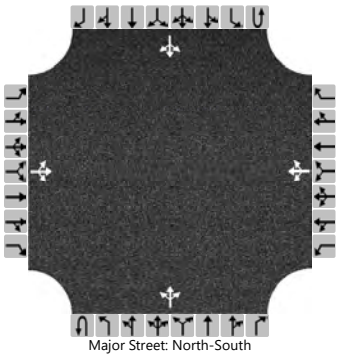
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

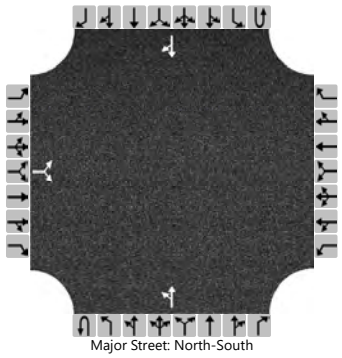
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

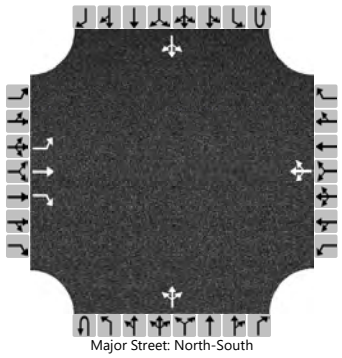
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

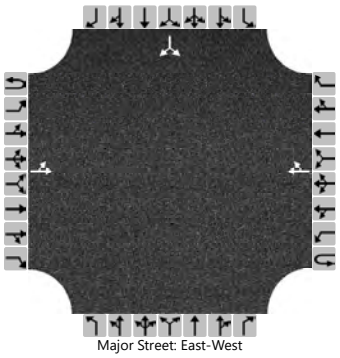
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		3.1												15.2		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

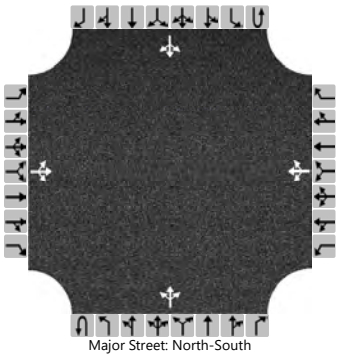
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

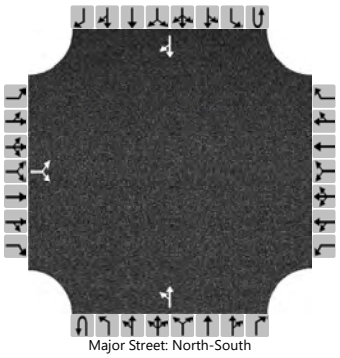
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

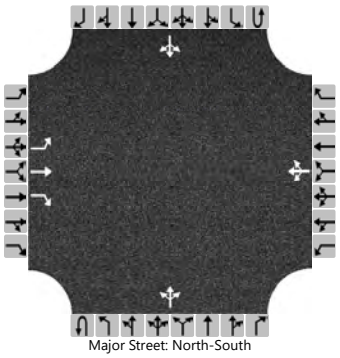
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	15.9				17.8				0.9				1.2			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

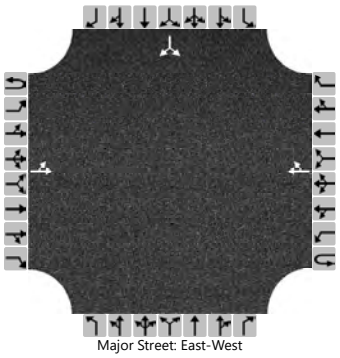
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)	3.4												31.9			
Approach LOS	A												D			

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HCS Two-Way Stop-Control Report

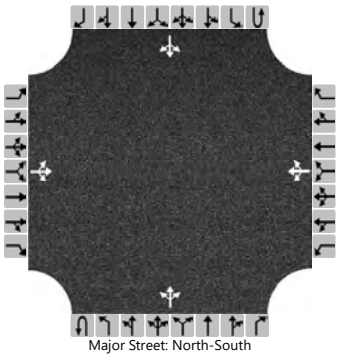
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

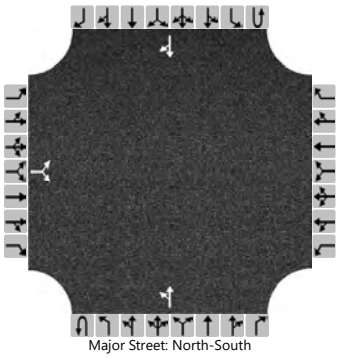
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

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HCS Two-Way Stop-Control Report

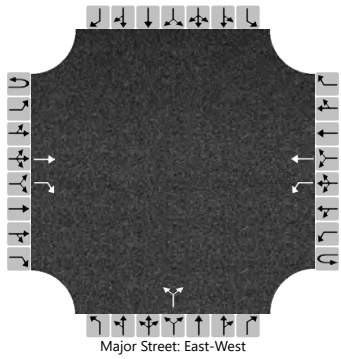
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

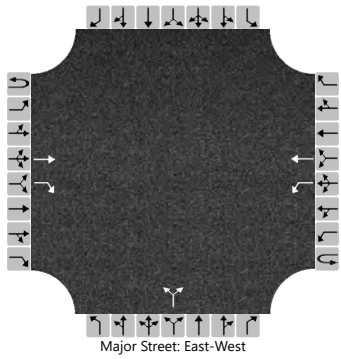
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

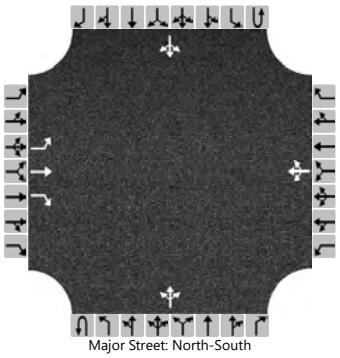
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.4				18.8				0.9				1.1		
Approach LOS		C				C				A				A		

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HCS Two-Way Stop-Control Report

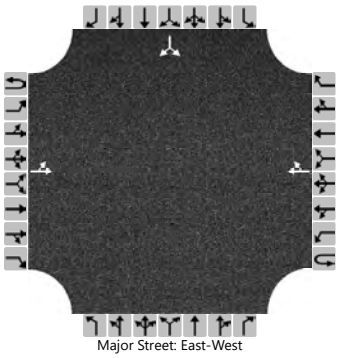
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

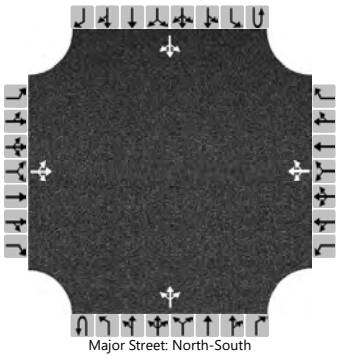
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	556.3				142.0				1.0				0.9			
Approach LOS	F				F				A				A			

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Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

FLETCHER TRACE SUBDIVISION PROJECT (±116.95 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

The Fletcher Family Companies
Serving Alachua County Since 1931

Blake Fletcher
Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

June 16, 2022

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APPENDIX

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1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by Fletcher Family Companies (Client) to conduct a wetland delineation and listed species survey for the approximately 116.95-acre Fletcher Trace Subdivision Project (Aerial Map). The project site is located east of the NW County Road 235th and NW 173rd Street intersection in Alachua, Florida (Location Map). According to the Alachua County Property Appraiser, the project site is located on Parcel ID No. 03980-002-001, in Section 28, Township 8 South, and Range 16 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence and relative abundance of listed wildlife and plants within the project site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS)
- SRWMD Land Use Mapping
- Alachua County Interactive Map

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the FDEP, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each wetland and surface water was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). If any wetlands or surface waters are present, they are shown on the Ecological Survey Map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. Pedestrian transect surveys for listed species were conducted on the site. During these surveys, all habitats within the site were canvassed for listed species. Any observations of listed species, or of physical features that may indicate the presence of these species (tracks, scat, nests, burrows, nest cavities in trees, etc.), are shown on the Ecological Survey Map.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species were recorded using a sub-meter GPS and shown on the Ecological Survey Map.

2.2.4 15 Percent Gopher Tortoise Survey

Flatwoods conducted a 15 percent survey to estimate the density of gopher tortoise (*Gopherus polyphemus*) burrows for the site. The tortoise survey was conducted in accordance with the FWC methods as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey. Any potentially occupied burrows were flagged in the field and recorded using a sub-meter GPS. If found, any burrow locations are shown on the Ecological Survey Map.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on June 7, 2022, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1985), six soil types were mapped (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils exist on the site.

Arredondo Fine Sand, 0 to 5 percent Slopes (3) is a near level to gently sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Millhopper Fine Sand, 0 to 5 percent Slopes (8) is a near level to gently sloping, moderately drained soil found in uplands. Most years, the water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for two to four months.

Kendrick Sand, 2 to 5 percent Slopes (30) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Gainesville Sand, 0 to 5 percent Slopes (35) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Arredondo Fine Sand, 5 to 8 percent Slopes (69) is sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Lochloosa Fine Sand, 5 to 8 percent Slopes (72) is sloping, somewhat poorly drained soil found in uplands. Most years, the water table is at a depth of 30 to 40 inches for one to three months.

3.2 Existing Land Use Communities

Existing land use within the site was determined using a combination of the FLUCFCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCFCS represents current habitat conditions on the property.

Upland Land Use Communities

Row Crops (FLUCFCS 214)

The vast majority of this property consists of inactive row crops. This area is mostly bare soil; vegetation is sparse but consists of a few remaining corn crops (*Zea* sp.), various grasses (*Paspalum* spp., *Panicum* spp., *Digitaria* spp., *Dichanthelium* spp., *Andropogon* spp., *Cynodon* spp.), purple passionflower (*Passiflora incarnata*), and other weedy vegetation such as dog

fennel (*Eupatorium capillifolium*), amaranth (*Amaranthus* sp.), and rattlebox (*Crotalaria* sp.). Several small pockets of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) exist throughout the crop area and contain Virginia creeper (*Parthenocissus quinquefolia*), greenbriar (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), muscadine (*Vitis rotundifolia*), and various grasses and weeds.

Upland Hardwood Forests (FLUCFCS 420)

A small portion in the northeast section of the property, along with much of the boundary around the row crops, is most consistent with the Upland Hardwood Forests land use. The canopy consists of live oak, laurel oak, water oak (*Quercus nigra*), black cherry (*Prunus serotina*), sugarberry (*Celtis laevigata*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). Because of a dense canopy, groundcover was sparse but consists of Virginia creeper, greenbriar, yellow jessamine, muscadine, and grasses and weeds along the edge of the forests similar to the adjacent row crops.

Coniferous Plantations (FLUCFCS 441)

A small portion in the southwestern corner of the property consisted of a pine plantation, which has recently been harvested. This area was dominated by slash pine (*Pinus elliottii*) and also consisted of eastern red cedar, live and laurel oaks, vines, and is also mostly void of any groundcover vegetation.

3.3 Wetland Delineation Results

No wetlands or surface waters were found within the project area (Ecological Survey Map).

3.4 Listed Species Survey Results

One listed species, the gopher tortoise, was observed during the listed species survey performed on June 7, 2022 (Ecological Survey Map). In addition, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey) and the Audubon Florida EagleWatch Public Nest Application (2020-2021 Survey) for any known bald eagle (*Haliaeetus leucocephalus*) nests, the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No bald eagle nests are located within one mile of the site. The site is not located within any wood stork Core Foraging Areas (CFAs). No wading bird colonies are present within a mile of the site (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1, found following this section, describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, and their federal and state listing status.

3.4.1 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC and not listed by the FWS. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrub, and prairies. As cavity nesters and sit-and-wait predators, they require suitable cavity trees and perches in their territories, as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. It should be noted that the field review was performed during the survey season defined as April 1 – August 31. No kestrels or kestrel cavities were observed during the survey; however, suitable nesting habitat is available, and approvals from FWC may be required if kestrels are found.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep.

Flatwoods located five gopher tortoise burrows during the 15 percent survey (15% Gopher Tortoise Survey Map). According to the FWC Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020) calculations for a 15 percent survey indicate 33 burrows (17 tortoises) are estimated for the site. Following the site review, Flatwoods is confident that no more than 10 burrows exist onsite and that a 10 or Fewer Burrows relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. All of the burrows are located exist along the edge of row crop/forest boundaries. A 100 percent gopher tortoise survey will be required before relocation activities take place. If more than 10 burrows are found during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required.

3.4.3 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWC and the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they occur in or near gopher tortoise burrows. Flatwoods personnel did not observe any eastern indigo snakes during the survey. There is a Programmatic Effect Determination Key for the FWS. The FWS routinely concurs with a not likely to adversely affect determination for individual project effects to the eastern indigo snake when assurances are given that the Standard Protection

Measures for the Eastern Indigo Snake (FWS 2004) will be used during project site preparation and project construction.

3.4.4 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. No Florida pine snakes were observed. No approvals from FWC are anticipated, and as a commensal to the gopher tortoise, any pine snakes found during potential future relocation efforts would be handled according to the relocation permit.

3.4.5 Listed Plants

No listed plants were observed by Flatwoods personnel during the surveys. Because the project area lacks the preferred habitat types, none of the listed plants are likely to occur.

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S – Year round B – January-June	Low: Little suitable habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S – March-October B – March-July	Low: Lack of suitable habitat present	T	FT
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S – Year round B – February-July	Low: Lack of suitable habitat present	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, pastures, and roadsides.	S – April-August B – April-August	Moderate: Suitable habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S – Year round B – October-May	Low: Lack of suitable habitat present	---[5]	---[5]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S – Year round B – March-August	Low: Lack of suitable habitat present	T	FT

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S – Year round B – November-April	Moderate: Some suitable habitat present	T	FT
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S – Year round B – March-October	High: Gopher tortoise burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some suitable habitat present	---	T
PLANTS					
Pecluma plumula Plume polypody	Wet hammocks and swamps; epiphytic on live oaks, occasionally on rocks or terrestrial.	S – Spring-Fall	Low: Some suitable habitat present		E

1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was evaluated for the potential occurrence of Protected Waters and Protected Lands. There are no Protected Waters or Protected Lands within or immediately adjacent to the site.

5.0 FDEP SUBSIDENCE INCIDENT REPORTS

Flatwoods searched the FDEP Map Direct Subsidence Incident Reports database. The subsidence mapping system identifies reported subsidence events and the Florida sinkhole type of the selected area. No subsidence incident reports have been recorded within or adjacent to the project site according to the FDEP mapping system (Subsidence Map). According to FDEP, the majority of the project site in is Area III, described as consisting "mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate". The southwestern corner of the project site is Area I which is described as "sinkholes are few, generally shallow and broad and develop gradually. Solution sinkholes dominate".

6.0 PERMITTING DISCUSSION

State/Federal Permitting

An individual Environmental Resource Permit (ERP) through the SRWMD may be required to develop the site. No wetlands or surface waters occur onsite; therefore, Section 404 permitting is not required.

Although five gopher tortoise burrows were observed during the 15 percent survey, Flatwoods is confident that no more than 10 burrows exist onsite due to burrows only being observed on the edges of the property and not in the row crop areas. A relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. If more than 10 burrows are observed during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required. No other listed species were observed, and none are likely to occur.

Local Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

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Feet
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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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AERIAL MAP

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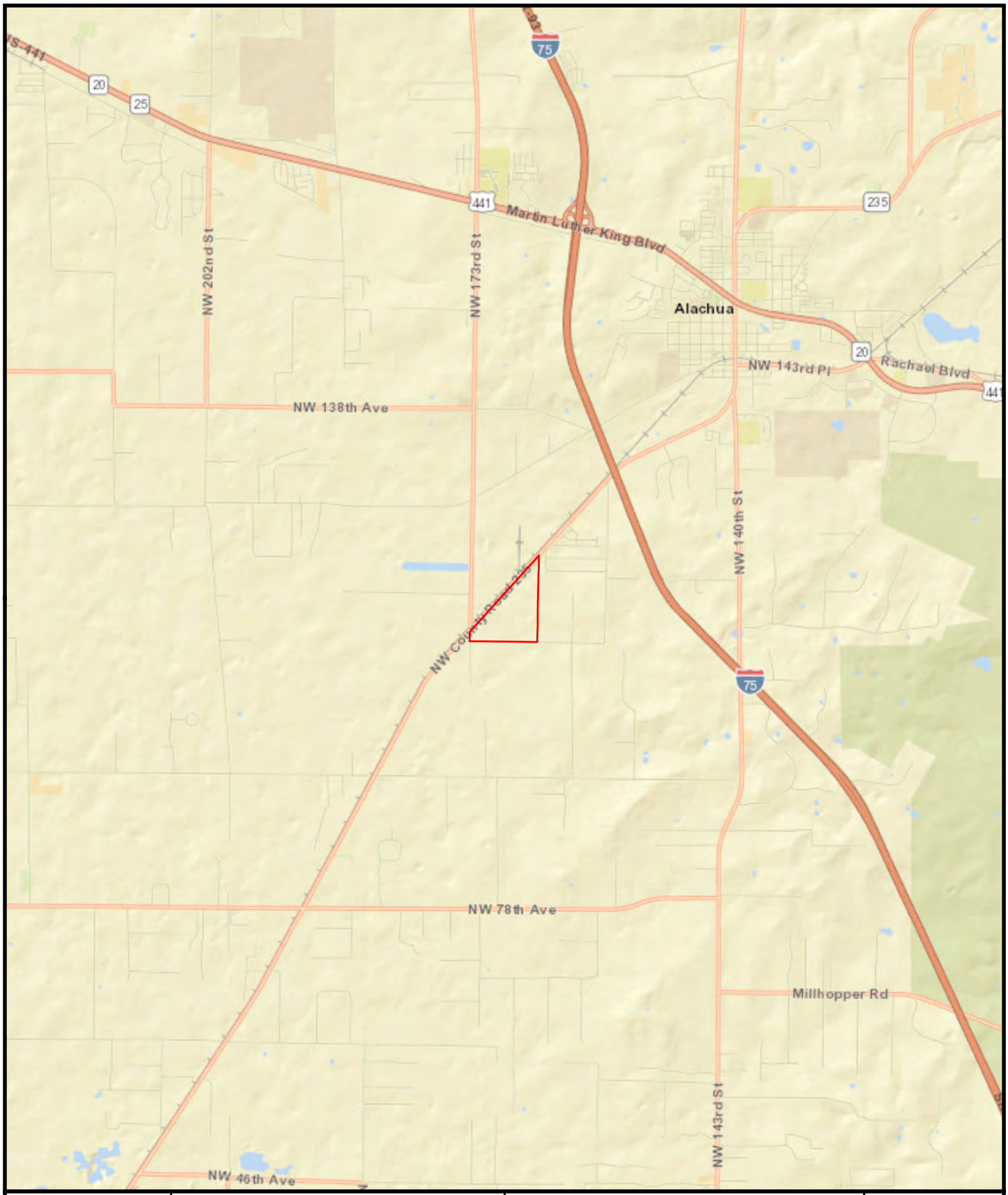

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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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LOCATION MAP

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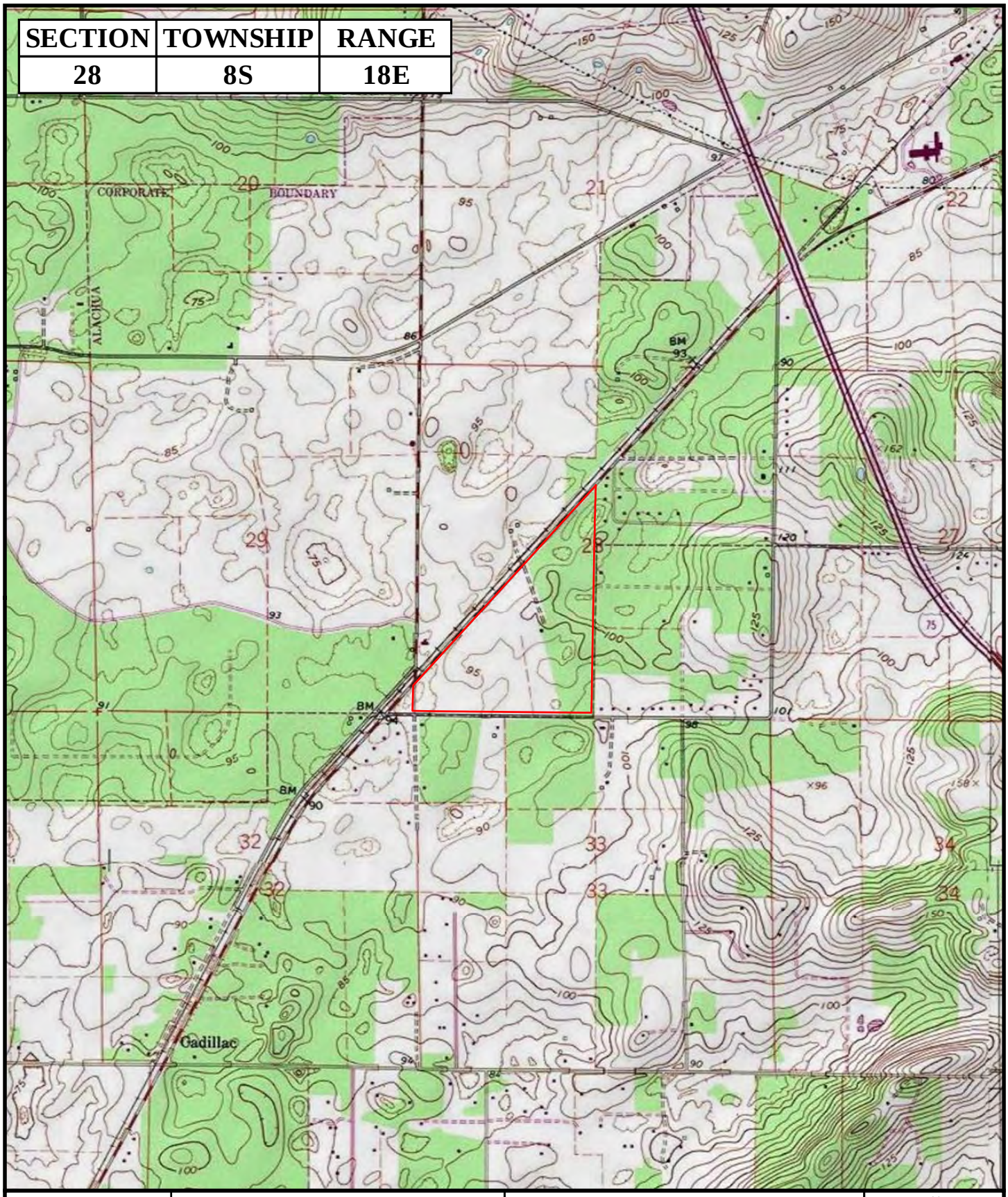
SECTION	TOWNSHIP	RANGE
28	8S	18E



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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QUAD MAP

FLATWOODS Consulting Group

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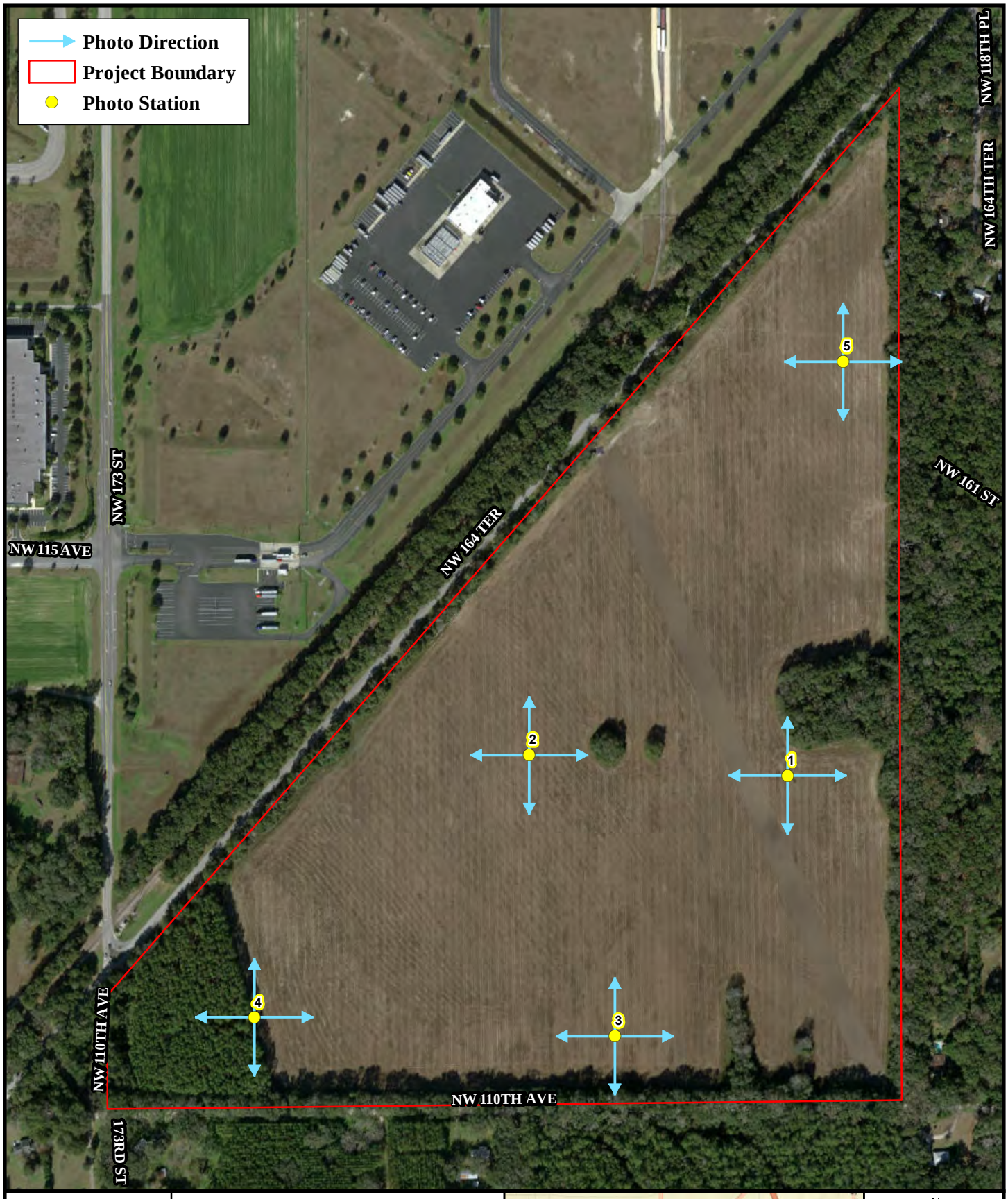

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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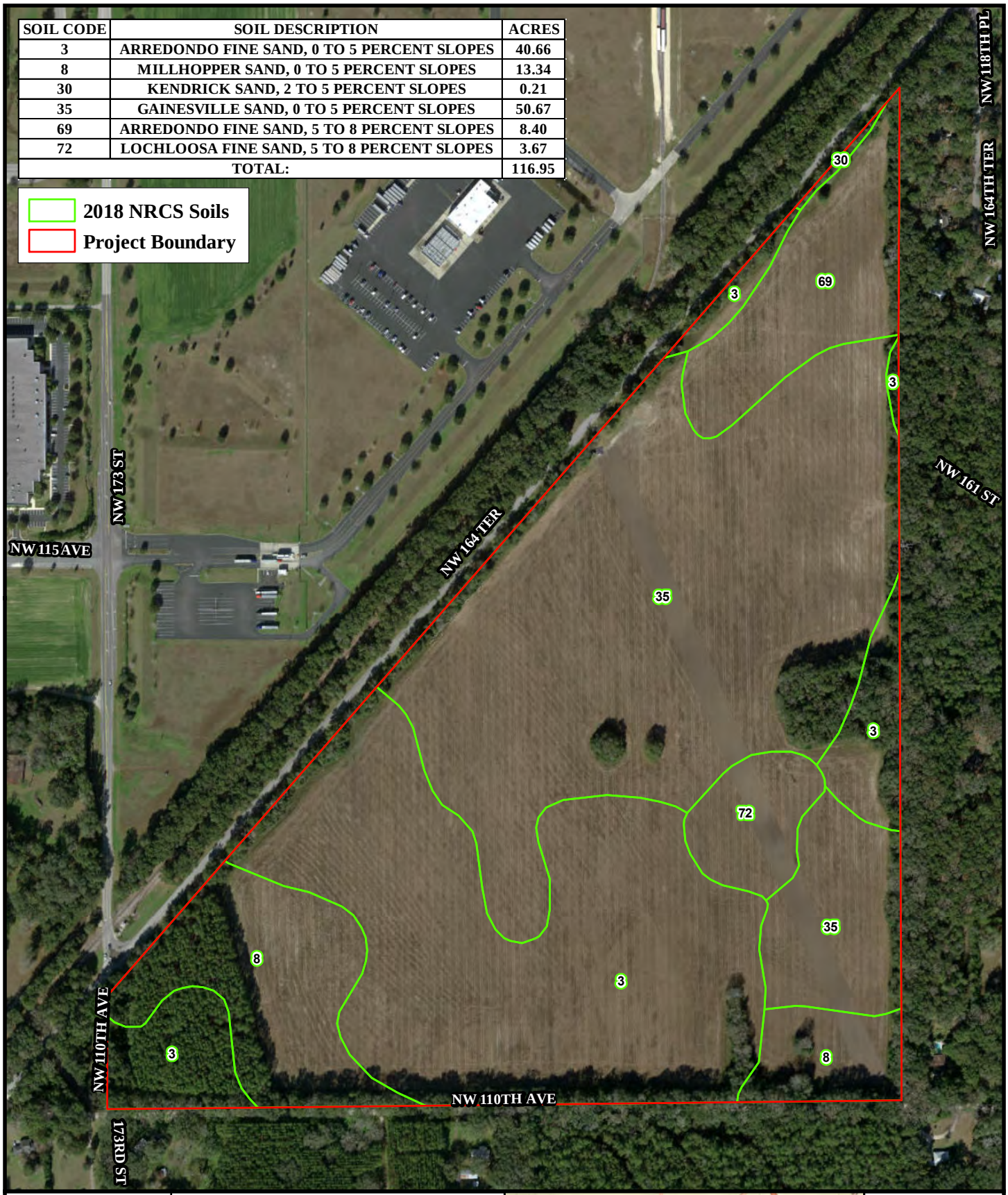
SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5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



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SOIL MAP

FLATWOODS Consulting Group

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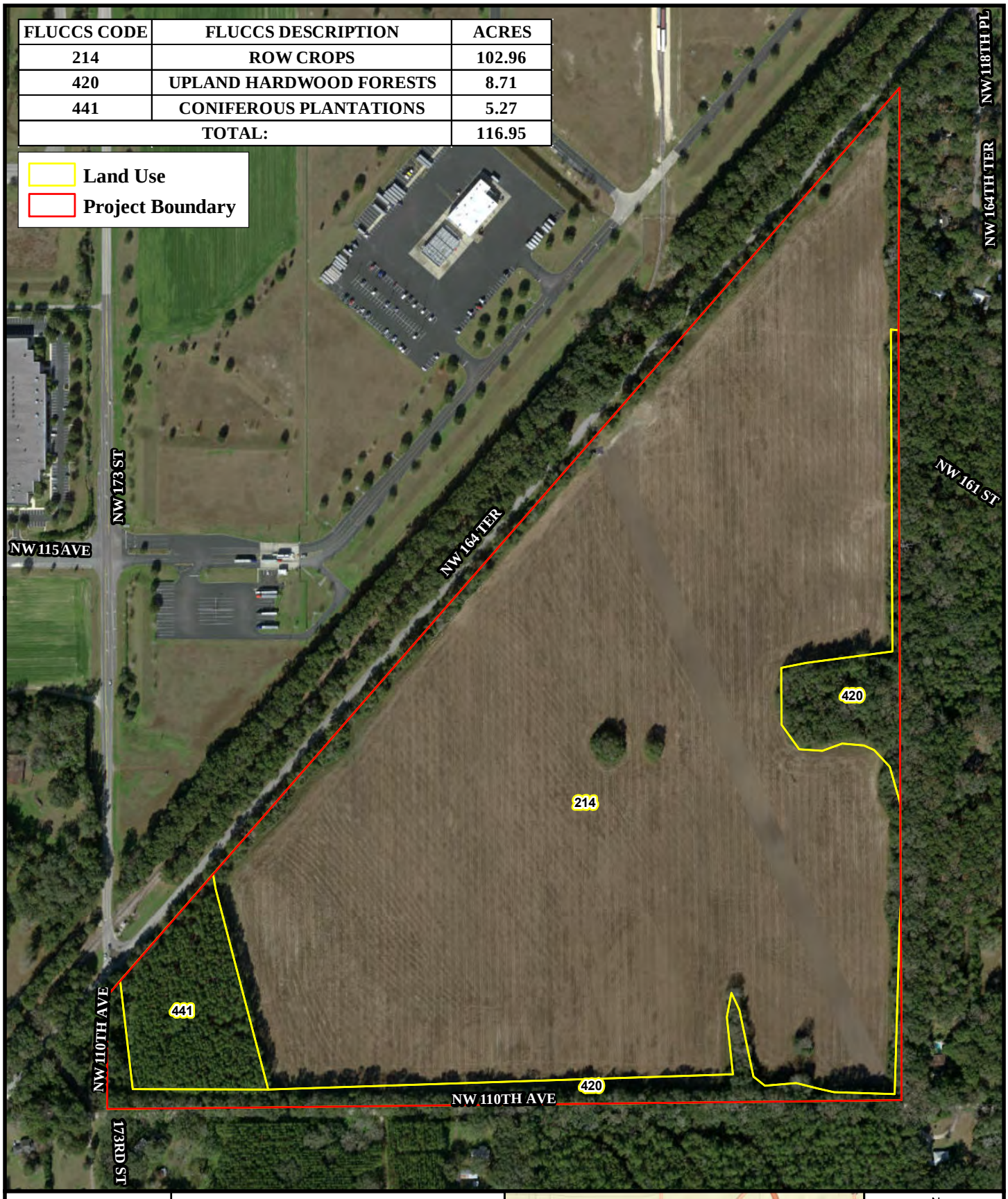
FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95

Land Use
Project Boundary



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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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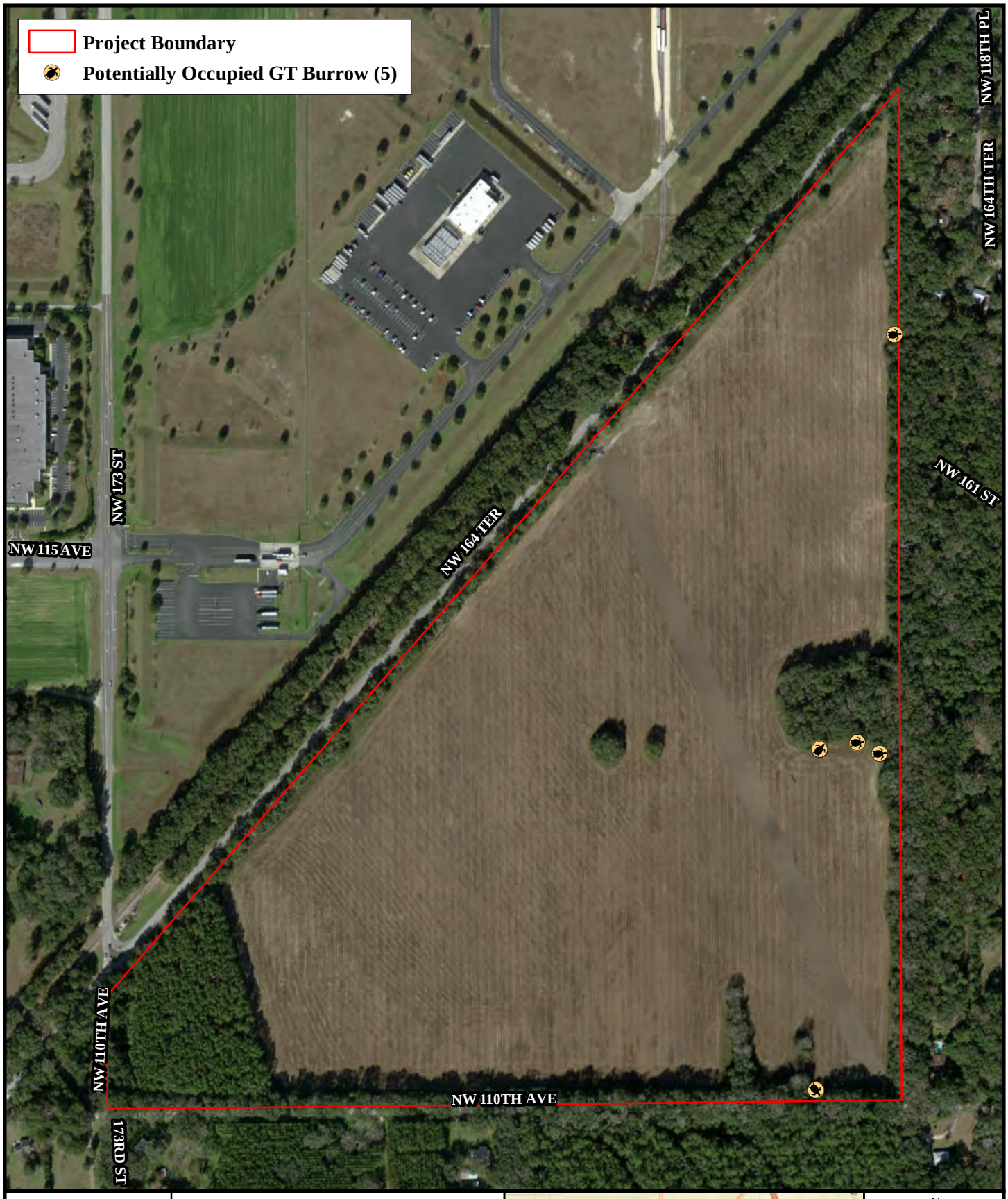

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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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ECOLOGICAL SURVEY MAP

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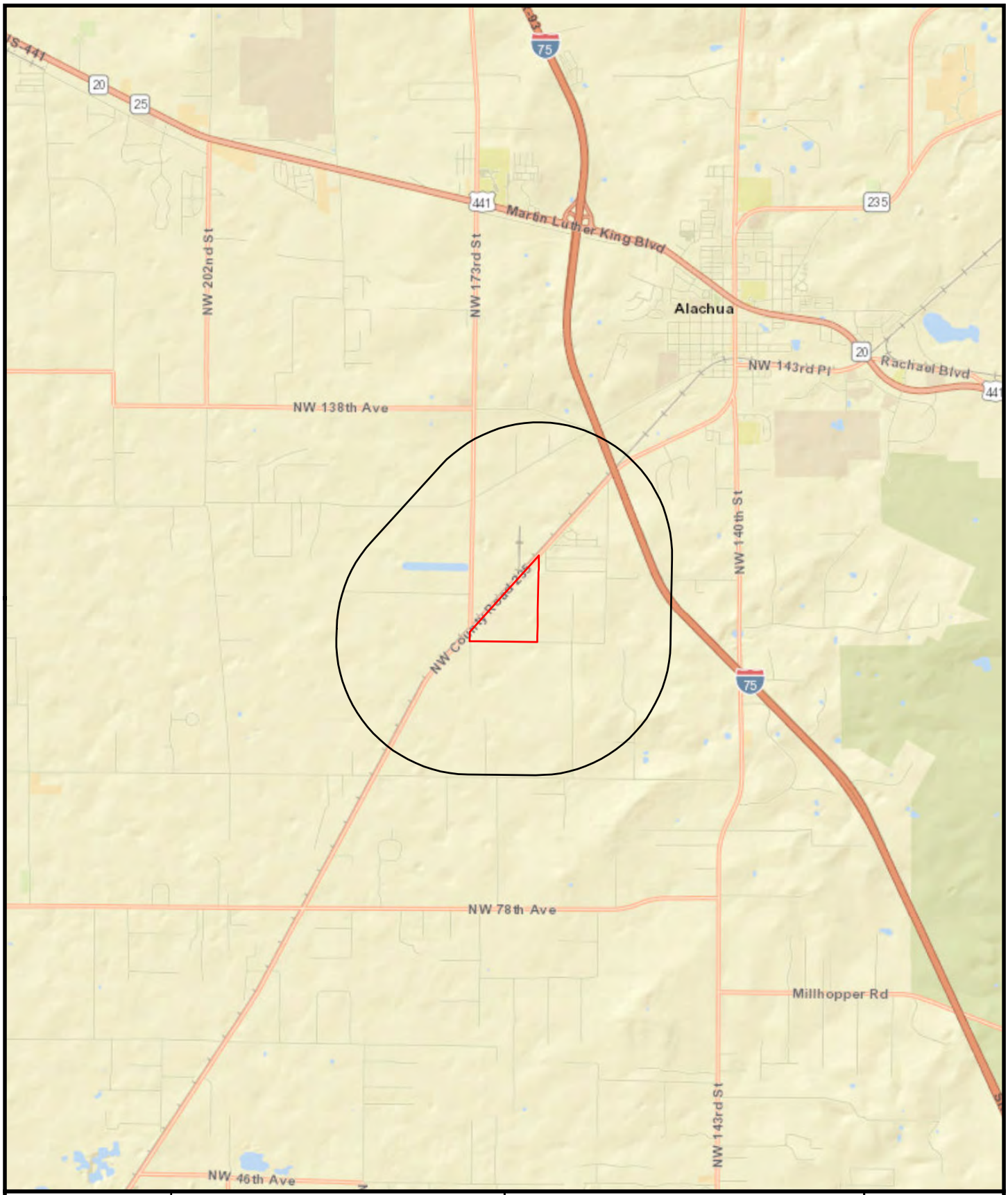

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

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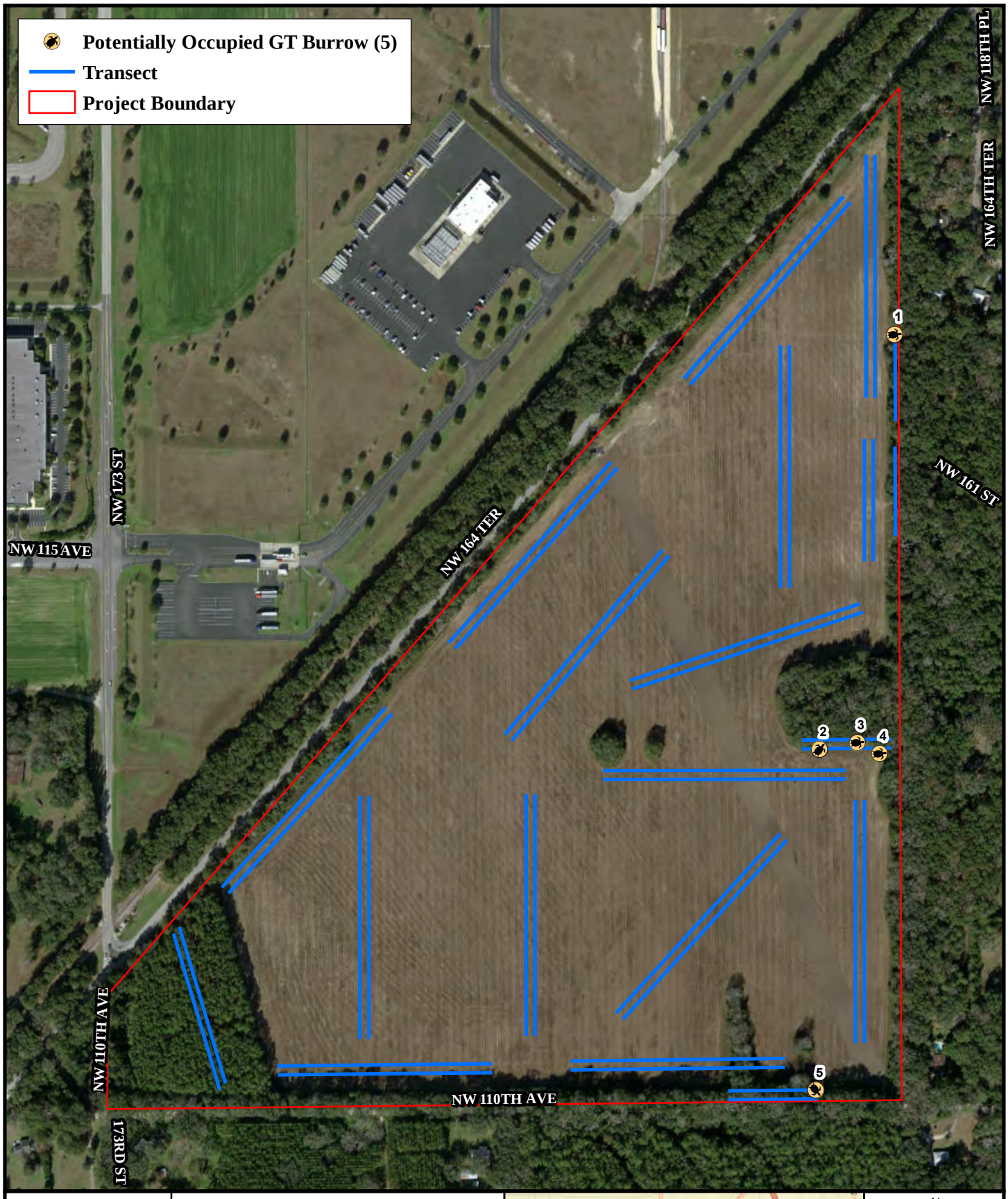

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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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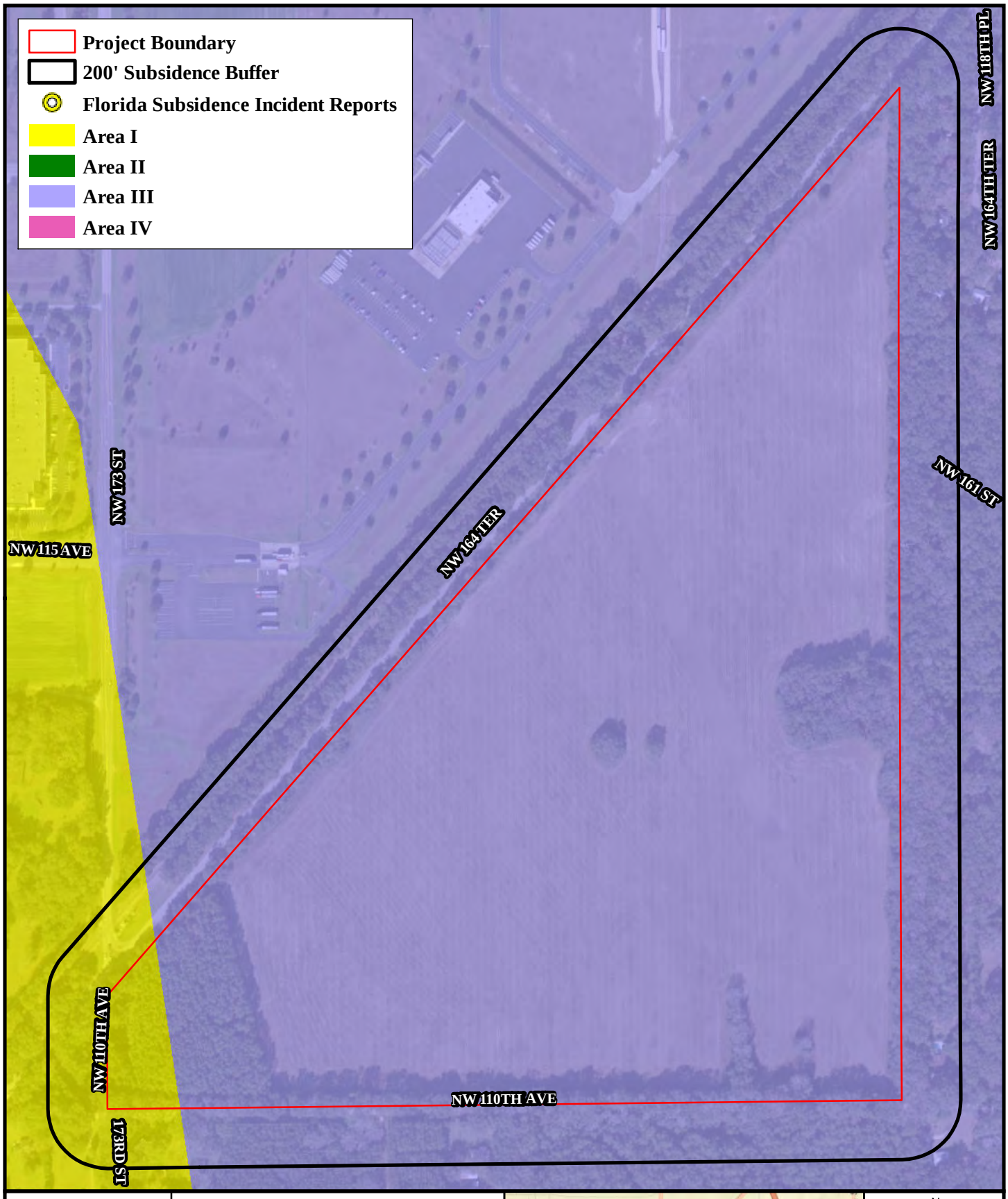

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SUBSIDENCE MAP

FLATWOODS Consulting Group

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Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 13739A

Prepared For:

THE FLETCHER FAMILY COMPANIES

JULY 2022

GSE Engineering & Consulting, Inc.

July 1, 2022

Blake Fletcher, CCIM
The Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration – Revision 2
Savannah Station, Phase 3
Alachua, Alachua County, Florida
GSE Project No. 13739A

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with clubhouse foundation, pavement, and stormwater management designs. This revision includes a karst evaluation of the subject site.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Cassandra R. Lindeman, E.I.
Staff Engineer

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

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1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2021-380 dated July 12, 2021. You authorized our services on July 14, 2021.

1.2 Project Description

This project will consist of a residential development. The project will include a clubhouse, roadways, and stormwater management facilities. The site is located on the south side of C.R. 235 at the C.R. 235A intersection in Alachua, Alachua County, Florida (Figure 1).

Mr. Ryan Thompson with CHW Professional Consultants, Inc. (CHW) provided information about the project and site plans illustrating the locations of the proposed improvements. The project will consist of roadways, stormwater management facilities, and a clubhouse. We anticipate the clubhouse will be either concrete masonry unit or wood frame construction. Structural loads have not been provided but are expected to be on the order of 1 to 2 kips per foot for load bearing walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed near the existing site grades.

Four stormwater management facilities are proposed that range in size from about 2.7 to 8.6 acres. Approximately 12,000 feet of roadways are proposed.

A recent aerial photograph of the site was obtained and reviewed. The preliminary site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with clubhouse foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing two (2) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed clubhouse, two (2) auger borings to a depth of 10 feet bls within the proposed clubhouse, twenty-three (23) auger borings to a depth of 5 feet bls along the roadway alignments, twenty-four (24) auger borings to a depth of 15 feet within the proposed stormwater management facilities, and six (6) auger borings to a depth of 30 feet bls within the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from August 23 to August 26, 2021.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of twenty (20) percent soil fines passing the No. 200 sieve determinations, twenty (20) natural moisture content determinations, two (2) Atterberg Limits tests, twelve (12) constant head hydraulic conductivity tests, and three (3) Limerock Bearing Ratio (LBR). These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Ms. Cassandra R. Lindeman, E.I. with GSE initially visited the site on July 22, 2021, to observe the site conditions. Ms. Lindeman returned to the site on August 13, 2021, with Mr. Jason Kite with Jason Kite, LLC to clear lanes through the trees in the southwest corner of the site to allow the drilling equipment access to the boring locations. Representatives from GSE returned to the site on August 16, 2021, to collect soil samples for permeability testing.

The majority of the site is currently an existing crop field. The southwestern corner of the site contains planted pines, trees, and heavy brush. The entire site is outlined by trees. The site is bordered by CR 235 running southwest to northeast and by NW 110th Avenue on the south side.

The topography at the site is gently sloping. Regional topography can also be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 86 to 102 feet.

The Alachua County Soil Survey maps a closed depression on the southern portion of the site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger and SPT borings generally encountered relatively consistent soil conditions across the site.

The auger borings located in the areas of the proposed roadways typically encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) to the explored depth of 5 feet bls. Boring R-16 encountered very clayey sand (SC/CL) at 3 feet bls to the explored depth of 5 feet bls. Borings R-17, R-20, and R-23 encountered clayey sand (SC) at depths of 2, 2.5, and 4 feet bls, respectively, to the explored depth of 5 feet bls.

The auger borings located within the proposed stormwater management facilities initially encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC). The sandy soils were generally underlain by clayey and very clayey sands (SC, SC/CL) with some interbedded layers of clay-rich soils consisting of sandy clay, clay with sand, and clay (CL/CH) to the explored depths of 15 and 30 feet bls. Borings P-8, P-24, and P-28 encountered limestone at 28 and 28.5 feet bls to the explored depth of 30 feet bls.

The auger and SPT borings located within the area of the proposed clubhouse encountered similar conditions to the rest of the site. Boring A-1 encountered sand with silt (SP-SM) to the explored depth of 10 feet bls. Boring A-2 encountered 2 feet of sand with silt (SP-SM) underlain by very clayey sand (SC/CL) to the explored depth of 10 feet bls. Boring B-1 initially penetrated 7 feet of sand with silt (SP-SM) underlain by 1.5 feet of very clayey sand (SC/CL), 5 feet of poorly graded sand (SP), and 6.5 feet of clayey and very clayey sands (SC, SC/CL) to the explored depth of 20 feet bls. Boring B-2 initially penetrated 7 feet of sand with silt (SP-SM) and poorly graded sand (SP) underlain by 6.5 feet of clayey sand (SC) and 6.5 feet of sand with clay (SP-SC) to the explored depth of 20 feet bls.

The sandy soils consisting of poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) are generally in a very loose to medium dense condition with N-values ranging from 2 to 26 blows per foot. The clayey and very clayey sands (SC, SC/CL) encountered are generally in a loose to medium dense condition with N-values ranging from 5 to 21 blows per foot.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as five soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Millhopper sand, 0 to 5 percent soils – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Gainesville sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil has sandy texture to a depth of 80 inches or more. It is in both small and large, irregularly shaped areas on the gently rolling uplands. Most areas range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 7 inches thick. The underlying layer extends to a depth of 82 inches or more. The upper 22 inches is yellowish brown sand, and the lower 53 inches is strong brown loamy sand.

Included with this soil in mapping are small areas of Arredondo, Fort Meade, Kendrick, and Lake soils. A few small areas of Gainesville soils that have 5 to 8 percent slopes are included. Total included areas are less than 15 percent.

In this Gainesville soil, the available water capacity is low, and the permeability is rapid. Organic matter content ranges from low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes – This is near level to sloping, well-drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section.

Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

Lochloosa fine sand, 5 to 8 percent slopes – This is near level to sloping, somewhat poorly drained soil that forms in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0 to 8 percent. The water table is about 30 to 40 inches below the surface for about 1 to 4 months during most years. It rises to 15 to 30 inches for about 1 to 4 weeks during most years. During most of the remained of the year it is at a depth of more than 40 inches. These soils are loamy, siliceous, hyperthermic Aquic Arenic Paleudults.

Lochloosa soils are geographically associated with Blichton, Bivans, Boardman, Bonneau, Kanapaha, Kendrick, Micanopy, Millhopper, Sparr, and Wacahoota soils. Blichton, Bivans, Boardman, Kanapaha, and Wacahoota soils are all poorly drained. Blichton soils are more than 5 percent plinthite. In addition, the Bivans soils have a clayey Btg horizon within 20 inches of the surface and contain more than 5 percent nodules and fragments of limestone. Kanapaha soils have an A horizon 40 to 80 inches thick. Wacahoota soils are more than 5 percent nodules and fragments of limestone. Kendrick soils are well drained. Micanopy soils have a clayey Bt horizon within 20 inches of the surface. Millhopper soils are moderately well drained and have an A horizon 40 to 80 inches thick. Sparr soils have a sandy A horizon 40 to 80 inches thick.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, hydraulic conductivity, and Limerock Bearing Ratio (LBR) tests. Samples selected for laboratory testing were collected at depths ranging from 0.5 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of poorly graded sand (SP), sand with silt (SP-SM), clayey sand (SC), and very clayey sand (SC/CL). The tested poorly graded sand (SP) contains approximately 3.5 to 4.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.3 percent. The tested sand with silt (SP-SM) contains approximately 5 to 9.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.8 to 8.3 percent. The tested clayey sand (SC) contains approximately 12 to 29 percent soil fines passing the No. 200 sieve with natural moisture contents of about 11 to 18 percent. The tested very clayey sand (SC/CL) contains approximately 30 to 46 percent soil fines passing the No. 200 sieve with natural moisture contents of about 18 to 24 percent.

Atterberg Limits tests indicate the tested very clayey sands (SC/CL) have Liquid Limit (LL) values of 27 and 45, Plastic Limit (PL) values of 16 and 19, and Plasticity Index (PI) values of 11 and 26. These values correspond to a material with low potential (LL < 50 and PI < 25) for expansive behavior[2].

The constant head hydraulic conductivity test results indicate the near-surface poorly graded sand (SP) has a hydraulic conductivity value of 12 feet per day. The tested sand with silt (SP-SM) has hydraulic conductivity values of 4.7 to 22 feet per day.

[2] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The tested clayey sands (SC) have hydraulic conductivity values of 0.6 to 11 feet per day. The tested very clayey sand (SC/CL) has a hydraulic conductivity value of 1.7 feet per day.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have maximum dry densities ranging from 113.3 to 116.8 pounds per cubic foot and optimum moisture contents of 8.5 to 10.8 percent. The LBR tests indicate the soils have LBR values ranging from 34 to 67.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. The lack of apparent groundwater table in the borings suggest the site is perforated; however, you should expect water to perch on top of the very clayey sands and clays after periods of heavy and seasonal rainfall. Estimates for the temporarily perched groundwater tables are shown on the individual boring logs.

4.3 Building Foundations

The borings located within the proposed building footprint generally encountered poorly graded sand and sand with silt underlain by interbedded layers of clayey and very clayey sand and sandy clay to the explored depths of 10 and 20 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will likely be present along the majority of the alignment. Boring R-20 did encounter very clayey sand (SC/CL) at a depth of 2.5 feet bls and clay-rich soils approached within 24 inches of grade at boring location R-17. Clay-rich soils were encountered at borings R-16, R-20, and R-23 at depths of 3 feet bls, 2.5 feet bls, and 4 feet bls, respectively. A roadway grading plan is not available at this time. The presence of shallow clay-rich soils is expected to be sporadic and not easily predicted without a grading plan.

In areas where the minimum 24-inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Underdrains should be considered where clay-rich soils are undercut.

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult and having a uniform 8-inch-thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult and having a uniform 2-inch-thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.5.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter "walk-behind" compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.9 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter "walk-behind" compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost-effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating poorly graded sand and sand with silt underlain by clayey to very clayey sand with interbedded layers of sandy clay, clay with sand, and clay. Limestone was encountered in borings P-8, P-24, and P-28 at depths of 28 and 28.5 feet bls.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be temporarily perched on the very clayey sands and sandy clays.

The laboratory permeability tests indicate the tested layers of poorly graded sand, sand with silt, clayey sand, and very clayey sand have hydraulic conductivity values of 0.6 to 22 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Stormwater Management Facility (P-22 to P-29)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 2.5 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-18 to P-21)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 12 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-12, P-13, A-2, B-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-14, P-15)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-1 to P-11)

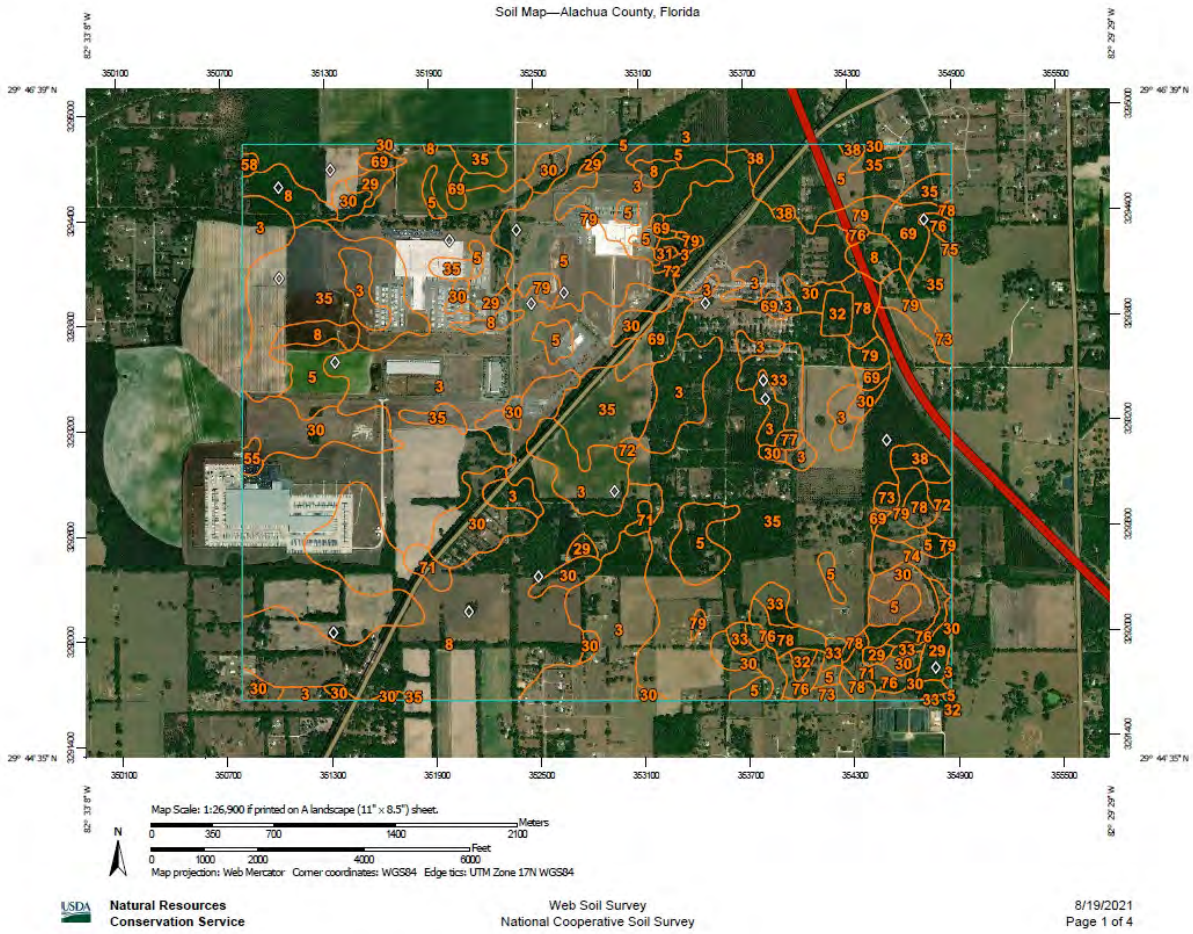
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Karst Area Evaluation Summary

A site visit and driving tour of the immediate area surrounding the site (approximately 200-foot radius) was performed in order to confirm the absence or presence of visible potential depressional sinkhole features. In addition, readily available published information related to known and documented sinkhole features in the immediate area of the site was reviewed.

Depressional features were observed on the site. In addition, the soil survey indicates the presence of a sinkhole at the southern portion of the site. Multiple sinkholes are indicated with a diamond within a 2-mile radius of the site (See Graphic Below). In addition to the identified sinkhole, multiple closed depressions are present on the site and in the immediate vicinity. Closed depressions are not necessarily an indicator of sinkholes and could represent other landforms. However, there were no compelling indications of sinkhole activity within the depths explored by the borings.



Graphic obtained from the www.websoilsurvey.com

The FDEP Map Direct Gateway[3] website was utilized to determine if there were nearby subsidence incident reports near the subject site. One incident was noted ½ mile south of the CR 241 overpass on I-75. However, GSE knows of multiple subsidence incidents north of the site at commercial developments along CR 235A.

Historical USGS topographic maps dated 2021, 2012, 1981, 1962, and 1954 were reviewed as part of this assessment. The historical use of the site and the findings in the topographic maps indicate that the ground surface elevations at the site have remained fairly consistent at about 90 to 100 feet NGVD. The topographic maps did not encounter compelling changes in the site elevation that would warrant concern.

The karst area survey performed is considered adequate and in sufficient detail to define the hydrologic and geologic conditions at the site. One karst feature was identified on the subject site. The feature is considered a relic sinkhole and does not appear to be active.

This site is located within a highly karstic area which is prone to erosion and fissures in the limestone formations. Site development commonly changes the risk for sinkhole development in highly karstic geology. The construction of impervious surfaces (buildings and pavement) decreases sinkhole risk, as stormwater that infiltrates and erodes subsurface materials is removed.

[3] *Map Direct Gateway*. Florida Department of Environmental Protection, https://ca.dep.state.fl.us/mapdirect/

Stormwater basins commonly have an increased risk for sinkhole development, due to the concentration of stormwater in these areas. The karst geologic conditions encountered at this site are typical for this area of Alachua County, and it is our opinion the risk for sinkhole development at this site is no greater or lower than what is expected for this immediate area.

Site development should be performed in a manner that reduces the potential for sinkhole activity affecting structures. All roof runoffs should be discharged into impervious surfaces or directly into the stormwater management infiltration beneath the perimeter of the structure. The stormwater management basin should be located well away from structures because the basin will have the highest risk for sinkhole development. We wish to point out that these measures will not eliminate the risk for sinkhole activity at the site.

4.9 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic and are not recommended for reuse as structural fill.

These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.10 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large "tree-like" shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e., "swimming pool" or "bowl" effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
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Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/25/2021 **BORING NUMBER A-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 10 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
2.0		AU 2	(SP-SM) Brown SAND with silt
5.0		AU 3	
10.0			Bottom of borehole at 10.0 feet.

DATE PERFORMED 8/23/2021 **BORING NUMBER A-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt ▽
2.0		AU 2	(SC/CL) Brown and gray very clayey SAND
5.0			
6.5		AU 3	(SC/CL) Pale gray very clayey SAND with trace of limestone *%PASS-200 = 46* *MC = 24* *LL = 45* *PL = 19* *PI = 26*
7.5			
10.0			Bottom of borehole at 10.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown and gray SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
2			
3			
4			4.0
		AU 2	(SP-SM) Brown and graySAND with silt
5			5.0
			Bottom of borehole at 5.0 feet.

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PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
			1.5
2		AU 2	(SP-SM) Brown SAND with silt
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray SAND with silt
			1.5
2		AU 2	(SP-SM) Brown and gray SAND with silt
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
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PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
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PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP-SM) Brown SAND with silt
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and dark gray SAND with silt
3.5			
		AU 2	(SP) Brown and orange SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
2.5			
		AU 2	(SP) Brown and orange SAND
5.0			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
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PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
1.5			
2		AU 2	(SP) Brown SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
2		AU 2	(SP) Pale brown and orange SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

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

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Brown and orange SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			2.0
		AU 2	(SP) Brown SAND
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.0
3		AU 2	(SP) Brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
2			
3			3.0
4		AU 2	(SC/CL) Gray and brown very clayey SAND with orange sandstone *%PASS-200 = 32* *MC = 20* *LL = 27* *PL = 16* *PI = 11*
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with silt
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
			MC = 18
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Pale brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SC/CL) Brown and orange very clayey SAND
3			*%PASS-200 = 30*
			MC = 20
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-21**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and orange SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP-SC) Brown SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-22**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			
			3.5
		AU 2	(SP) Pale brown and gray SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with sand
1			
2			
3			
4			4.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 29
			MC = 18
5			5.0
			Bottom of borehole at 5.0 feet.

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5.2 Standard Penetration Test Soil Boring Logs

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BORING NUMBER B-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose gray and brown SAND with silt									20 40 60 80
			1.5	SPT 1	1-1-2 (3)						
		(SP-SM) Very loose brown SAND with silt		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
		▽		SPT 4	1-1-1 (2)						
			7								
		(SC/CL) Loose brown and orange very clayey SAND		SPT 5	2-2-3 (5)						
			8.5								
		(SP) Loose pale gray, brown, and orange SAND		SPT 6	3-3-3 (6)						
10											
			13.5								
		(SC/CL) Medium dense pale gray very clayey SAND		SPT 7	5-6-7 (13)						
15											
			17								
		(SC) Medium dense pale gray clayey SAND									
				SPT 8	3-10-11 (21)						
20			20								
		Bottom of borehole at 20.0 feet.									

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BORING NUMBER B-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 20 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose dark gray and brown SAND with silt									20 40 60 80
			2	SPT 1	1-1-2 (3)						
		(SP) Very loose to loose brown SAND		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
			7	SPT 4	1-3-2 (5)						
		(SC) Loose to medium dense gray, brown, and orange clayey SAND		SPT 5	3-2-4 (6)						
10				SPT 6	6-8-8 (16)						
			13.5								
		(SP-SC) Medium dense gray SAND with clay		SPT 7	10-10-11 (21)						
15											
				SPT 8	11-12-14 (26)						
20			20								
		Bottom of borehole at 20.0 feet.									

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BORING NUMBER P-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP) Gray and brown SAND									
		k_h = 12 ft/day									
5				AP 1					4.9	5.2	
			5.5	AU 2							
		(SC) Brown clayey SAND									
10		▽									
			11.5	AU 3							
		(SC/CL) Gray and brown very clayey SAND									
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	2	AU 1							
		(SC/CL) Brown and orange very clayey SAND	6.5	AU 2					40	23	
5		(SC) Gray and brown clayey SAND	10.5	AU 3							
10		(SP-SC) Pale brown and orange SAND with clay	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-3

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	1	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5			8.5								
		(SP) Pale brown, gray, and orange SAND		AU 3							
10			12.5								
		(SP-SC) Brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-4

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SC) Brown and gray clayey SAND									
5		k_h = 0.6 ft/day ▽	7	AP 1					12	12	
		(SC/CL) Gray very clayey SAND with trace of limestone		AU 2							
10											
				AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-5

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0	(SP-SM) Gray and brown SAND with silt	1.5	AU 1							
	(SC) Brown and gray clayey SAND	5.5	AU 2							
5 ▽										
	(SC/CL) Pale gray and brown very clayey SAND	12	AU 3							
10										
	(SC) Pale brown and gray clayey SAND	18.5	AU 4							
15										
	(SC) Medium dense pale gray clayey SAND with lenses of clay	23.5	SPT 5	5-7-9 (16)						
20										
	(SC/CL) Loose brown, gray, and orange very clayey SAND with limestone	30	SPT 6	3-4-5 (9)						
25										
			SPT 7	4-4-5 (9)						
30	Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-6

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			6								
		(SC) Orange and gray clayey SAND		AU 2							
10		▽	11.5								
		(CL/CH) Gray sandy CLAY		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-7

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	6								
		(CL/CH) Gray, brown, and orange sandy CLAY trace of limestone		AU 2							
10			11								
		(SC/CL) Pale gray, brown, and orange very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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GSE Engineering & Consulting, Inc.
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Fax: (352) 377-0335

BORING NUMBER P-8

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	5.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 2							
10			11								
		(SC/CL) Pale gray very clayey SAND		AU 3							
15			18.5								
		(CL/CH) Stiff gray, green, brown, and orange sandy CLAY trace of limestone		SPT 4	6-7-8 (15)						
20			23.5								
		(CL/CH) Stiff gray, brown, and orange CLAY with lenses of sand and trace of limestone		SPT 5	4-4-5 (9)						
25			28.5								
		Very hard LIMESTONE	29.3	SPT 6	33-50/3" 50/3"						>>
		Bottom of borehole at 29.3 feet.									

20 40 60 80

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BORING NUMBER P-9

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	6								
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone		AU 3							
10			11								
		(CL/CH) Pale gray and green CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-10

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt k_h = 5 ft/day	4	AP 1					8.5	5.9	
5		(SC) Gray, brown, and orange clayey SAND	7	AU 2							
10		(CL/CH) Gray sandy CLAY with trace of limestone		AU 3							
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-11

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Brown and dark gray SAND with silt	2	AU 1							
		(CL/CH) Brown and gray sandy CLAY		AU 2							
5			6								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
10			10.5								
		(SC) Gray, brown, and orange clayey SAND trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-12

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 4.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5		▽	5								
		(SC/CL) Gray, brown, and orange very clayey SAND k_h = 1.7 ft/day		AP 3					31	18	
10			11.5								
		(SC/CL) Pale green, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-13

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	7								
		(CL/CH) Gray, brown, and orange CLAY with sand and limestone		AU 3							
10			11								
		(CL/CH) Green, brown, and orange sandy CLAY with limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-14

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 12.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
5		(SP-SM) Brown SAND with silt k_h = *11 ft/day*	7	AP 2					9.5	7.6	
10		(SC) Gray and brown clayey SAND ▽	12.5	AU 3							
15		(CL/CH) Green CLAY trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-15

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		(SC) Pale gray, brown, and orange clayey SAND	5.5	AU 2							
10											
15				AU 3							
20		(SP-SC) Medium dense gray and orange SAND with clay	18.5	SPT 4	6-9-8 (17)						
25		(SC) Loose to medium dense gray and orange clayey SAND	23.5	SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-16

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SC) brown and gray clayey SAND k_h = *11 ft/day*		AP 2					16	11	
5		▽	6								
		(CL/CH) Brown and orange CLAY with sand and trace of limestone		AU 3							
10			10.5								
		(CL/CH) Gray sandy CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-17

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 2.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	2.5	AU 1							
5		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	7	AU 2					34	23	
10		(SC) Gray and brown clayey SAND	12	AU 3							
15		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-18

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP) Brown SAND									
5		k_h = 12 ft/day		AP 2					3.5	5.3	
				AU 3							
10		▽	11.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-19

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 13.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown SAND with silt		AU 1							
5			7								
		(SC) Brown and gray clayey SAND k_h = 3.3 ft/day		AP 2					19	14	
10		▽	14								
15		(SC/CL) Gray very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-20

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP) Brown SAND	9	AU 2							
10		(SC) Gray and brown clayey SAND	12.5	AU 3							
		(SC) Dark gray clayey SAND	18.5	AU 4							
20		(SP) Medium dense pale gray SAND		SPT 5	10-12-17 (29)						
25				SPT 6	9-8-9 (17)						
30			30	SPT 7	6-8-10 (18)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-21

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt		AU 1							
			2.5								
		(SP-SM) Brown SAND with silt		AU 2							
5											
		k_h = 22 ft/day		AP 3					7.6	8.3	
10			12								
		(SC) Gray clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-22

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt									
5		k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
10		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

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

BORING NUMBER P-23

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		k_h = 4.7 ft/day	7	AP 2					5.0	6.2	
10		(SC) Pale gray clayey SAND ▽	11.5								
15		(SC/CL) Gray and brown very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-24

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 3.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	3.5	AU 1							
		(CL/CH) Brown sandy CLAY	7	AU 2							
5		(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone	11.5	AU 3							
10		(SC) Pale gray clayey SAND	18.5	AU 4							
15		(SP) Loose pale gray and orange SAND	23.5	SPT 5	4-3-3 (6)						
20		(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone	28.5	SPT 6	5-6-8 (14)						
25		Very hard LIMESTONE	28.9	SPT 7	50/5"						>>
		Bottom of borehole at 28.9 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-25

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
5		(SP) Brown SAND ▽	7.5	AU 2							
10		(CL/CH) Gray, brown, and orange CLAY	13	AU 3							
15		(CL/CH) Green and orange CLAY with sand	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-26

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
		(SP-SM) Brown SAND with silt	7	AU 2							
5		▽									
		(CL/CH) Pale gray, brown, and orange sandy CLAY	12.5	AU 3							
10											
		(CL/CH) Pale gray sandy CLAY	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-27

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP-SM) Gray and brown SAND with silt		AU 2							
5			8								
		(SC) Gray, brown, and orange clayey SAND		AU 3							
10				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-28

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
5		(SP-SM) Brown SAND with silt ▽	5.5	AU 2							
		(SC/CL) Brown and gray very clayey SAND with limestone	8	AU 3							
10		(CL/CH) Brown, gray, green, and orange CLAY with sand	11	AU 4							
		(SC) Medium dense gray, brown, and orange clayey SAND		AU 5							
15											
20				SPT 6	10-11-13 (24)						
			23.5								
25		(CL/CH) Medium dense gray, brown, and orange CLAY with sand and limestone		SPT 7	6-7-11 (18)						
			28.5								
30		Very hard LIMESTONE	30	SPT 8	41-31-27 (58)						
		Bottom of borehole at 30.0 feet.									

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5590 SW 64th Street, Suite B
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BORING NUMBER P-29

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SC) Dark gray clayey SAND ▽ k_h = 7.6 ft/day	2	AP 1					15	13	
		(SC/CL) Pale gray, brown, and orange very clayey SAND trace of limestone		AU 2					40	24	
5			7.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 3							
10			11.5								
		(SC/CL) Pale gray very clayey SAND with trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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5590 SW 64th Street, Suite B
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Fax: (352) 377-0335

BORING NUMBER P-30

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray brown SAND with silt	1.5	AU 1							
		(SP-SM) Brown SAND with silt	9.5	AU 2							
5											
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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5.3 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	4-5.5	Gray and brown SAND	5.2				4.9		12	SP
P-4	5-7	Brown and gray clayey SAND	12				12		0.6	SC
P-10	2-4	Gray and brown SAND with silt	5.9				8.5		5.0	SP-SM
P-12	5-6	Gray, brown, and orange very clayey SAND	18				31		1.7	SC/CL
P-14	3-5	Brown SAND with silt	7.6				9.5		11	SP-SM
P-16	2-4	Brown and gray clayey SAND	11				16		11	SC
P-18	6-7	Brown SAND	5.3				3.5		12	SP
P-19	8-9.5	Brown and gray clayey SAND	14				19		3.3	SC
P-21	8-10	Brown SAND with silt	8.3				7.6		22	SP-SM
P-22	6-8	Brown SAND with silt	5.8				7.5		6.8	SP-SM
P-23	6-7	Brown and gray SAND with silt	6.2				5.0		4.7	SP-SM
P-29	0.5-2	Dark gray clayey SAND with silt	13				15		7.6	SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray and brown very clayey SAND	20	27	16	11	32			SC/CL
P-2	2.5-3	Brown and orange very clayey SAND	23				40			SC/CL
P-17	2.5-3	Gray, brown, and orange very clayey SAND with traces of limerock	23				34			SC/CL
P-29	2-2.5	Pale gray, brown, and orange very clayey SAND with traces of limerock	24				40			SC/CL
R-17	2-2.5	Brown clayey SAND	18				25			SC
R-20	2.5-3	Brown and orange very clayey SAND	20				30			SC/CL
R-23	4-4.5	Brown clayey SAND	18				29			SC

GSE Engineering & Consulting, Inc.

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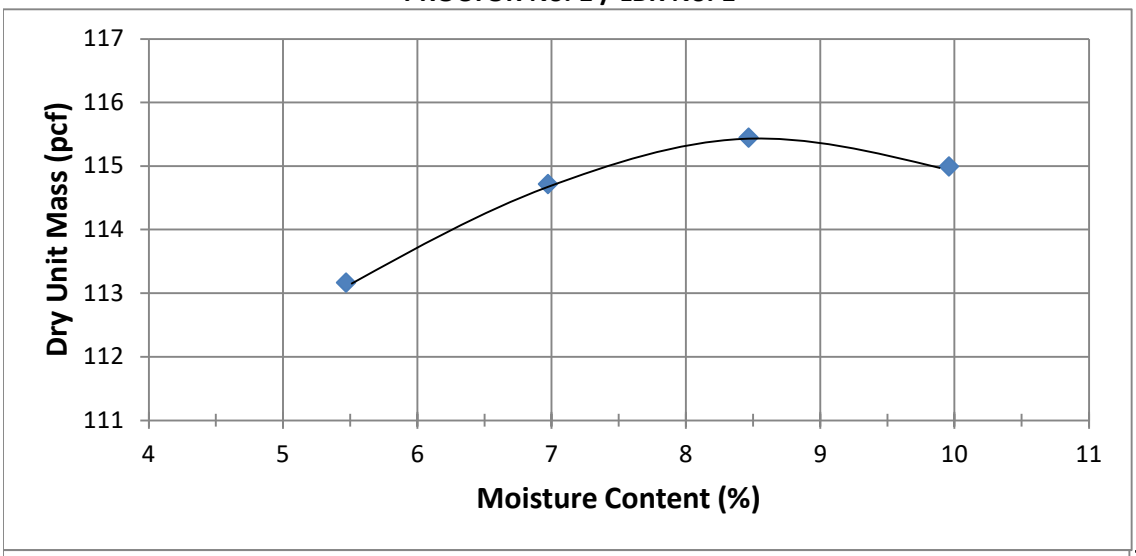
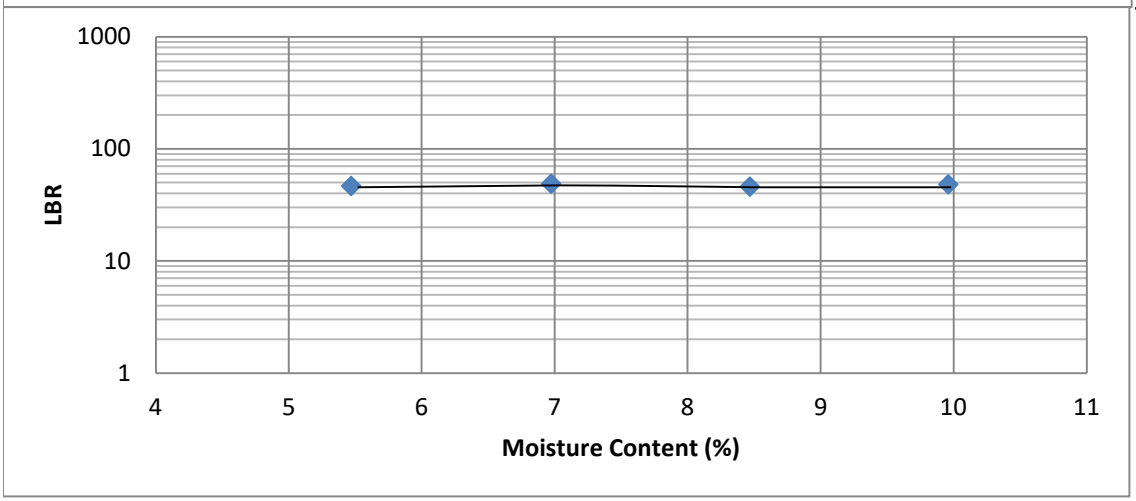
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 1 / LBR No. 1





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	115.4
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	49

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	8
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-1
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

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Project Name: Savannah Station Phase 3

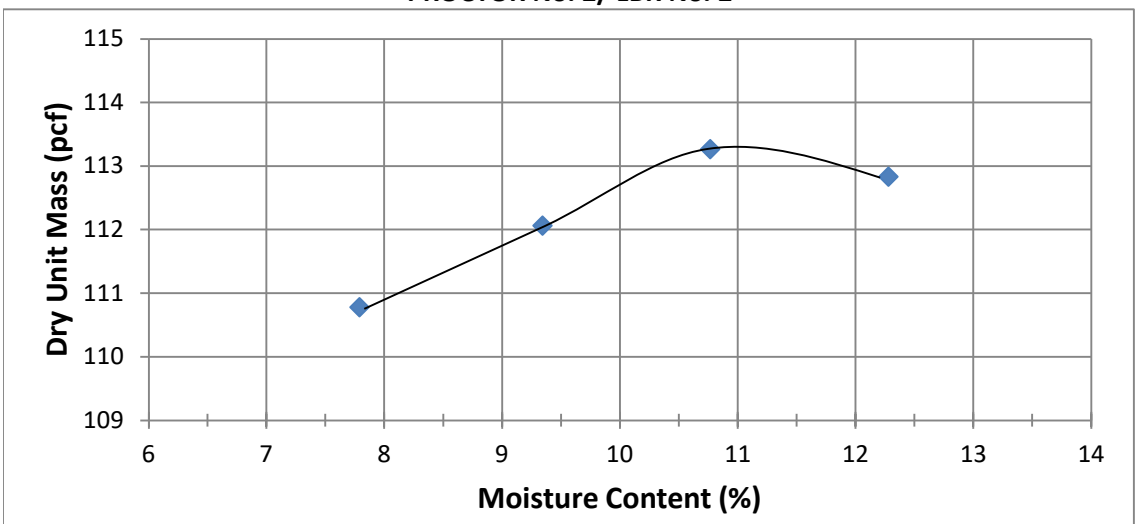
GSE Project No. 13739A

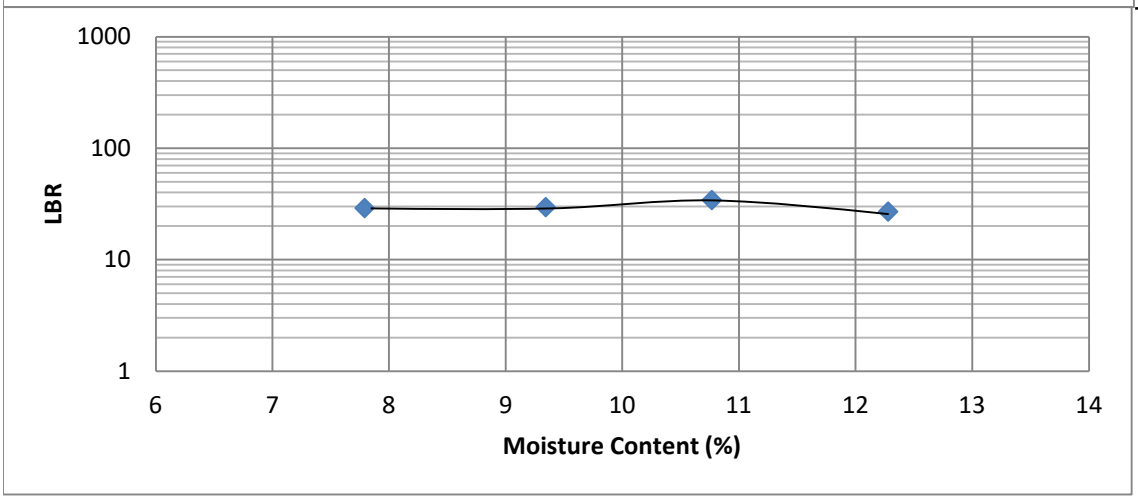
Project Location: Alachua, Alachua County, Florida

Contractor: The Fletcher Family Companies

Date: 8/23/2021

PROCTOR No. 2/ LBR No. 2





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	113.3
Optimum Moisture Content (%)	10.8
LBR (FM 5-515)	34

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	5
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt

Sample Location: LBR-2

Proposed Use: Not provided

Sampled By: J. Gowland

Sample Date: 8/16/2021

Tested By: ET/MG

Test Date: 8/16-8/20/2021

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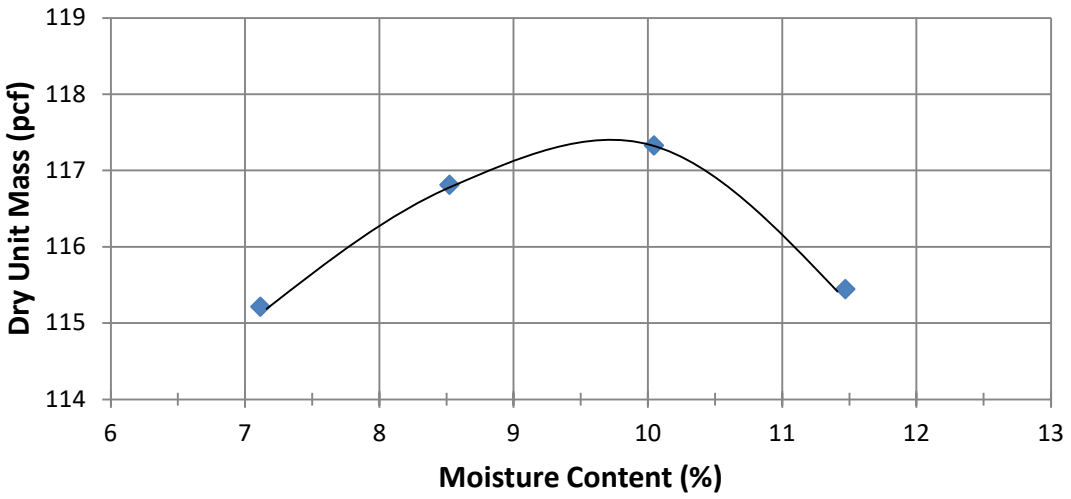
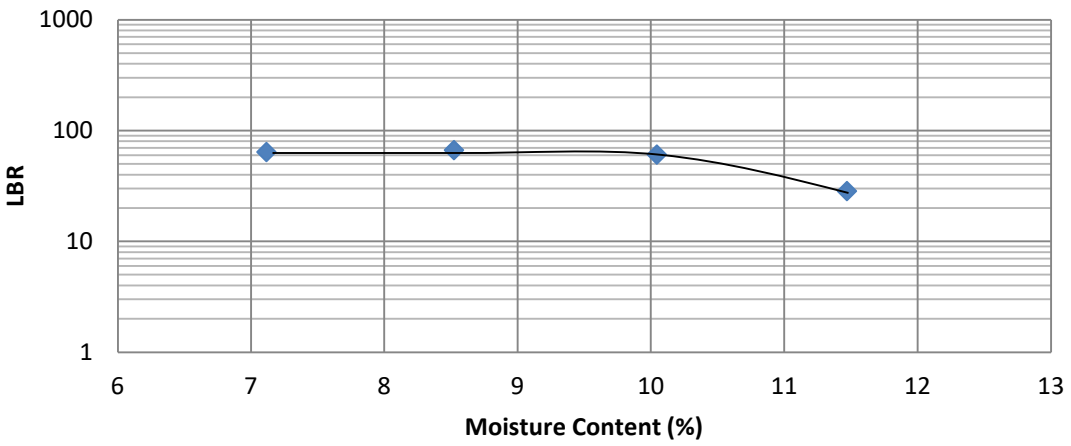
Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 3 / LBR No. 3





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	**X**
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	**116.8**
Optimum Moisture Content (%)	**8.5**
LBR (FM 5-515)	**67**

Sieve Analysis (Percent Passing)

2" Sieve (%)	**100**
3/4" Sieve (%)	**100**
No. 4 Sieve (%)	**100**
No. 200 Sieve (%)	**6**
Liquid Limit:	**NT**
Plastic Limit:	**NT**
Plasticity Index:	**NT**
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-3
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

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5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

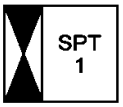
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample

Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

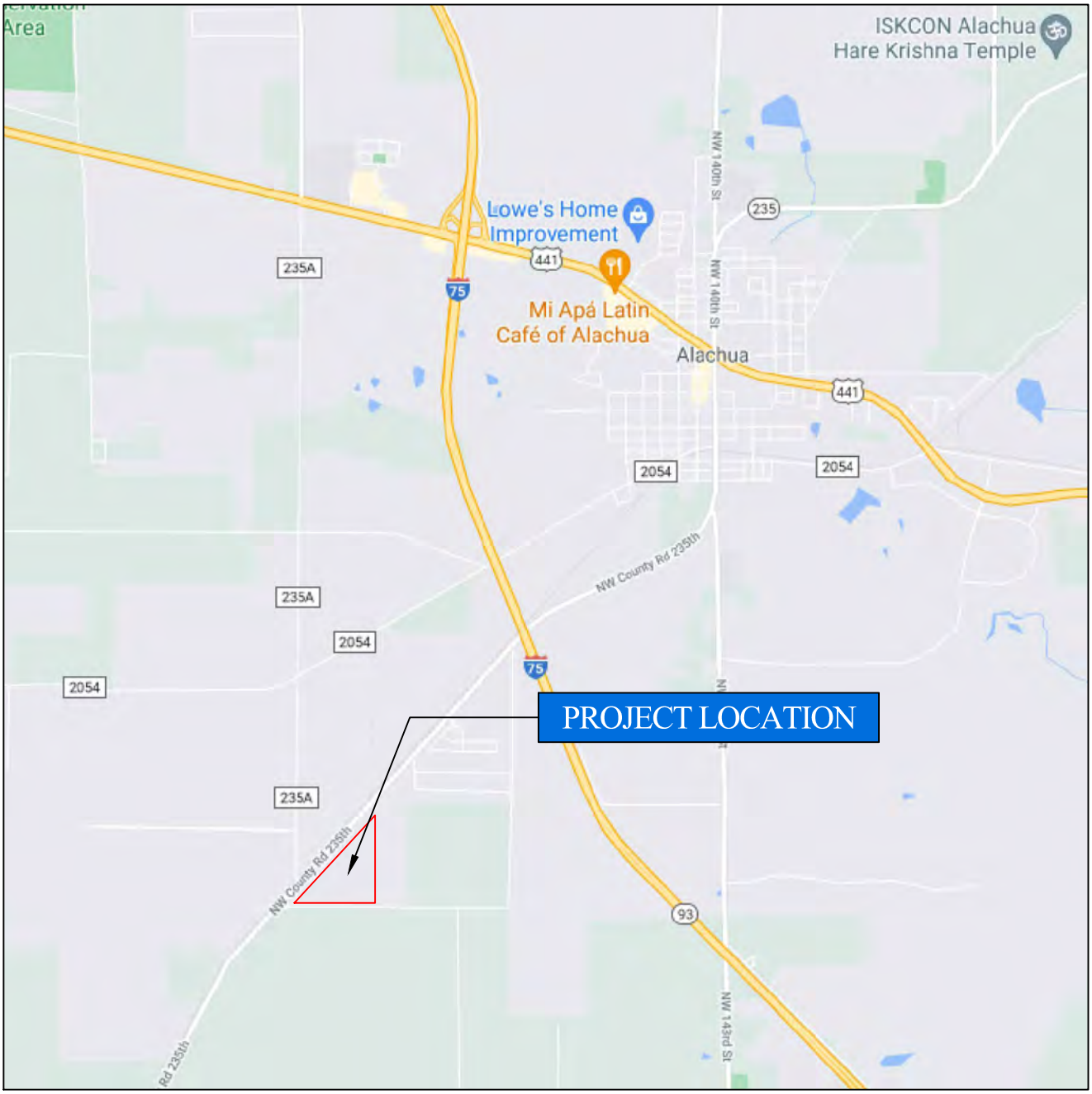
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

SAVANNAH STATION, PHASE 3 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 13739A	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : JEG DRAWN BY : AXL	GSE Engineering & Consulting, Inc.	FIGURE 1

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS
OF FIELD TESTS

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13739A

DESIGNED BY : CRL
CHECKED BY : JEG
DRAWN BY : AXL

FIGURE
2

GSE Engineering & Consulting, Inc.

LEGEND:
- SPT BORING
- AUGER BORING
- LIMEROCK BEARING RATIO

NORTH
0 350
SCALE: 1" = 350' APPROX.

verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

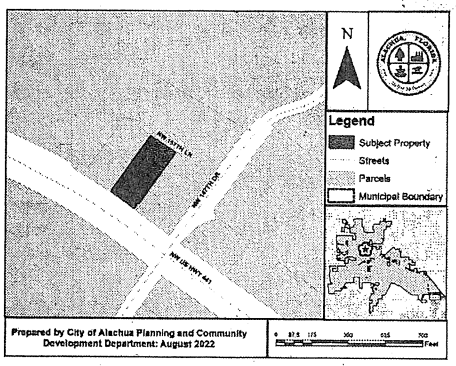
(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent, on behalf of Alachua Development Co., LLC., property owner, for consideration of a Site Plan to construct a ±3,580 square foot drive-through restaurant with outdoor seating and associated site improvements on a ±1.14 acre subject property located north of US 441, west of NW 147th Drive, south of NW 157th Lane (Tax Parcel No. 03067-601-002) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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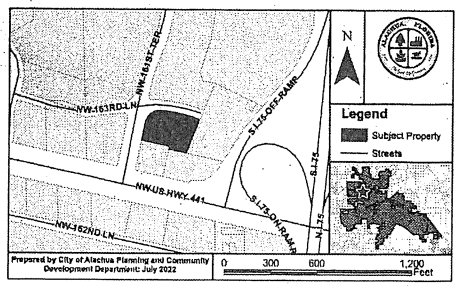

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City of ALACHUA

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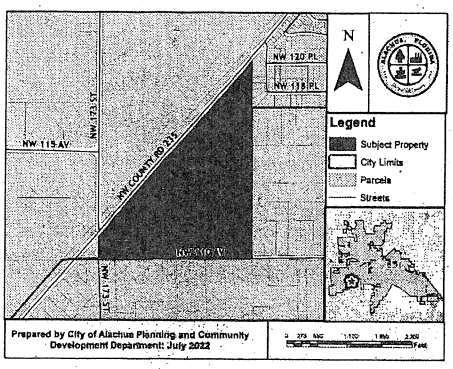

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(Published: Alachua County Today - September 01, 2022)

City of ALACHUA
the good life community

Mailed 8/29/22 KC

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

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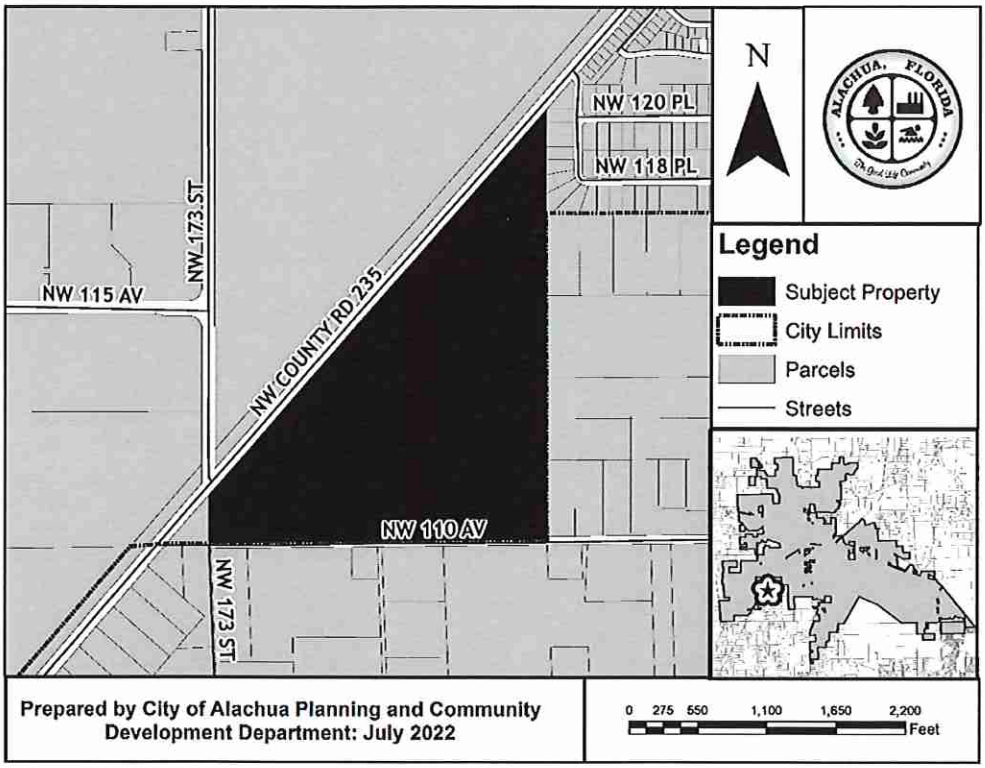

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BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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16825 NW 110TH AVE
ALACHUA, FL 32615

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Current Resident 11636 NW 161ST ST UNINCORPORATED FL 32615	Current Resident 10945 NW COUNTY RD 235 UNINCORPORATED FL 32615	

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ALACHUA, FL 32615

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

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

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

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

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

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
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Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

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Alachua FL 32616

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7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
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Gainesville FL 32601

Bonnie Flynn
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Alachua FL 32615

Hugh & Jean Calderwood
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Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

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16611 NW 138th Ave.
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Tickatoose, POSTED THE LAND USE
(Name)
SIGN ON 25 Aug 2022 FOR THE Preliminary Plat – Fletcher Trace
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Seven (7)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/13/2022
SUBJECT: Site Plan – Mi Apa Restaurant : A request by Daniel Young, P.E., of Causseaux, Hewett, and Walpole, Inc., applicant and agent, for Alachua Development Co, LLC., property owner, for consideration of a Site Plan to construct a ± 3,585 square feet restaurant with drive through service and with associated site improvements on a ±1.14 acre subject property. Tax Parcel Number 03067-601-002 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua Development Co, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board, upon making the following motion:
Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua Development Co., LLC ., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E. of Causseaux, Hewett, and Walpole, Inc., applicant and agent for Alachua Development Co., LLC., property owner, for consideration of a Site Plan proposing the construction of an approximately 3,585 square foot drive through restaurant (Mi Apá) with associated site improvements on a ±1.14 acre subject property.

The subject property is located north of US HWY 441, south of NW 157th Lane, west of NW 147th Drive.

The proposed development will convey the development's stormwater runoff to the existing stormwater system for the Baywood Centre commercial subdivision. Access to the site will be provided by one connection to NW 157th Lane with two cross connections provided to the west adjacent property. There are no direct connections to US Highway 441 proposed as a part of this application.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Mi Apa Site Plan - Part 1
- Mi Apa Site Plan - Part 2
- Application and Supporting Materials
- Public Notice Materials for the 09/13/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of an ±3,585 square foot drive through restaurant (Mi Apá Alachua) with associated site improvements
APPLICANT/AGENT:	Daniel Young, P.E. Causseaux, Hewett, and Walpole, Inc.
PROPERTY OWNER:	Alachua Development Co., LLC.
LOCATION:	North of US HWY 441, south of NW 157th Lane, west of NW 147th Drive
PARCEL ID NUMBER:	03067-601-002
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	NA
ACREAGE:	±1.14
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua Development Co, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua Development Co., LLC ., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board.*

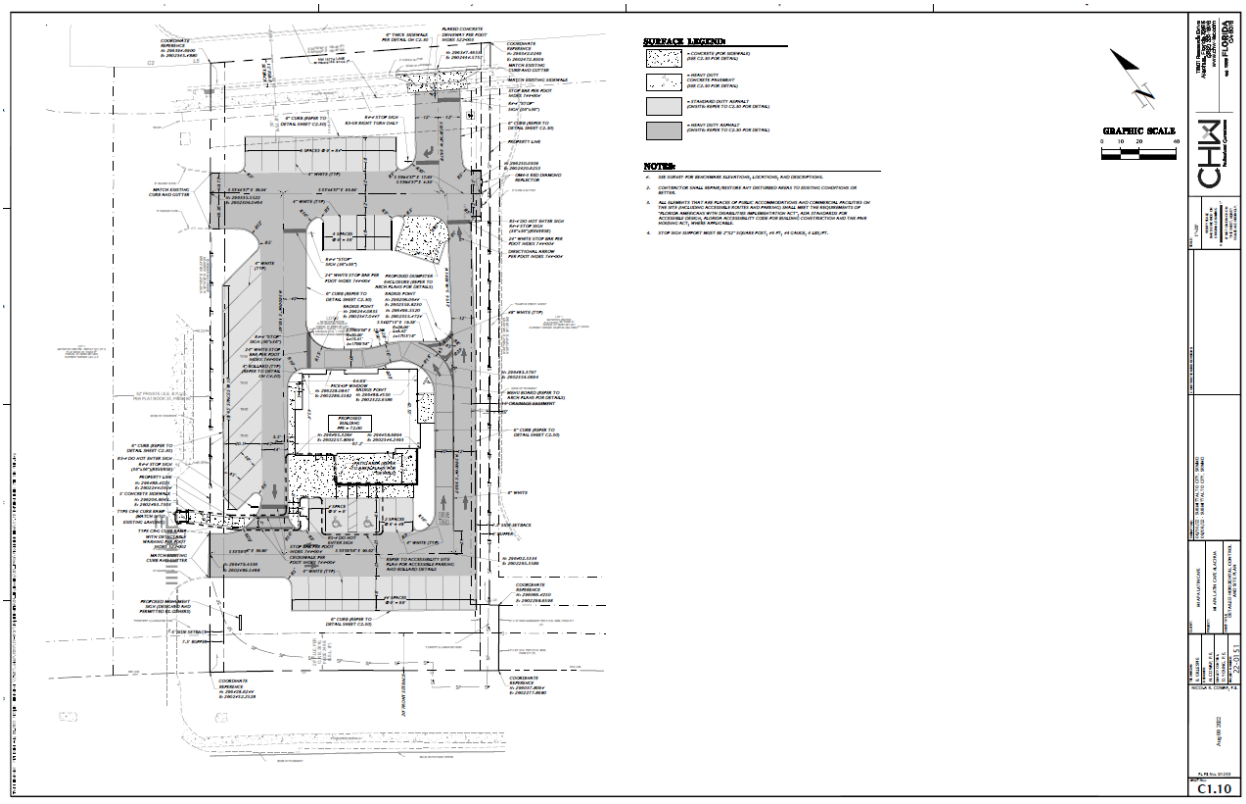
SUMMARY

This application is a request by Daniel Young, P.E. of Causseaux, Hewett, and Walpole, Inc., applicant and agent for Alachua Development Co., LLC., property owner, for consideration of a Site Plan proposing the construction of an approximately 3,585 square foot drive through restaurant (Mi Apá) with associated site improvements on a ±1.14 acre subject property.

The subject property is located north of US HWY 441, south of NW 157th Lane, west of NW 147th Drive.

The proposed development will convey the development's stormwater runoff to the existing stormwater system for the Baywood Centre commercial subdivision. Access to the site will be provided by one connection to NW 157th Lane with two cross connections provided to the west adjacent property. There are no direct connections to US Highway 441 proposed as a part of this application.

Illustration 1. Mi Apa Site Plan – Dimension Plan



SURROUNDING USES

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

Map 1. Vicinity Map

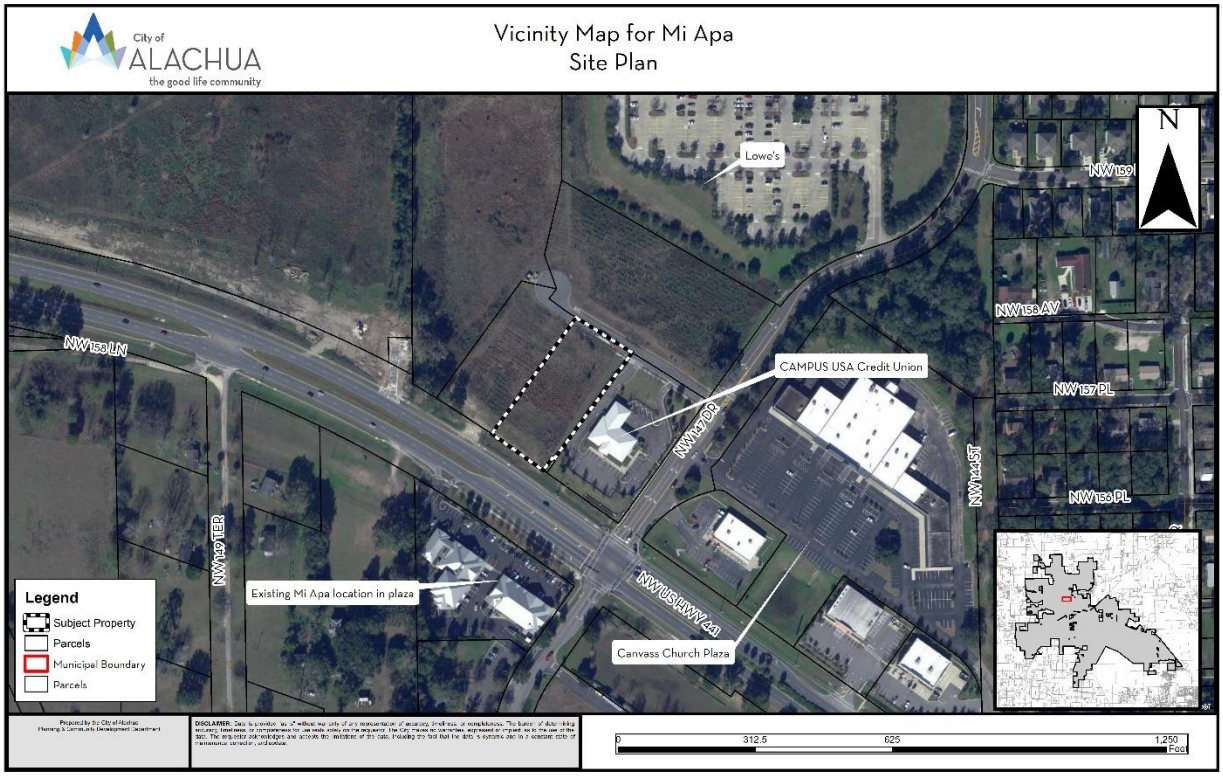


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	US 441/ Commercial Plaza	Commercial	CI
East	Financial Institution	Commercial	CI
West	Drive-Through Restaurant	Commercial	CI

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on June 22, 2022 at the offices of CHW, Inc., located at 11801 Research Drive. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 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*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, 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.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. **Eating establishments.**

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed site plan would be consistent with permitting an easting establishment. There is no proposed change of future land use designation or zoning designation.

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

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: 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: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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: 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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the 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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

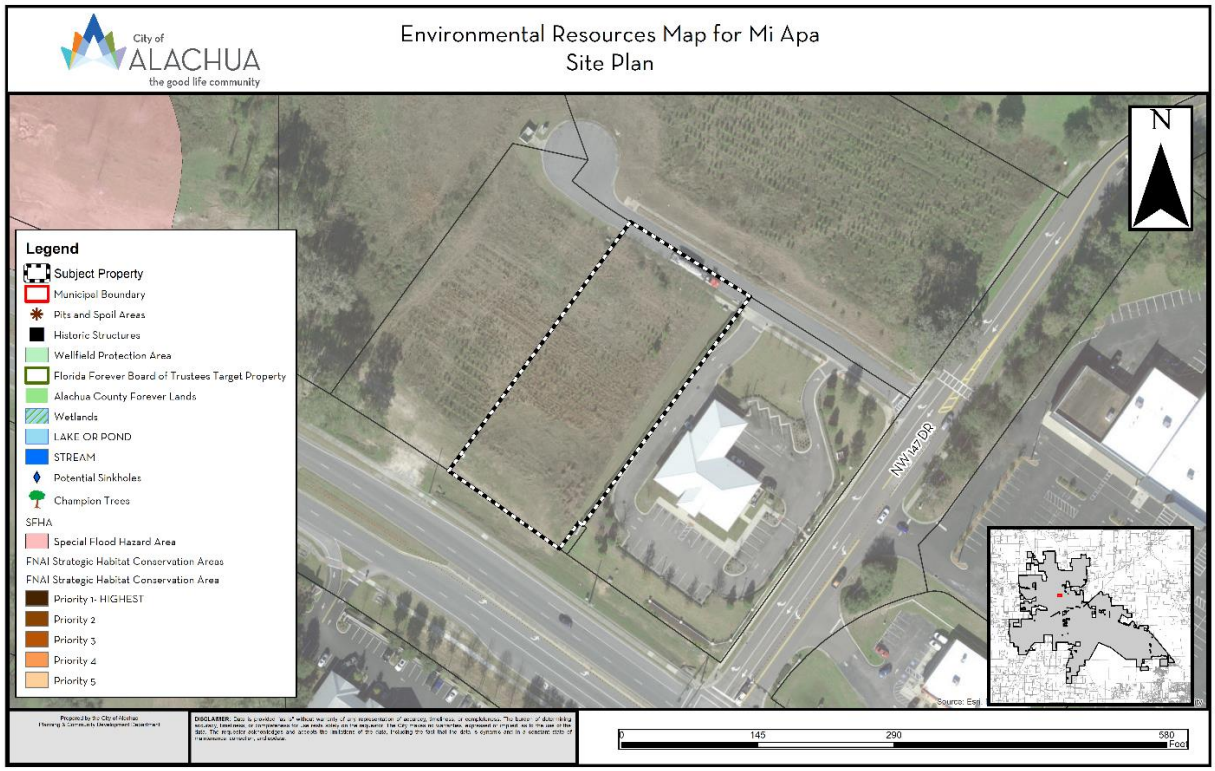
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 2. Environmental Features



Regulated Plant & Animal Species

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

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

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

Soil Survey

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

There is one (1) soil type found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	100

Evaluation: The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

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

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive. Table 4.1-1 found within Article 4 of the City's LDRs lists "restaurant with outdoor seating and restaurant with drive-through or drive-in service" as permitted uses within the CI zoning district.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The proposed use consists of a restaurant with both outdoor seating and drive-through service. This use is subject to the use-specific standards found in Section 4.3.4 (A)(1) and (2)of the City's LDRs. These standards are as follows:

(1)Restaurants with outdoor seating. Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

(a)Setback from residential district. The outdoor seating area shall be located no closer than 100 feet from any residential zone district or use.

(b)No obstruction of pedestrian movement. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
(c)Compatibility and compliance with building codes and State regulations. In approving the use, the City may impose conditions relating to the location, configuration, and operational aspects of such outdoor seating area to ensure its compatibility with surrounding uses, its architectural consistency with the restaurant, and its compliance with the City's building codes and ordinances, including noise, and all relevant State laws and regulations.
(d)Hours of operation. For restaurants with outdoor seating adjacent to or within 100 feet of a residential district, the following hours of operation requirements for the outdoor seating areas shall apply:(i)Weeknights. Service to outdoor seating areas will end at 10:00 p.m. on weeknights.(ii)Weekend nights. Service to outdoor seating areas will end at 11:00 p.m. on weekend nights.

(2)Restaurants with drive-through or drive-in service.
(a)Off-street parking and loading. All principal uses with drive-through or drive-in services shall comply with all applicable standards governing vehicle-stacking areas and drive-in facilities set forth in Section 6.1, Off-street parking and loading standards.
(b)Transitional use area requirement. When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, drive-throughs or drive-ins may not be closer than 100 feet from the residential district boundary line.

The proposed site plan demonstrates compliance with all of the applicable standards above. The outdoor seating area is not located within 100 feet of any residential use or residentially zoned district.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development. The application is proposing a 3,585 square drive through restaurant (ITE Code 934).

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

As the proposed use is non-residential, an analysis of the recreational and education level of services impact was not completed for this application.

Traffic Impact

The ITE Trip Generation Manual, 10th Edition indicates that the restaurant with drive through window use can be anticipated to generate the following trips: 741 (AADT), 49 (PM Peak), and 74 (AM Peak). A 52.5% pass-by reduction was applied based on ITE guidance for the proposed use.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
9 (109)	SR 235 (from US 441 to NW 140th St)	2/U Bays	Major Collector	COMM	D

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

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 5 US 441 (From SR 235 to I-75)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]
AADT		
Maximum Service Volume[2]	39,000	14,400
Existing Traffic[3]	22,581	4,500
Reserved Trips[4]	2,368	44
Available Capacity[4]	14,051	9,856
Increase/Decrease in Daily Trips Generated by Development[5]	741	185
Residual Capacity After Development's Impacts[6]	13,310	9,671

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2022 Development Monitoring Report.
5 Trip Distribution: Segment 5 - 100%, Segment 9 -25%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak)

Traffic System Category	Segment 5 US 441 (From I-75 to CR 235A)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]
PM PEAK		
Maximum Service Volume[2]	3,510	1,290
Existing Traffic[3]	2,145	689
Reserved Trips[4]	199	10
Available Capacity[4]	1,166	591
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	49	12
Residual Capacity After Development's Impacts[6]	1,117	579

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2022 Development Monitoring Report.
5 Trip Distribution: Segment 5 - 100%, Segment 9 -25%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	263,556
Available Capacity	727,027
Increase/Decrease in Potable Water Demand from Application[3]	2,669
Residual Capacity	**724,358**
Percentage of Permitted Design Capacity Utilized	**68.51%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Formula: 3,336 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	240,342
Available Capacity	501,658
Increase/Decrease in Sanitary Sewer Demand from Application[3]	2,669
Residual Capacity	**498,989**
Percentage of Permitted Design Capacity Utilized	**66.73%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Formula: 3,336 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.00	7,851.88
Reserved Capacity[2]	38,439.28	7,015.17
Increase/Decrease in Demand Generated by Application[3]	40.05	7.31
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*

2 *City of Alachua July 2022 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sq. ft./day x 3,336 sq. ft.) x 365)/2,000)*

4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
ALACHUA DEVELOPMENT CO., LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. The Public Utilities 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 the Public Utilities Easements.
2. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
3. The Applicant agrees that Conditions 1 and 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 through 3 as stated herein.

EXHIBIT "B"

TO

ALACHUA DEVELOPMENT CO., LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 24, 2022

Sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for the Mi Apa Alachua Site Plan

Dear Mr Young:

On August 9, 2022 the City of Alachua received your updated application for the above referenced 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 and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 13, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, August 29, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, August 29, 2022.*** . These signs will be ready for pick up from City Hall after 12 PM on Thursday, August 25, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, September 12, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 31, 2022

Sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Parking Adjustment Pursuant to Section 6.1.4(B)(5)(b): Mi Apa Site Plan

Dear Mr. Young:

The City is in receipt of your request concerning the maximum number of parking spaces allowed for the proposed Mi Apa restaurant on Tax Parcel 03067-601-002.

Section 6.1 of the City's Land Development Regulations (LDRs) establishes off-street parking and loading standards. Section 6.1.4(B)(5)(a) of the LDRs states that the number of off-street parking spaces shall not exceed more than 125 percent of the minimum number of spaces required.

The proposed use, a restaurant with drive through service, is required to provide 1 space per 150 square feet of floor area. The proposed Mi Apa restaurant would be 3,585 square feet, therefore, the minimum number of off-street parking spaces that is required is 24 spaces (3,585 square feet / 1 space per 150 square feet of floor area = 23.9 spaces). As set forth in Section 6.1.4(B)(5)(a) of the LDRs, the maximum number of parking spaces allowed would be 30 spaces (24 spaces x 125% = 30 spaces).

Section 6.1.4(B)(5)(b) states that the maximum number of parking spaces allowed may be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment.

A request has been submitted for the proposed Mi Apa restaurant. The request proposes to increase the maximum number of parking spaces allowed from 30 spaces to 38 spaces.

In order to support the request, a memo has been provided showing that the number of spaces would be within permitted minimum and maximum range if the restaurant did not have drive through service (1 space per 100 square feet = minimum of 36 spaces with maximum of 45 spaces). The memo also demonstrates the proposed restaurant would operate more as a typical restaurant without drive through service, and that the drive through service would be limited to beverages and limited food items. Information has also been provided indicating that the

number of employees would be 18-20, which would utilize a majority of the minimum 24 parking spaces required.

Further, the memo indicates that two of the spaces would be utilized as waiting spaces for the drive through line. These spaces would not be considered to be "off-street parking spaces", but rather stacking spaces for the drive through line. Therefore, the actual number of parking spaces proposed is 36 rather than 38.

Upon review of the request and supporting data, it is found that the provisions of Section 6.1.4(B)(5)(b) are satisfied. As such, your request to increase the maximum number of parking spaces allowed for the proposed Mi Apa restaurant at to a maximum of 36 spaces is approved.

If you have any questions regarding to this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachment: Parking Adjustment Request for Mi Apa

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 26, 2022

Sent by electronic mail to
daniely@chw-inc.com

Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Mi Apa Alachua Site Plan

Dear Mr Young:

On June 30, 2022, the City of Alachua received your applications for a Site Plan submitted on behalf of Alachua Development Co., property owner. The applications propose the construction of a ±2,500 square foot building for use as a drive through restaurant with associated site improvements on a ±1.14 acre subject property, located on Tax Parcel Number 03067-601-002.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on July 27, 2022 to discuss the needed revisions to the submitted application.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Monday, August 8, 2022. A total of four (4) copies of the complete application packages (i.e., all application materials and attachments) and a CD (or link to cloud share website) containing a PDF of all application materials 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 items may be scheduled for a public hearing before the PZB. 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 submitted by the date and time above, and if all comments have been adequately addressed this application may be heard at the September 13, 2022 hearing of the Planning and Zoning Board.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

SITE PLAN

1. Concurrency
    a. Segment description of Segment 9 in Table 2 of Concurrency Impact Analysis is incorrect.
2. Article 6.1 – Off-street parking and Loading Standards
    a. Parking rate is I space per 150 square feet. At 3,336 square feet the minimum amount of parking is 22 spaces. The maximum amount of parking is 125% of the minimum (22 x 1.25 = 27.5 = 28 spaces). Section 6.1.4 (B)(5)(b) provides for administrative increase with provision of adequate information demonstrating proposed use would not be economically viable without such adjustment. This increase is for up to 150% of minimum (22 x 1.50 = 33 spaces). Site plan proposes 38 spaces.
    b. Per Section 6.1.7- Table 6.1-3, the minimum drive aisle width is 14' for 1 way with angled parking spaces as proposed. Proposed aisle width is 12' in one way drive aisle located to the west of the proposed principal building.
    c. Per Section 6.1.8 (A), please verify if there is an order box or if ordering and order pickup are both done at window. Please ensure 4 spaces from pick-window to order box, and 4 spaces from order box are provided in accordance with this Section.
    d. Dimensions of stacking spaces must be provided per Section 6.1.8 (B). Minimum dimensions are 9' x 20'.
3. Article 6.2 – Tree Protection and Landscaping Standards
    a. Per Section 6.2.1 (G), if there are no regulated trees proposed to be removed, a note must be made on the Site Plan. If regulated trees are proposed to be removed, then tree mitigation calculations must be provided. Pine trees are not regulated trees.
    b. Table for Site Landscaping must be revised. Please see Section 6.2.2 (D)(1)(d)(i) and (ii) for correct calculations.
    c. Section 6.2.2 (D)(1)(d) requires 2 understory trees to be planted on each side of the site. There appears to be only 1 understory tree. Please note that the palm trees count as understory trees at a rate of 3 palm trees to 1 tree.
    d. Section 6.2.2 (D)(1)(d)(iii) requires a row of shrubs to be planted along building facades. Shrubs not identified along front, rear, or west façade of building. Please note that shrub masses may be used. Additionally, please see Section 6.2.2 (D)(9)(c) for alternative options for provision of shrubs.
    e. Perimeter buffer calculations must be provided for north and south perimeters in accordance with Section 6.2.2 (D)(3).
    f. East buffer is 7.5' Type C buffer based on requirements of Table 6.2-2.
    g. Section 6.2.3 (E) requires 3 understory trees for each 100' of road frontage. This yields a minimum understory tree count of 5 understory trees along US 441, however only 3 provided (9 palms = 3 understory trees).
4. Section 6.6 – Infill Standards
    a. Proposed use is located within 500' of a residential use. Please address Section 6.6.3.
5. Section 6.8 – Design Standards for Business Uses
    a. Please key or otherwise clarify elevation directions (e.g., east, west, etc).
    b. 'Rear' elevation faces NW 157th Lane and faces a publicly accessible parking area that consist of 15% or more of required minimum parking. Therefore, this façade must meet 20% glazing requirement of Section 6.8.2 (A)(2)(a)(1)a.
    c. Provide cladding material breakdown for each façade. Per Section 6.8.2 (A)(2)(d)(i) metal siding of more than 50% of a façade is prohibited when visible from the street.

6. Land Rights
    a. Access points to west connect to existing private ingress/egress easement located on Lot 3 of Baywood Centre plat. Applicant must demonstrate legal access through this private ingress/egress easement. Additional easement from adjacent property owner in favor of the owner of Lot 2 and the City of Alachua may be required.
7. Public Services/ Alachua County Fire Rescue/ Outside Review
    a. Please address all comments issued by Christopher Potts, P.E, of JBPro, Inc. in a letter received July 21, 2022, and attached to this letter.
    b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated July 21, 2022 and attached to this letter.
8. General
    a. Please note that based on guidance from the Building Official, the meter size must be determined by the design professional for the Building.
    b. Relabel plans from Development Plans to Site Plan.
    c. Note 2 on Site Plan cover provides incorrect zoning information.
    d. Incorrect setback information provided on Site Plan cover sheet.
    e. Note 7 does not identify any zoning district.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 21, 2022**

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

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

TR 7/21/2022 3

RE: **Mia Apa Site Plan**

Public Services has reviewed the subject project (June 30, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

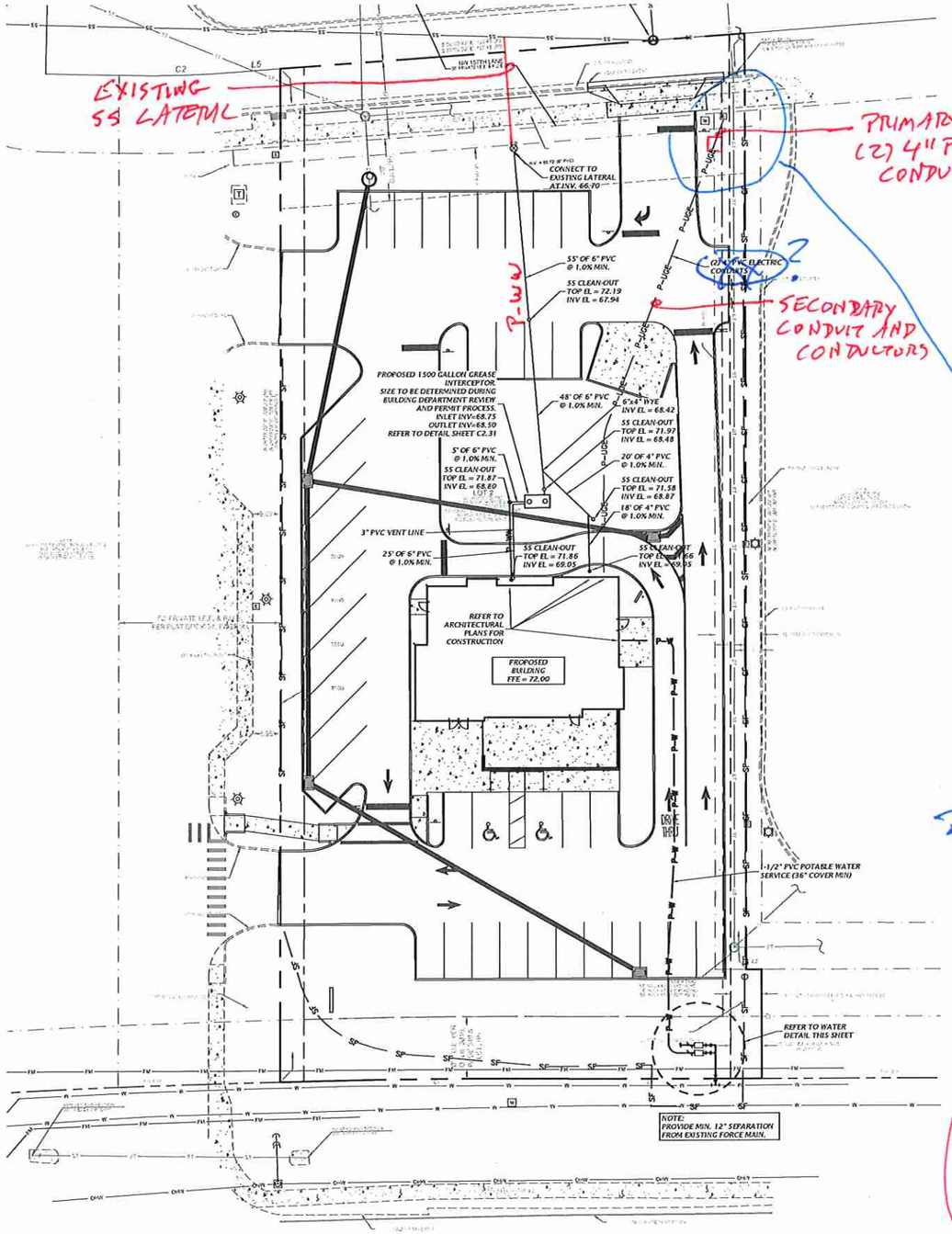
NO.	COMMENTS
1.	**Comment on June 30, 2022 Submittal** **Sheet C0.00**: • In keeping with COA terminology, please replace ""DEVELOPMENT PLANS" with "SITE PLANS". • General Note 5: Please note that the existing sanitary sewer system shown on Sheet C3.10 is private. The existing force main of an existing private lift station discharges to the COA wastewater system. Thus, please change note to: "SANITARY SEWER SERVICE WILL CONNECT TO AN EXISTING PRIVATE SANITARY SEWER SYSTEM THAT CONNECTS TO THE CITY O F ALACHUA'S EXISTING WASTEWATER SYSTEM." • General Note 5, last sub-note": Replace "2020" with "LATEST EDITION". Please **resubmit** this sheet.

NO.	COMMENTS
2.	**Comment on June 30, 2022 Submittal** **Sheet C0.10:** • Please add General Note 30, as follows: "30. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. " • Please modify W&WW General Note 9 as follows: "9. TRACER WIRE INSTALLED ON ALL WATER MAINS **AND SERVICE CONNECTIONS SUPPLYING WATER METERS**, BOTH PVC AND DUCTILE IRON." • Please add W&WW General Notes 28 & 29 as follows: "28. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". "29. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." Please **resubmit** this sheet.
3	**Comment on June 30, 2022 Submittal** **Sheet C2.31:** • Please replace the following with updated details. Contact Bryan G. 112, 115, 118 & 121 • Detail 227 Grease Interceptor: This reviewer understands the need for the vent connection. But please explain the purpose of the drain connection. Where will it be located on the interceptor? Will it have a deleterious environmental effect by discharging FOG to groundwater? Please **submit** response & **submit** modified detail as required. • Detail 539, Single Phase Transformer Pad: Keep for now, but if the transformer is a 3-phase transformer, this detail will need to be replaced.

NO.	COMMENTS
	Please **resubmit** this sheet.
4	**Comment on June 30, 2022 Submittal** **Sheet C2.32** • Replace Detail 127 with updated version. Contact Bryan G. • Please add Detail 324 Temporary Protective Fence. • Please add Detail 506 Typical Conduit Trench Please **resubmit** this sheet.
5.	**Comment on June 30, 2022 Submittal** **Sheet C3.10, 1 of** • COA ELECTRICAL WORK SCOPE: Please add: " 1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED. 1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER. " • Water Detail: Please add "GATE" so note now reads: "16" X 2" TAPPING SADDLE AND 2" **GATE** VALVE". • Please add the following general note: "GENERAL NOTE 1: COA HAS NO MAINTENANCE REPSONSIBILITY FOR PROPOSED AND EXISTING WASTEWATER PIPING. ALL SHOWN EXISTING "SS" PIPING IS PRIVATE." • Show "P-WW" for all proposed wastewater piping. See markup. Please **resubmit** this sheet.
6.	**Comment on June 30, 2022 Submittal** **Sheet C3.10, 2 of** • Show the existing SS line from the most northerly CO to the existing east-west SS

NO.	COMMENTS
	line. See markup. Please **resubmit** this sheet.
7.	**Comment on June 30, 2022 Submittal** **Sheet C3.10, 3 of** • Show the transformer. Locate near the primary drop point and east of the in/out road. Locate so it is not too near the in/out road. • Around the transformer, show a PUE with nominal dimensions of 14 X 14 feet, space permitting. Also, show a PUE around the primary circuit. • Show the secondary circuit from the transformer to the building. Note that the secondary circuit includes both the conduit and the conductors. • See markup.
8.	**Comment on June 30, 2022 Submittal** • **Submit** electrical load calculations, which are necessary so that COA can size and order the transformer. • Determine and **submit** the load-side voltage and number of phases. • Once the load-side voltage and number of phases is determined, add the appropriate electrical details to the project. **Submit** applicable sheets.
9	**Comment on June 30, 2022 Submittal**
10	**Comment on June 30, 2022 Submittal**
	END OF COMMENTS

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



COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE COA, COA WILL PERFORM CERTAIN WORK TASKS TO ASSIST THE CONTRACTOR IN PROVIDING THE COMPLETE AND OPERATING ELECTRICAL SYSTEM(S) AS NOTED IN PAR 1.2, AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

1.2 COA ELECTRICAL WORK INCLUDES MODIFICATIONS TO THE EXISTING JUNCTION BOX AND THE PROPOSED TRANSFORMER.

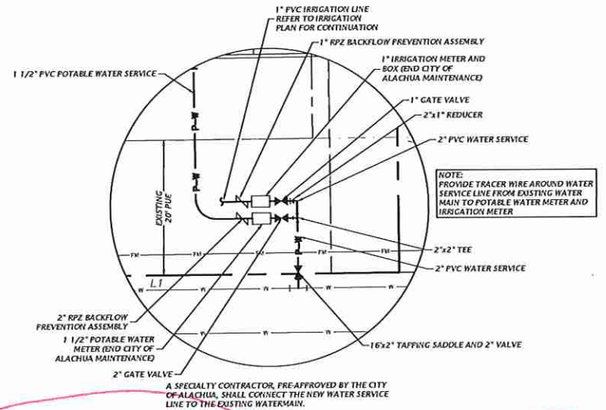
1.3 CONTRACTOR SHALL FURNISH THE FOLLOWING PRODUCTS: ALL PRIMARY CABLES, ALL SECONDARY CABLES, ALL TRANSFORMERS AND MAKE-UP MATERIALS. THE CITY OF ALACHUA WILL ORDER THESE PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, SECONDARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY THE CITY OF ALACHUA WILL BE BACKCHARGED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.5 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF THE PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB CONTRACTOR, THE ENGINEER OF RECORD, THE CITY OF ALACHUA PROJECT MANAGER AND CITY OF ALACHUA ELECTRICAL STAFF.

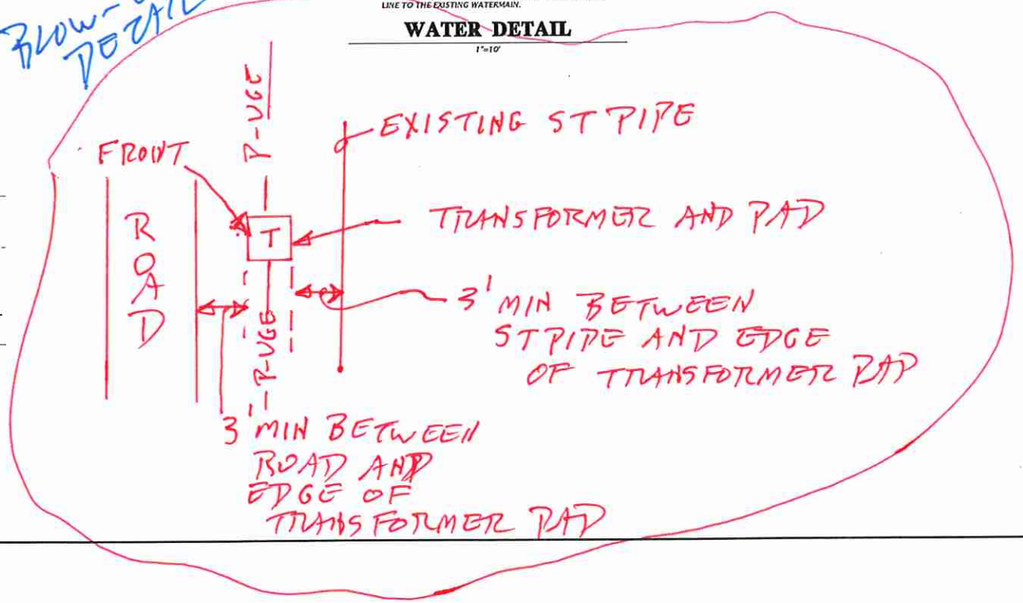
1.6 DURING CONSTRUCTION, COA WILL REVIEW ELECTRICAL SUBMITTALS, IN PARTICULAR THE DIAMETER SIZE (KC MIL) OF THE SECONDARY CONDUCTORS THAT CONNECT TO THE TRANSFORMER.

GRAPHIC SCALE
0 10 20 40



WATER DETAIL
1"=10'

BLOW-UP DETAIL



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.CHW-Inc.com
est. 1988 FLORIDA CA-3975
CHW Professional Consultants

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

CONSTRUCTION REVISION

SUBMITTAL: 06/30/22 - SUBMITTAL TO CITY, SRWMD

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: B. GILLESPIE
DESIGNED: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
Jun 30 2022
FL PE No. 91233

SHEET NO.: C3.10

Tetra Tech Printing Plot Date: Jun 30,2022 2:27pm Filename: \\Mot1\Jobs\2022\22-0151\Department\Civil_Engineering\GIS_Mxd\1_Production Files\C3.10 Detailed Utility Plan.dwg

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

Draft

July 21, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Mi Apa Drive Thru Restaurant

Dear Mr. Tabor:

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

C0.21 – Stormwater Pollution Prevention Plan

1. Silt Fence is labeled but not drawn on the northern boundary of the site. It does not appear to be necessary at this location.

C0.30 – Demolition Plan

1. Please revise silt fence labels on the western boundary and remove from the northern boundary of the site.

C1.10 – Detailed Horizontal Control And Site Plan

1. Will a future connection be made to the adjacent property to the east? This is a developed site. If no connection is anticipated, suggest removing roadway stub.
2. The 8' radii may be tight for vehicles leaving the drive thru lane. Suggest making radii larger.
3. Suggest revising label to beginning of painting of drive thru lane to be a whole number rather than 12.3464 in order to improve constructability.

C2.10 – Detailed Grading and Drainage Plan

1. The driveway connection to the site is very steep. Suggest flattening out if possible to prevent the possibility of cars bottoming out at the entrance.
2. Please revise the crossing 73 and 74 contour lines at the entrance to the site.
3. Please provide a spot elevation at both corners of the section of parking to the south of the building.
4. Suggest providing a steeper slope than 0.20% on the HDPE from S-1 to S-2 to a minimum slope of 0.30%.

C3.10 – Detailed Utility Plan

1. Please clarify whether the potable water service will be 2” or 1.5”. If 1.5” please provide reducer.

Draft

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 7, 20222

Sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Completeness Review: Mi Apa Site Plan

Dear Mr Young:

On June 30, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of Alachua Development Co. LLC, property owner. The application proposes the construction of a ±2,500 square foot building for use as a restaurant with drive through service with associated site improvements on a ±1.14 acre subject property, located on Tax Parcel Number 03067-601-002.

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 application for completeness and finds that the application is complete and can be forwarded to the Project Assistance Team (PAT) for review.

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled separately.

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

SITE PLANS

FOR:

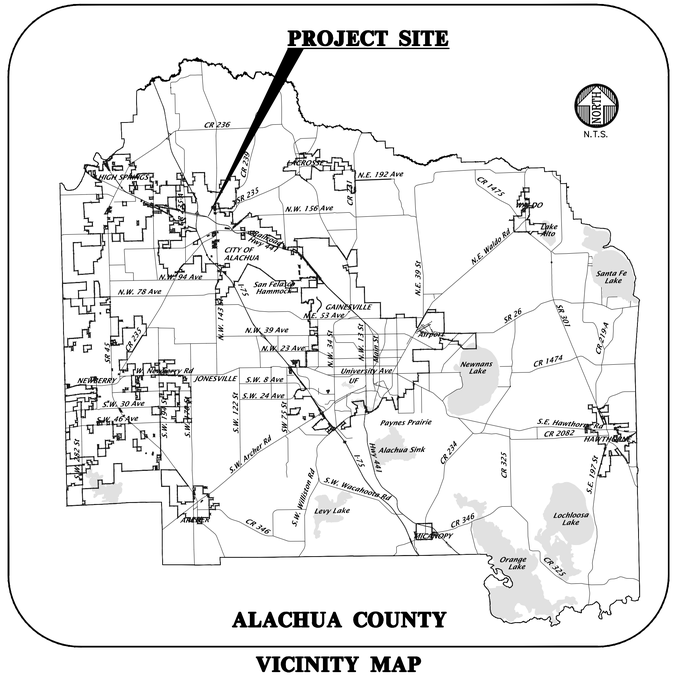
MI APA LATIN CAFE - ALACHUA

ALACHUA COUNTY, FLORIDA

SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST

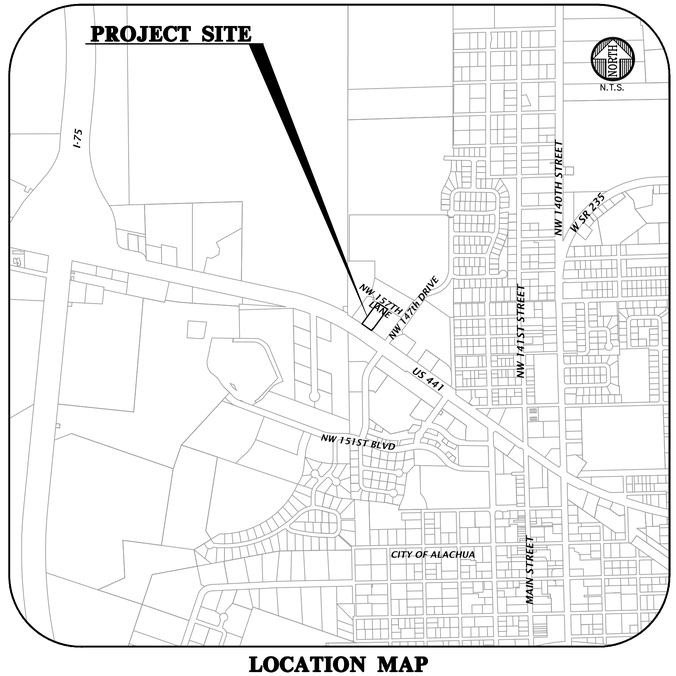
SUBMITTED TO:

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



ALACHUA COUNTY

VICINITY MAP



LOCATION MAP

GENERAL NOTES

1. *DEVELOPMENT DATA:*

	PROPOSED DEVELOPMENT		
TOTAL AREA=	49,658 S.F.	100.0%	1.14 ACRES
TOTAL IMPERVIOUS AREA=	31,520 S.F.	62.9%	
OPEN SPACE=	20,138 S.F.	34.5%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±2,800 SF RESTAURANT WITH 778 SF OF OUTDOOR SEATING, ASSOCIATED DRIVE AISLES, DRIVE-THROUGH, PARKING AND UTILITY SERVICES

ZONING & LAND USE DESIGNATION:
ZONING = COMMERCIAL INTENSIVE - CI
FUTURE LAND USE = COMMERCIAL - C

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

PRIMARY BUILDING	
FRONT:	20'
SIDE:	NONE
REAR:	15'
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
MAX FAR	0.75

3. *PARKING CALCULATIONS:*
PARKING CALCULATIONS:
MIN. PARKING REQUIRED: 1 SPACES PER 150 SF X 3587 SF = 24 SPACES
MAX. PARKING ALLOWED: 24 SPACES X 125% = 30 SPACES

PROVIDED PARKING 38 SPACES; REQUEST SUBMITTED PER SECTION 6.1.4.(B)(5)(B) FOR PARKING ADJUSTMENT BY LDR ADMINISTRATOR

ACCESSIBLE PARKING REQUIRED : 2 SPACES
ACCESSIBLE PARKING PROVIDED : 2 SPACE

4. *DATE OF BOUNDARY SURVEY:*
A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY CHW AND DATED MAY 10, 2022

5. *UTILITIES:*
·POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF ALACHUA WATER SYSTEM.

·SANITARY SEWER SERVICE WILL CONNECT TO AN EXISTING PRIVATE SANITARY SEWER SYSTEM THAT CONNECTES TO THE CITY OF ALACHUA'S EXISTING WASTEWATER SYSTEM.

·ELECTRIC SERVICE WILL BE PROVIDED VIA NEW SERVICE CONNECTION TO ADJACENT ELECTRIC SERVICE AND CITY OF ALACHUA SYSTEM.

·RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.

·POTABLE WATER AND SANITARY SERVICE SHALL CONFORM TO THE LATEST EDITION "CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, REQUIREMENTS FOR DESIGN AND CONSTRUCTION, POTABLE WATER, RECLAIMED WATER AND WASTEWATER".

6. *NATURAL FEATURES:*
EXISTING TOPOGRAPHY MILDLY SLOPES FROM NORTH TO SOUTH. THE LOT WAS PREVIOUSLY CLEARED AND FILLED.

7. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
ZONING DISTRICT DESIGNATION = COMMERCIAL INTENSIVE (CI)

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 SITE IS CURRENTLY PLANTED WITH CROP PINE TREES AND THE PROPOSED LANDSCAPING FULFILLS GENERAL, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED PROJECT WILL USE THE EXISTING STORMWATER COLLECTION SYSTEM.

8. *CONCURRENCY IMPACT ANALYSIS:*
INCLUDED WITH THIS SUBMITTAL

9. *LEGAL DESCRIPTION:*
LOT 2, BAYWOOD CENTRE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 91, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 1.14 ACRES MORE OR LESS.

10. *TRAFFIC STATEMENT:*
THE PROJECT TRAFFIC GENERATION IS CALCULATED FROM TRIP GENERATION RATES PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION, AN INFORMATIONAL REPORT, 11TH EDITION

PROPOSED LAND USE	QUANTITY	ADT	AM PEAK HR	PM PEAK HR
HIGH TURNOVER (SIT DOWN) RESTAURANT	3585 SF	384	49	59
TOTAL		384	49	59

**PASS-BY BASED ON ITE CODE 934 - FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW*
***DAILY PASS-BY TRIP RATE IS NOT PROVIDED. THE AVERAGE OF THE AM AND PM PASS-BY RATES IS USED*

11. *INFILL STANDARDS*
THIS PROJECT MEETS THE GENERAL CONDITIONS OF THE RESIDENTIAL PROTECTION STANDARDS AS FOLLOWS:
1. HOURS OF OPERATION ARE BETWEEN 7 AM AND 10 PM AND DELIVERIES WILL BE MADE DURING HOURS OF OPERATION
2. THERE ARE NO ACTIVITIES PROPOSED WITH POTENTIAL ADVERSE EFFECTS.
3. TRASH RECEPTACLES HAVE BEEN PLACED AWAY FROM THE RESIDENTIAL USE AND CLOSER TO NW 157TH LANE
4. LOADING AND DELIVERIES WILL BE MADE ON THE EAST SIDE OF THE BUILDING AWAY FROM THE RESIDENTIAL USE
5. REFER TO THE LIGHTING AND PHOTOMETRIC PLANS FOR LOCATION AND INTENSITY OF LIGHTS. LIGHTS BE UTILIZED DURING HOURS OF OPERATION AND UTILIZE FULL CUTOFF FIXTURES.
6. NO OUTDOOR MACHINES ARE PROPOSED. THERE WILL BE AN OUTDOOR DINING AREA WHICH WILL BE OPERATED DURING THE HOURS OF OPERATION. THIS WILL NOT PRODUCE ADVERSE IMPACTS TO RESIDENTIAL USE.
7. LANDSCAPING AND BUFFERS HAVE BEEN PROVIDED PER CITY CODE. NO ADDITIONAL BUFFERING IS REQUIRED AS THERE IS NO ADVERSE IMPACTS FROM THE SITE.
8. MAXIMUM BUILDING HEIGHT IS 17'-0"
9. THIS PROJECT DOES NOT PROPOSE ANY NATURAL LIGHTING OR SOLAR ACCESS RESTRICTIONS.
10. VENTILATION AND CONTROL OF ODORS AND FUMES WILL BE PROVIDED WITHIN THE BUILDING'S HVAC SYSTEM
11. DUST CONTROL WILL BE CONTROLLED BY WATERING TRUCKS OR OTHER BEST MANAGEMENT PRACTICES.
12. THE PROPOSED SITE DESIGN CONFIGURATION HAS BEEN SELECTED TO PROVIDE MINIMAL ADVERSE IMPACTS TO THE RESIDENTIAL USE.

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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
C0.30	DEMOLITION AND TRE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAIL GRADING AND DRAINAGE PLAN
C2.30 - C2.32	CONSTRUCTION DETAILS
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A101	ARCHITECTURAL FLOOR PLAN
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E5.0	ELECTRICAL SCHEDULES

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CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY, SRWMD
08/08/22 - SUBMITTAL TO CITY, SRWMD

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
REVIEWER: N. COWAP, P.E.
D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.

NICOLA R. COWAP LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022

FL PE No. 91233

SHEET NO: C0.00

Path: Holster Plot Date: Aug 25,2022 9:40am Filename: \\fs01\Jobs\2022\22-0151\Departments\04_Engineering\03_DWGs\Production Files\C0.00 Cover Sheet and Index.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED MAY 10, 2022.
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 ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT 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 2022-23 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2022, 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 FDOT 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 PUBLIC WORKS DEPARTMENT 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, 2022 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.
30. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.

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 STANDARDS PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
   A. 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.
   B. NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.
   C. 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.
   D. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.
   E. 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.
   F. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.
   G. 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.
   H. 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 PUBLIC WORKS DEPARTMENT 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 AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS SUPPLYING WATER METERS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61

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*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
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*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
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*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
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.

PARKING BY DISABLED PERMIT ONLY

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

STOP

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- *EX. PROPERTY LINE*
- *LANDSCAPE BUFFER LINE*
- *BUILDING SETBACK LINE*
- *WETLAND LIMITS LINE*
- *WETLAND SETBACK LINE*
- *CENTER LINE*
- *EASEMENT LINE*
- *RIGHT-OF-WAY LINE*
- SF — SF — *SILT FENCE LINE*
- TB — TB — *TREE BARRICADE LINE*
- *EX. STRUCTURE OR BUILDING*
- *PROPOSED BUILDING*
- *PROPOSED ASPHALTIC PAVEMENT*
- *PROPOSED CONCRETE PAVEMENT*
- *PROPOSED DETECTABLE WARNING SURFACE*
- *DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346*
- *WATERSHED DIVIDE*
- 99 *EX. ELEVATION CONTOUR*
- 99 *PROPOSED CONTOUR*
- 93.23 *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*
- *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- 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)*
- 13 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

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.

WASTEWATER

- SS — SS *EX. GRAVITY WASTEWATER MAIN*
- P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- FM — FM *EX. WASTEWATER FORCE MAIN*
- P–FM *PROPOSED WASTEWATER FORCE MAIN*
- N-E LOCATION / RIM ELEV. LOCATION *EX. WASTEWATER MANHOLE*
- N-E LOCATION / RIM ELEV. LOCATION *PROPOSED WASTEWATER MANHOLE*
- *EX. WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER GREASE TRAP*
- MH# *PROPOSED WASTEWATER MANHOLE ID*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *EX. PLUG VALVE AND BOX (WW FORCE MAIN)*
- *PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)*
- *EX. AIR RELEASE VALVE (WW FORCE MAIN)*
- *PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)*

MISCELLANEOUS UTILITIES

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

- P–ATT *PROPOSED AT&T LINE*
- BC — BC *EX. BURIED CABLE LINE*
- P–BC *PROPOSED BURIED CABLE LINE*
- BTEL *EX. BURIED TELEPHONE LINE*
- P–TEL *PROPOSED TELEPHONE LINE*
- CATV *EX. CABLE TELEVISION LINE*
- P–TV *PROPOSED CABLE/TELEVISION LINE*
- FO — FO *EX. FIBER OPTIC LINE*
- UGTEL *EX. UNDERGROUND TELEPHONE LINE*
- 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*
- G *EX. GAS MARKER*

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est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY; SRWMD
08/08/22 - SUBMITTAL TO CITY; SRWMD

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: LEGEND

TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
PLOT/CONFIG: N. COWAP, P.E.
QA/QC: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
NICOLA R. COWAP LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 8 2022
FL PE No. 91233

SHEET NO.: C0.11

Tech: ThomasD Plot Date: Aug 08,2022 1:15pm Filename: \\Vol1\Jobs2\2022\22-0151\Department\04_Engineering\03_DWGs\Production Files\C0.11 Legend.dwg

ALTA / NSPS LAND TITLE SURVEY

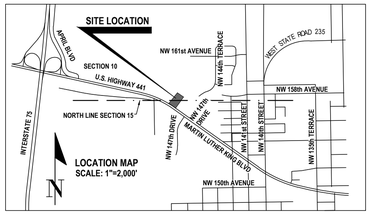
LOCATED IN SECTION 10 & 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

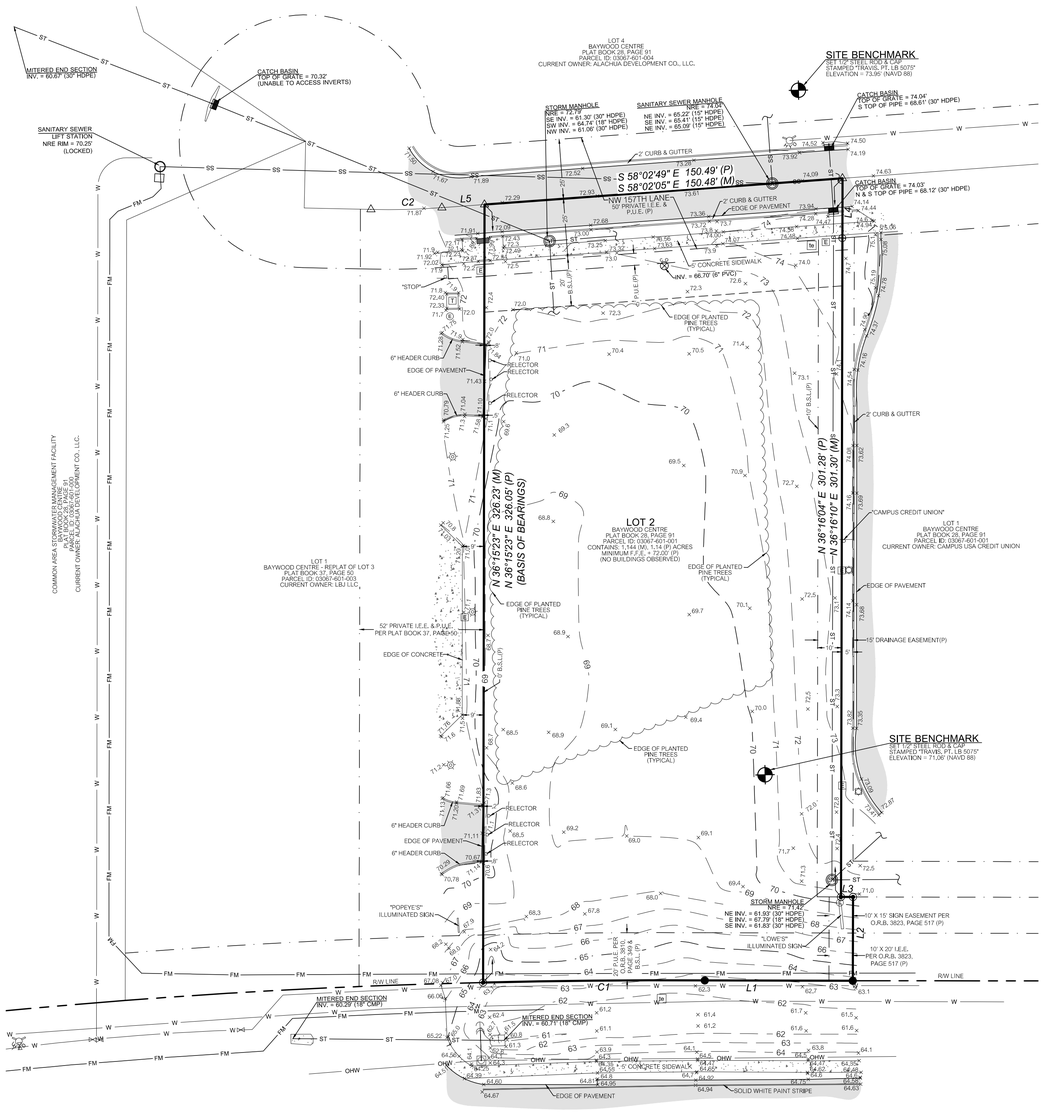
GRAPHIC SCALE

0 15 30 60

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 2, BAYWOOD CENTRE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.




LOT 4
BAYWOOD CENTRE
PLAT BOOK 28, PAGE 91
PARCEL ID: 03067-601-004
CURRENT OWNER: ALACHUA DEVELOPMENT CO., LLC.
SITE BENCHMARK
SET 1/2" STEEL ROD & CAP
STAMPED "TRAVIS, PT, LB 5075"
ELEVATION = 73.95' (NAVD 88)
MITERED END SECTION
INV. = 60.87' (30" HDPE)
CATCH BASIN
TOP OF GRATE = 70.32'
(UNABLE TO ACCESS INVERTS)
SANITARY SEWER
LIFT STATION
NRE RIM = 70.25'
(LOCKED)
STORM MANHOLE
NRE = 74.79'
SE INV. = 61.30' (30" HDPE)
SW INV. = 64.74' (18" HDPE)
NW INV. = 61.06' (30" HDPE)
SANITARY SEWER MANHOLE
NRE = 74.66'
NE INV. = 65.22' (15" HDPE)
SE INV. = 65.41' (15" HDPE)
NE INV. = 65.09' (15" HDPE)
CATCH BASIN
TOP OF GRATE = 74.04'
S TOP OF PIPE = 68.61' (30" HDPE)
2' CURB & GUTTER
S 58°02'49" E 150.49' (P)
S 58°02'05" E 150.48' (M)
NW 157TH LANE
50' PRIVATE I.E.E. &
P.U.E. (P)
EDGE OF PAVEMENT
CATCH BASIN
TOP OF GRATE = 74.03'
N & S TOP OF PIPE = 68.12' (30" HDPE)
C2
L5
L1
L2
L3
L4
C1
C3
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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 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST
COUNTY PARCEL NO.:	03067-601-001
STREET ADDRESS:	±215' W OF INTERSECTION OF NW 157TH LANE & NW 147TH DR
PROJECT AREA:	1.14 ACRES
SITE LOCATION MAP:	SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A ±2,800 S.F. RESTAURANT WITH 726 SF OF OUTDOOR SEATING AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, AND UTILITIES. THE SITE WILL DISCHARGE INTO AN EXISTING STORMWATER MANAGEMENT FACILITY VIA PIPES AND CATCH BASINS. THE PROJECT SITE IS LOCATED AT NW 157TH LANE, ALACHUA FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 1.14 ACRES.

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

DAYS

1. 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.
2. THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.
3. ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.
4. THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.
5. IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.
6. THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.
7. THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.
8. 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).
9. THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.
10. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
11. UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).
12. 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:	1.14 ACRES
TOTAL SITE AREA TO BE DISTURBED:	1.14 ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	0.72 ACRES
TOTAL DETENTION VOLUME:	13.63 ACRE-FEET
TOTAL 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 ARREDONDO FINE SAND AND GAINESVILLE SAND. A GEOTECHNICAL EXPLORATION OF THE EXISTING STORMWATER MANAGEMENT FACILITY WAS PERFORMED IN 2010. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

DEPTH TO EFFECTIVE OR MOBILIZED AQUIFER:	17 FEET
DEPTH OF SEASONAL HIGH WATER TABLE:	58 FEET
HORIZONTAL HYDRAULIC CONDUCTIVITY:	0.8 FEET/DAY
UNSATURATED VERTICAL INFILTRATION:	0.4 FEET/DAY

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	POST DEVELOPMENT AREA (ACRES)	POST DEVELOPMENT RUNOFF FACTOR (CN)	POST DEVELOPMENT IMPERVIOUS AREA (ACRES)	STORMWATER MANAGEMENT FACILITY TYPE	FACILITY DETENTION CAPACITY (ACRE-FEET)	100-YEAR FLOOD ELEVATION (FT)
N/A	N/A	N/A	N/A	DRY DETENTION/ RETENTION	N/A	N/A

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 OUTFALL STRUCTURE IS LOCATED AT THE SOUTHWEST PORTION OF THE PROJECT AND THE ASSOCIATED RECEIVING WATER BODY IS THE SANTA FE RIVER.

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

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

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 1.15 ACRES AND WILL CONSIST OF APPROXIMATELY 1.15 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

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

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

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

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

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

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

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

B. DUST CONTROL

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

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED 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 "MI APA LATIN CAFE OF ALACHUA, LLC".

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: Mi Apa Alachua
Site Location: ±215 W OF INTERSECTION OF NW 157TH LANE & NW 147TH DR
Alachua County, Florida

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

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

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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: N/A

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

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 SUBMITTAL TO CITY; SRWMD
08/08/22 SUBMITTAL TO CITY; SRWMD

CLIENT: MI APA LATIN CAFE

PROJECT: MI APA LATIN CAFE ALACHUA

SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

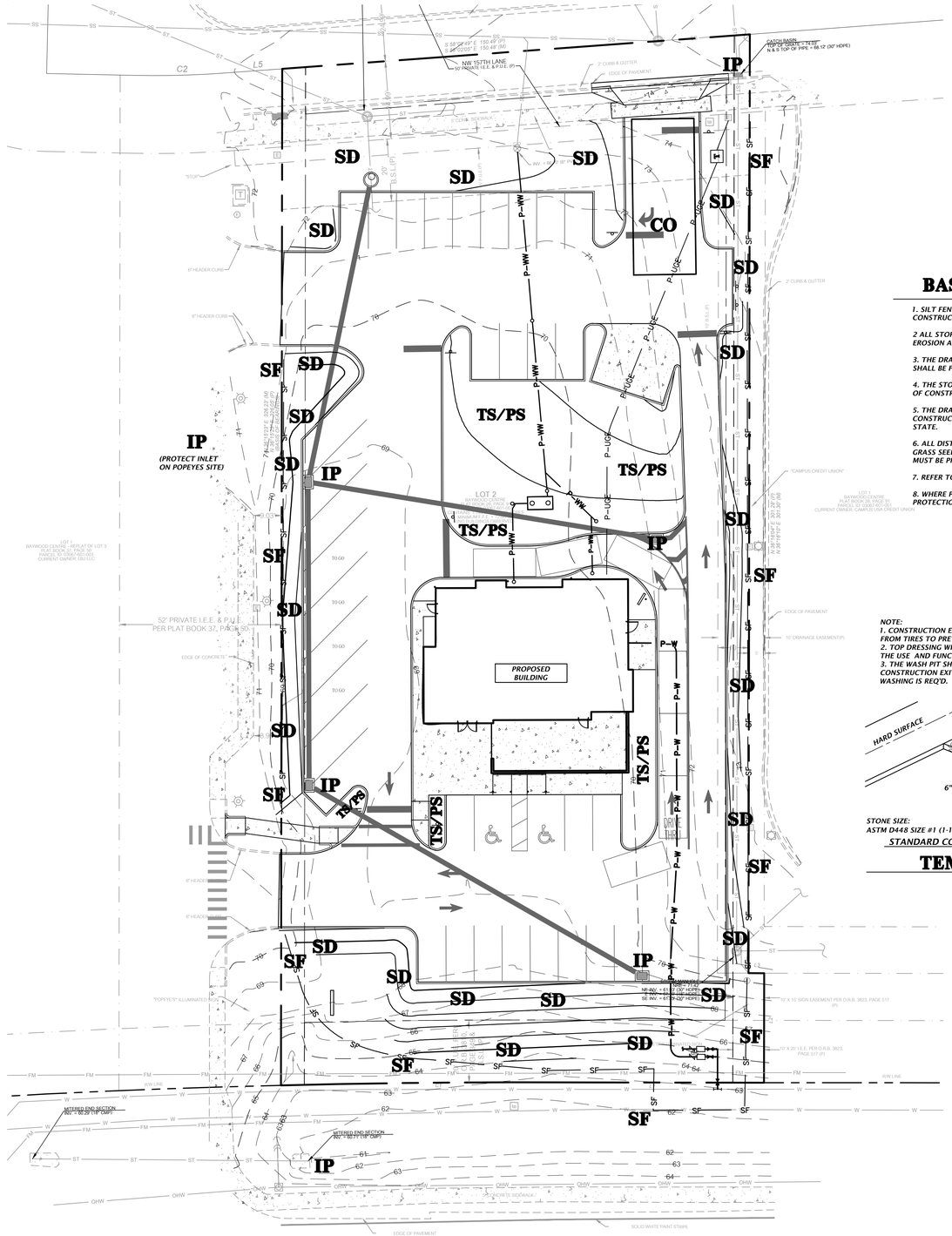
TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

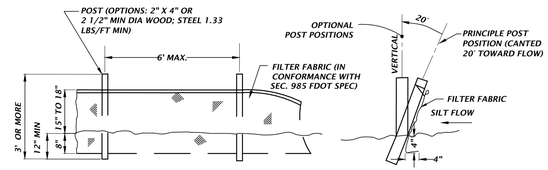
NICOLA R. COWAP, P.E.
NICOLA R. COWAP LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022

FL PE No. 91233

SHEET NO.: C0.20

Tech: ThomasG Plot Date: Aug 08,2022 1:17pm Filename: \\Vol1\Jobs\2022\22-0151\Department\04_Engineering\02_Design\Production Files\C0.20 SWPP Notes.dwg





TYPE III SILT FENCE DETAIL

NTS

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

GRAPHIC SCALE

0 10 20 40

BASIN 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 DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.

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

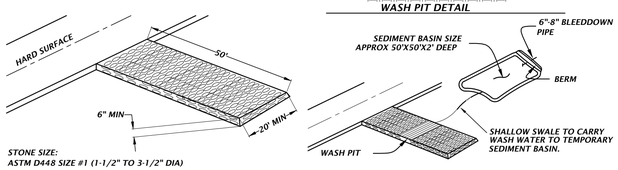
5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCURR IN A DRY STATE.

6. 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.

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

8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.

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.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

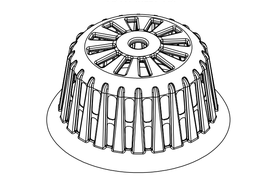
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

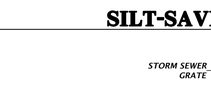
2. PLACE THE FRAME ONTO THE INLET STRUCTURE. ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

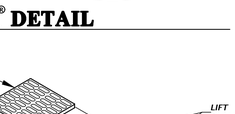
3. SLIDE THE FILTER OVER THE FRAME.

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.

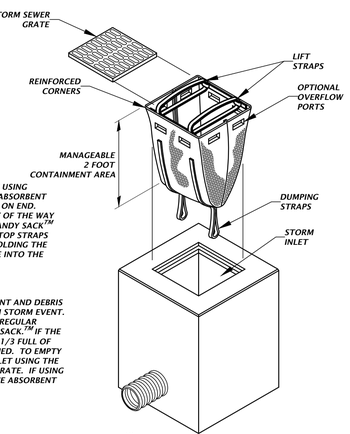






SILT-SAVER® DETAIL

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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
06/30/22 SUBMITTAL TO CITY; SRWMD
08/08/22 SUBMITTAL TO CITY; SRWMD

CLIENT: MI APA LATIN CAFÉ
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

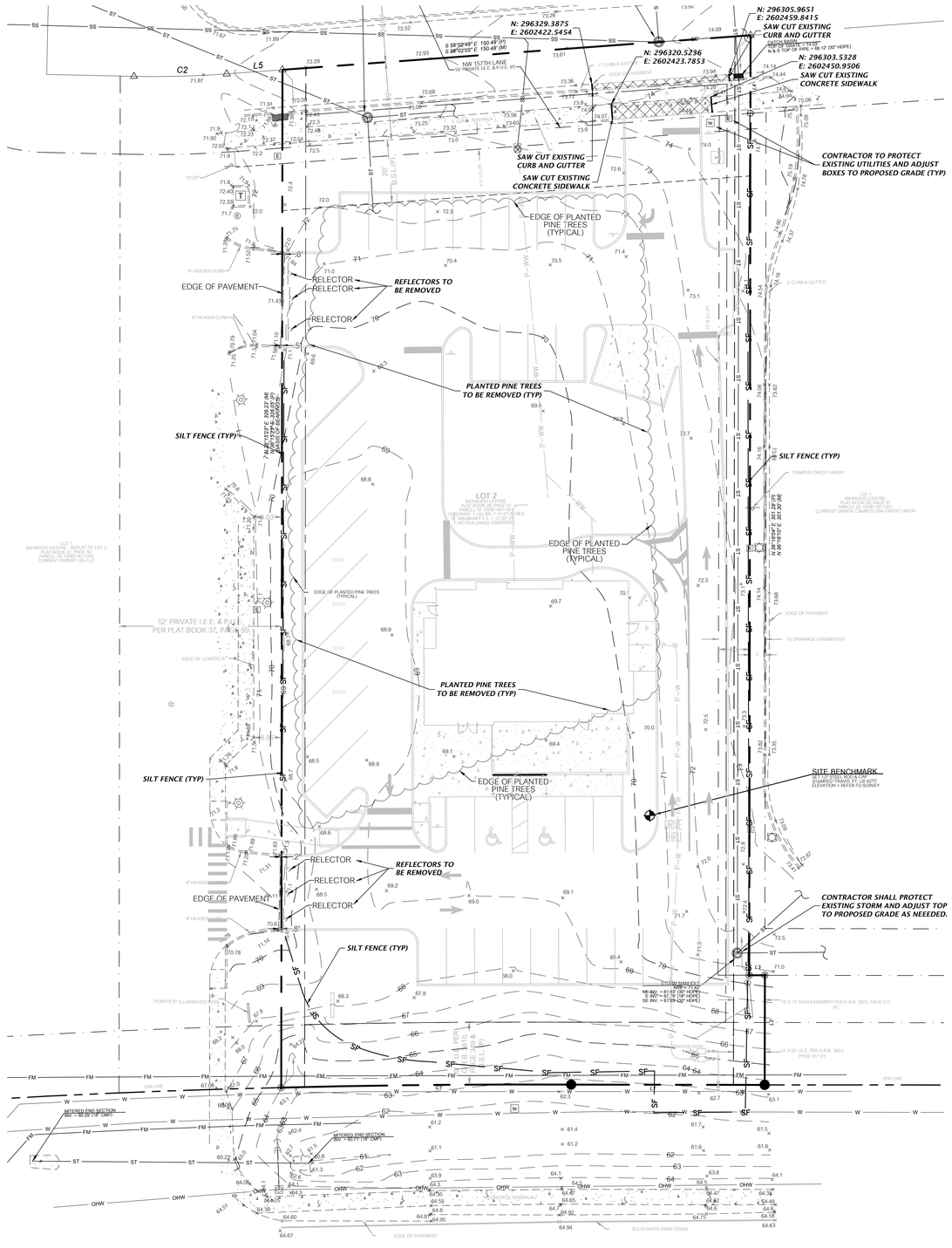
TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
QA/QC CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022
FL PE No. 91233

SHEET NO.: C0.21

CONSTRUCTION/BID REVISIONS:

Tech: ThomasC Plot Date: Aug 08,2022 1:18pm Filename: \\Vol1\Jobs\2022\22-0151\Department\04_Engineering\02_Dwgs\Production Files\C0.21 SWPP Plan and Details.dwg



GRAPHIC SCALE

0 10 20 40

LEGEND

- *EXISTING TREE TO BE REMOVED*
- *EXISTING FEATURES TO BE REMOVED*
- TB — *TREE BARRICADE*
- SF — *SILT FENCE*

NOTES:

1. *CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.*
2. *CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.*
3. *CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EX. ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.*
4. *CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.*
5. *CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.*

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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY, SRWMD
08/09/22 - SUBMITTAL TO CITY, SRWMD

CLIENT: MI APA LATIN CAFE

PROJECT: MI APA LATIN CAFE ALACHUA

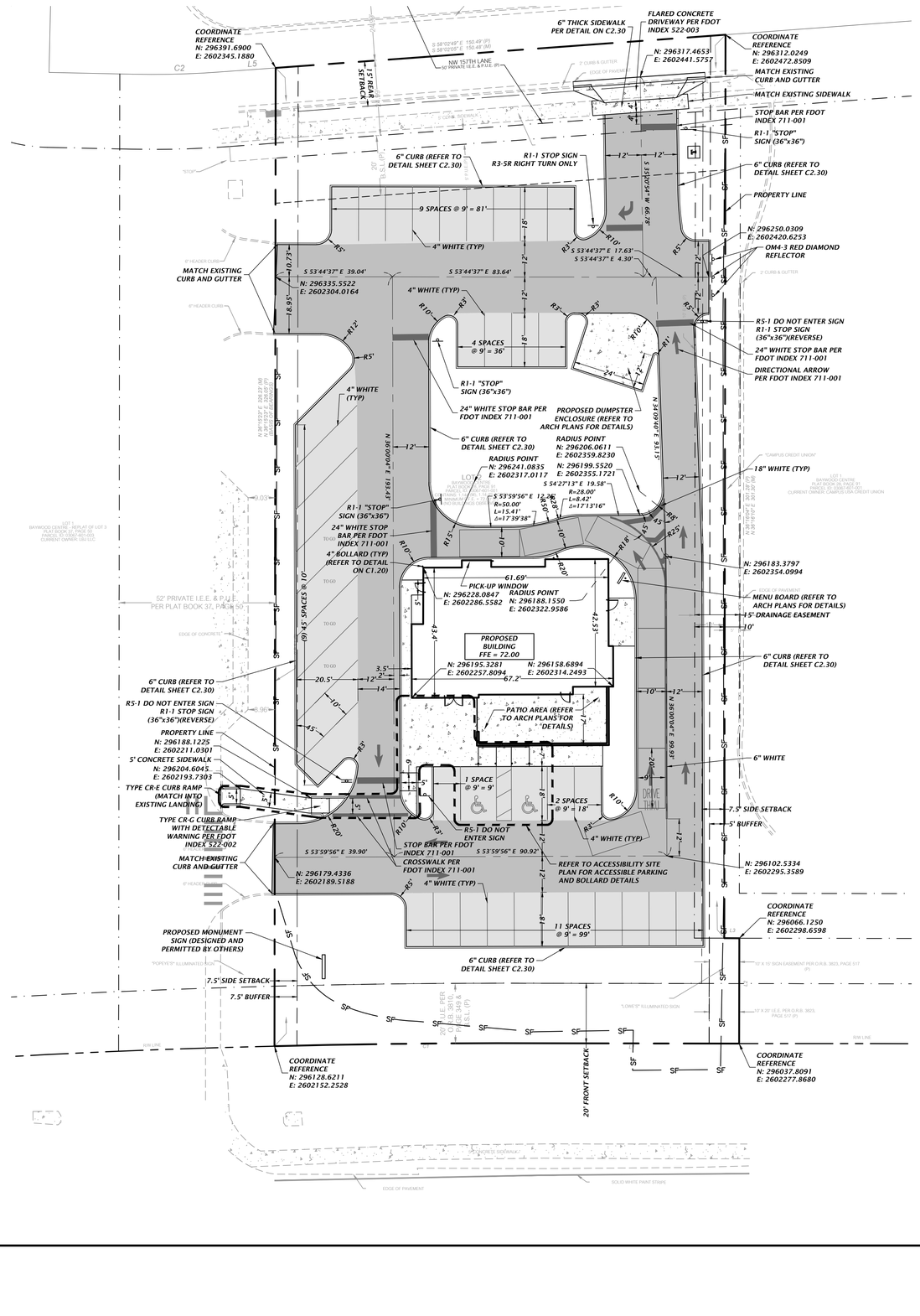
SHEET TITLE: DEMOLITION PLAN

TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
QA/QC: N. COWAP, P.E.
PROJECT MANAGER: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022
FL PE No. 91233

SHEET NO.: C0.30

Tech: nicolac Plot Date: Aug 25,2022 9:26am Filename: N:\2022\22-0151\Department\04_Engineering\02_DWGs\Production Files\C0.30 Demolition Plan.dwg



SURFACE LEGEND:

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= HEAVY DUTY CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (ONSITE: REFER TO C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT (ONSITE: 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.
4. STOP SIGN SUPPORT MUST BE 2"X2" SQUARE POST, 14 FT, 14 GAUGE, 4 LBS/FT.

GRAPHIC SCALE
0 10 20 40

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est. 1988 FLORIDA CA-5075
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SCALE: 1"=20'

VERIFY SCALE
IF BAR MEASURES
ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY, SRWMD
08/08/22 - SUBMITTAL TO CITY, SRWMD

CLIENT: MI APA LATIN CAFE

PROJECT: MI APA LATIN CAFE ALACHUA

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

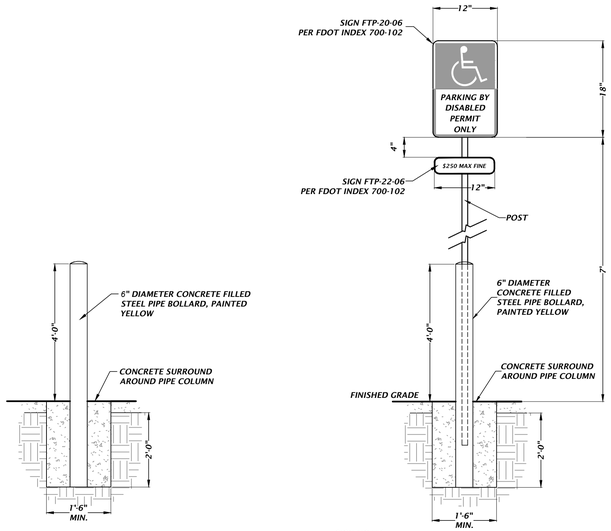
TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
QA/QC: N. COWAP, P.E.
CALCULATIONS: D. YOUNG, P.E.

PROJECT NUMBER: 22-01511

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022
FL PE No. 91233

SHEET NO.: C1.10

Tech: nbolster Plot Date: Aug 08,2022 2:59pm File:mmr: N:\2022\22-0151\Departments\01_Engineering\02_DWGs\Production Files\C1.10 Detailed Horiz. Ctrl. Site Plan.dwg



SIGN NOTES:

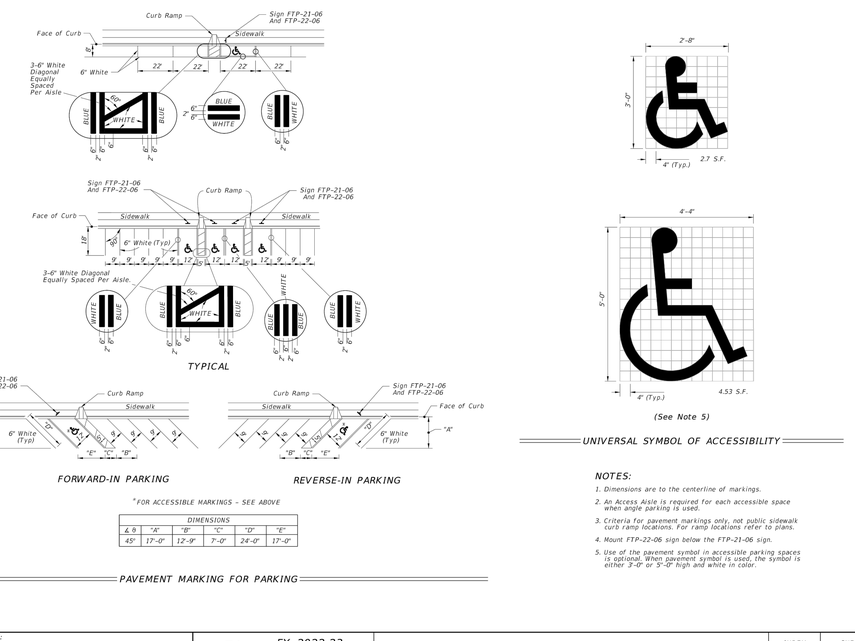
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

BOLLARD DETAIL

NTS

ACCESSIBLE PARKING SIGN DETAIL

NTS



*FOR ACCESSIBLE MARKINGS – SEE ABOVE

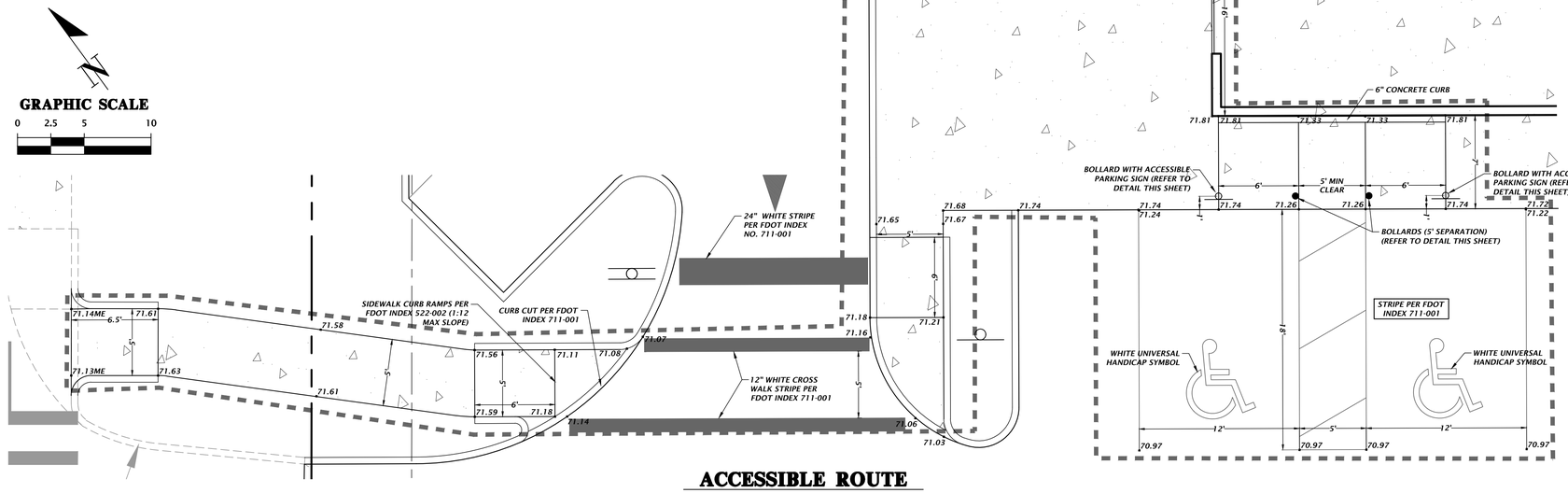
DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. 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 2022-23 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	11 of 13



ACCESSIBLE ROUTE

NOTE:

1. REFER TO SHEET C2.10 FOR GRADING PLAN.
2. ACCESSIBLE PARKING SPACES SHALL NOT BE GREATER THAN A 2% SLOPE IN ANY DIRECTION.
3. LONGITUDINAL SLOPE ALONG ACCESSIBLE PATHS SHALL NOT EXCEED 5% EXCEPT WITHIN RAMP RUNS OR OTHERWISE SPECIFIED WHICH CAN NOT EXCEED 1:12 LONGITUDINAL SLOPE.
4. ALL EXTERIOR SLOPES NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH ADOPTED ACCESSIBILITY REGULATIONS AND SHALL BE MEASURED WITH A 24" SMART LEVEL. CROSS SLOPES IN ALL CONDITIONS SHALL NOT EXCEED 2%.

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Alachua, FL 32615
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CHW
Professional Consultants

SCALE: 1"=5'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY, SRWMD
08/08/22 - SUBMITTAL TO CITY, SWMD

CLIENT: MI APA LATIN CAFÉ

PROJECT: MI APA LATIN CAFE ALACHUA

SHEET TITLE: ACCESSIBILITY SITE PLAN AND DETAILS

TECHNICIAN: B. GILLESPIE

DESIGNER: N. COWAP, P.E.

QA/QC REVIEWER: D. YOUNG, P.E.

PROJECT NUMBER: 22-01151

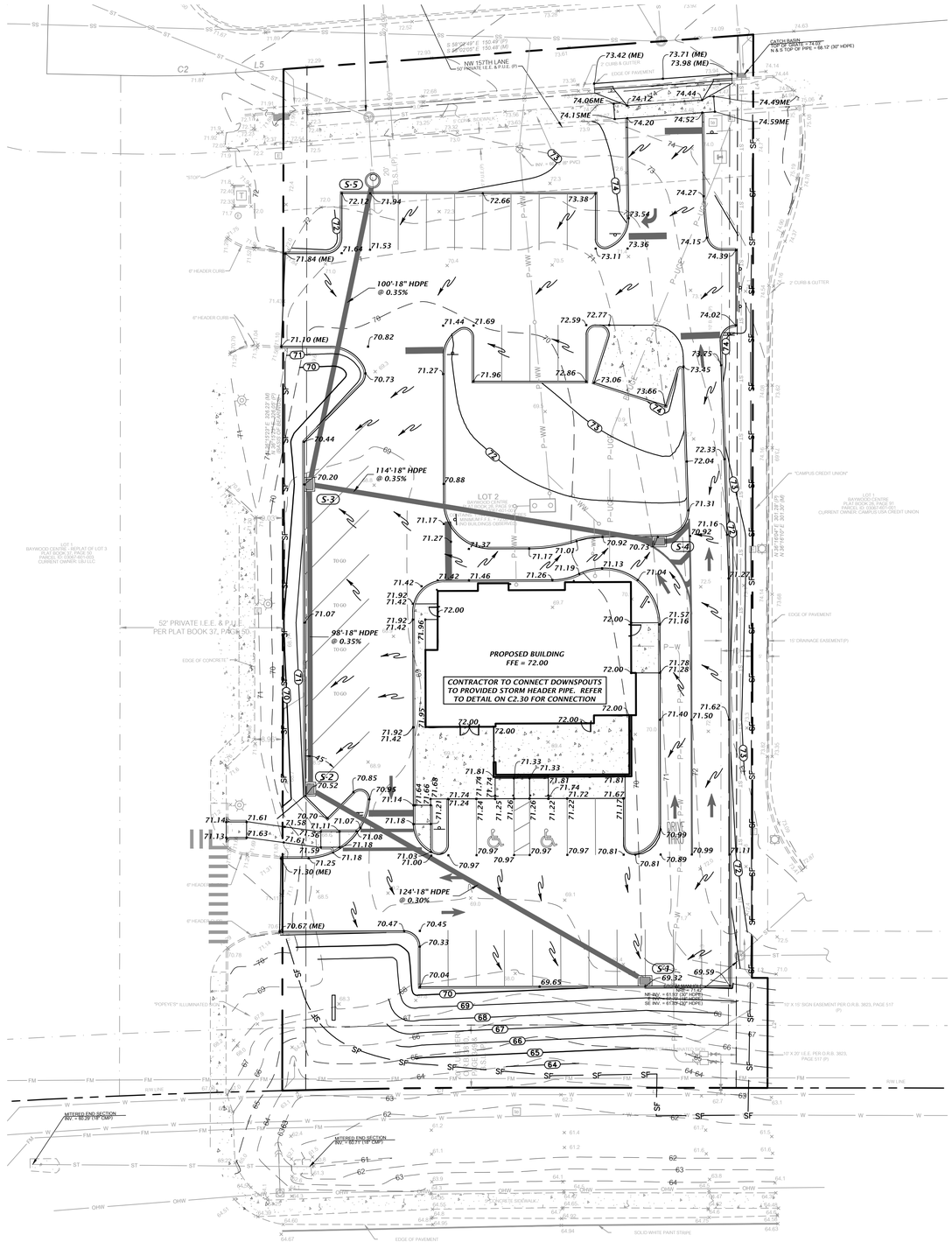
NICOLA R. COWAP, P.E.

NICOLA R. COWAP
LICENSE
No. 91233
Aug 26 2022
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 91233

SHEET NO.: C1.20

PLOT DATE: Aug 08,2022 - 1:24pm FILENAME: \\Vol1\Jobs\2022\22-0151\Department\04_Engineering\02_DWGs\Production Files\C1.20 Accessibility Site Plan-Details.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	69.32	66.00 NW	18"	N: 296088.52 E: 2602266.48
S-2	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	70.52	65.63 SE 65.63 NE	18" 18"	N: 296201.01 E: 2602216.41
S-3	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	70.20	65.29 SW 65.29 NE 65.29 SE	18" 18" 18"	N: 296279.76 E: 2602273.62
S-4	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	70.73	65.69 NW	18"	N: 296199.00 E: 2602353.04
S-5	4' DIA. MANHOLE PER FDOT INDEX 425-001 AND 425-010	71.93	64.94 SW 64.94 NE	18" 18"	N: 296346.13 E: 2602347.19

GRAPHIC SCALE
0 10 20 40

NOTES:
1. ROUGH GRADING SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE SOD OR OTHER GROUND COVER.
2. ALL EXTERIOR SLOPES NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH ADOPTED ACCESSIBILITY REGULATIONS AND SHALL BE MEASURED WITH A 24" SMART LEVEL. CROSS SLOPES IN ALL CONDITIONS SHALL NOT EXCEED 2%.

11801 Research Drive
Alachua, FL 32615
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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 SUBMITTAL TO CITY; SRWMD
08/30/22 SUBMITTAL TO CITY; SWMD

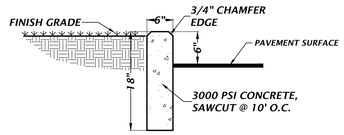
CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
REVIEWER: M. CLIFFORD
PROJECT MANAGER: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

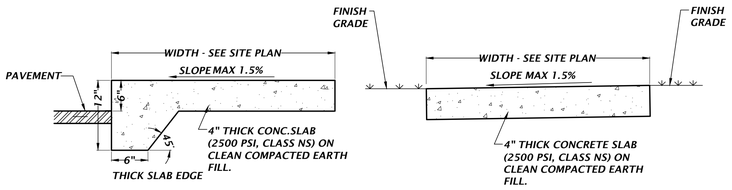
NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 26 2022
FL PE No. 91233

SHEET NO.: C2.10

Tech: ThomasC Plot Date: Aug 08,2022 1:53pm Filename: \\Vol1\Jobs\2022\22-0151\Department\04_Engineering\02_Dwgs\Production Files\C2.10 Detailed Grading and Drainage Plan.dwg



TYPICAL 6" CURB DETAIL
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.*

ADJACENT TO PAVEMENT *NTS* **NOT ADJACENT TO PAVEMENT** *NTS*

CONCRETE SIDEWALK DETAILS

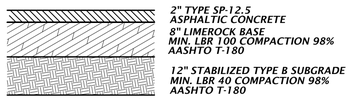
STANDARD DUTY CONCRETE

HEAVY DUTY CONCRETE

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

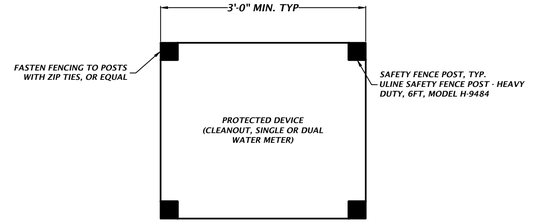
CONCRETE DETAILS
NTS

STANDARD DUTY ASPHALT

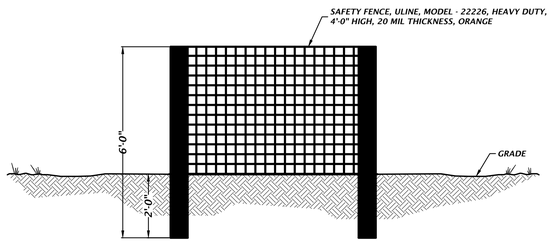


HEAVY DUTY ASPHALT

ASPHALT PAVEMENT DETAILS
NTS



PLAN



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 (CD).*

324 **TEMPORARY PROTECTIVE FENCE**
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 SUBMITTAL TO CITY, SRWMD
08/08/22 SUBMITTAL TO CITY, SWMD

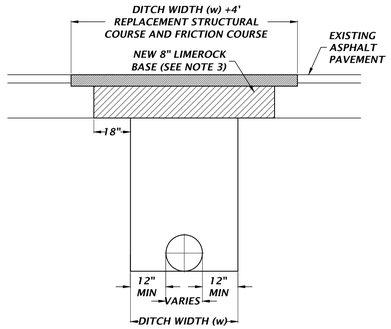
CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: CONTRUCTION DETAILS

TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
REVIEWED BY: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
August 26 2022
FL PE No. 91233

SHEET NO.: C2.30

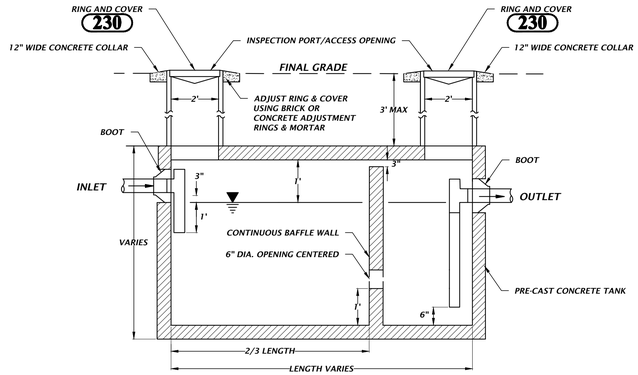
Tech: nicolac Plot Date: Aug 22,2022 5:16pm Filename: \\chfl1\data2\2022\22-0151\Department\04_Engineering\03_DWGS\Production Files\C2.30 Contruction Details.dwg



GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL (303) 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.

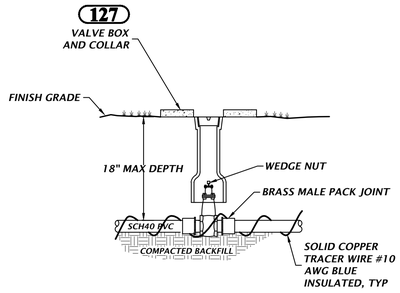
(300) BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS



GENERAL NOTE(S):

1. TANK VOLUME TO BE DETERMINED BY CITY OF ALACHUA UPON APPLICATION BY OWNER, 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.

(227) GREASE INTERCEPTOR
NTS



GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

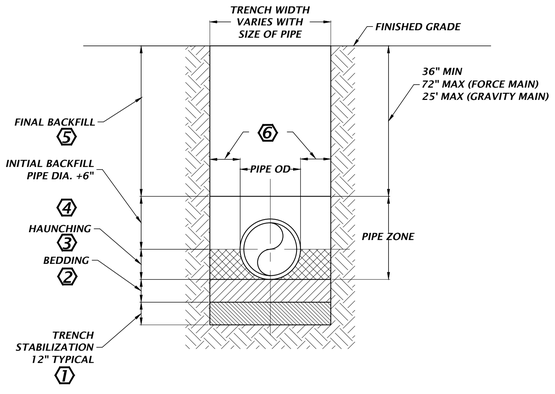
(142) 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS
NTS

GENERAL NOTE(S):

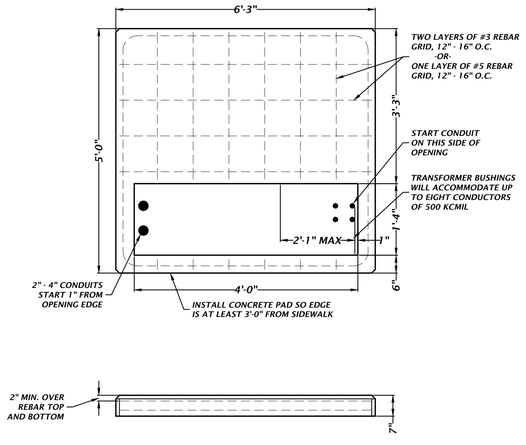
1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



(303) BEDDING AND TRENCHING DETAIL
NTS



NOTES:

1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

(584B) CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/30/22 - SUBMITTAL TO CITY: SRWMD
08/08/22 - SUBMITTAL TO CITY: SRWMD

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: CONTRUCTION DETAILS

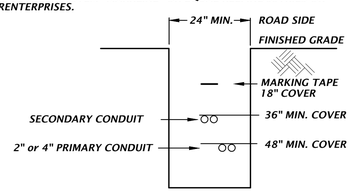
TECHNICIAN: B. GILLESPIE
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 8 2022
FL PE No. 91233

SHEET NO.: C2.31

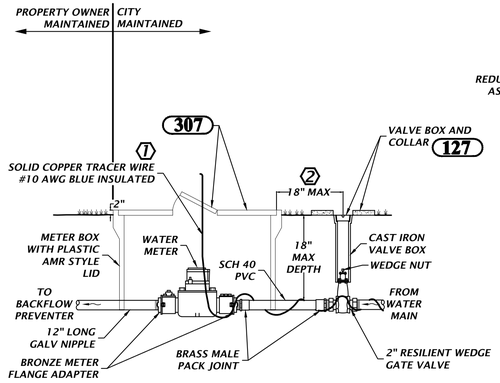
Tech: rkloster Plot Date: Aug 22,2022 5:16pm Filename: \\dot\Jobs\2022\22-0151\Department\04_Engineering\02_DWGs\Production Files\C2.30 Construction Details.dwg

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTES:
1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.
2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

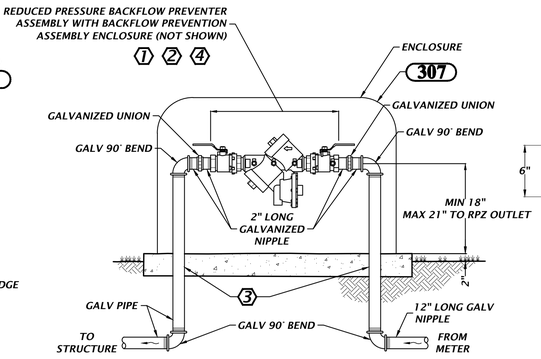
506 TYPICAL CONDUIT TRENCH
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

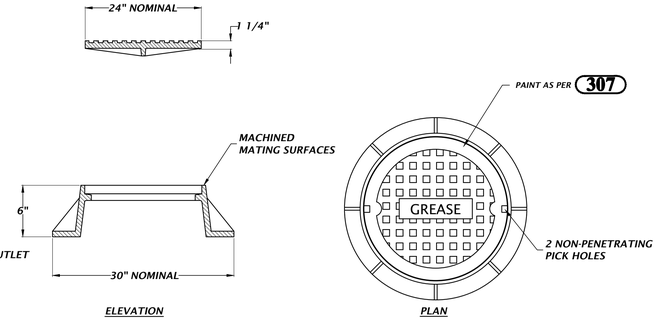
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

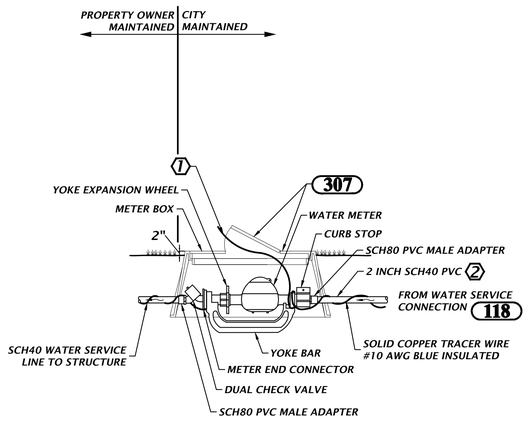
1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING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

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



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



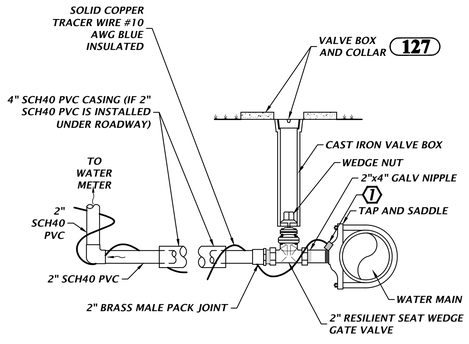
GENERAL NOTE(S):

1. 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", 1", AND 2" WATER METER ASSEMBLY
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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

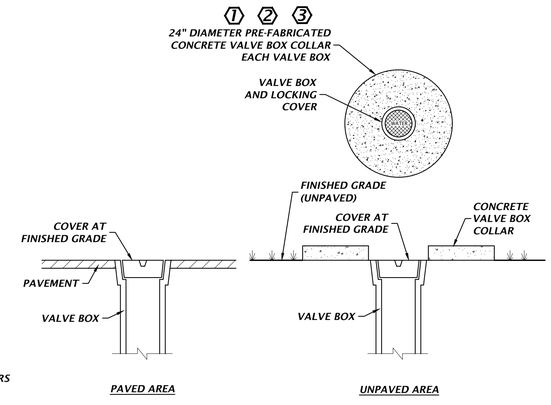
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
Professional Consultants

SCALE: N/A

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

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TECHNICIAN: B. GILLESPIE
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PLOTTED/CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 22-0151

NICOLA R. COWAP, P.E.
LICENSE No. 91233 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 8 2022
FL PE No. 91233

SHEET NO.: C2.32

Tech: rkloske Plot Date: Aug 22,2022 5:18pm Filename: \\dot\Jobs\2022\22-0151\Department\Civil_Engineering\02_DWGs\Production Files\C2.30 Construction Details.dwg

CONSTRUCTION NOTES:

1. DIMENSIONS TO AND BETWEEN PARTITIONS TO FACE OF GYPSUM BOARD SURFACES --- NOT INCLUDING FINISHES UNLESS OTHERWISE NOTED. DIMENSIONS MARKED AS HOLD SHALL TAKE PRECEDENT OVER OTHER DIMENSIONS SHOWN IN THE DIMENSION STRING. THE G.C. SHALL VERIFY ALL DIMENSIONS DURING THE LAYOUT PROCESS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

2. THE G.C. SHALL FIELD VERIFY ALL CLEARANCES REQUIRED FOR EQUIPMENT AND FURNISHINGS. REFER TO EQUIPMENT AND FURNISHING DRAWINGS FOR LOCATIONS AND DIMENSIONS PRIOR TO INSTALLATION.

3. REFER TO THE EXTERIOR AND INTERIOR WALL TYPES ON SHEET ### FOR THE TYPICAL WALL CONSTRUCTION. MATERIAL FINISHES ARE DESCRIBED IN THE FINISH SCHEDULE A 5.1.0 AND INTERIOR ELEVATIONS.

4. MILLWORK DIMENSIONS ARE OVERALL DIMENSIONS --- REFER TO DETAILS.

5. VERIFY ROUGHED-IN OPENINGS PRIOR TO FABRICATING MILLWORK, DOOR AND WINDOW FRAMES.

6. SEE MECHANICAL, PLUMBING, ELECTRICAL AND KITCHEN DRAWINGS FOR LOCATIONS OF FLOOR PENETRATIONS.

7. G.C. TO COORDINATE LOCATION OF REFRIGERATION/SODA/P.O.S. SYSTEM(S) LINES WITH APPROPRIATE SUBCONTRACTOR(S) PRIOR TO FINISHING SURFACES.

8. REFER TO INTERIOR ELEVATIONS, DETAILS AND ROOM FINISH SCHEDULE FOR FINISHES.

9. ALL KITCHEN, SERVICE STATION, AND RESTROOM WALLS SHALL BE SHEATHED WITH MOISTURE RESISTANT MATERIALS.

10. ALL EXIT DOORS TO SWING IN DIRECTION AS PER CODE AND TO BE OPERABLE WITH A MAXIMUM OF (15) POUNDS OF PRESSURE.

11. ALL WASHROOM WALLS ADJACENT TO PUBLIC AREA SHALL BE FURNISHED WITH SOUND INSULATION BATTS, INCLUSIVE.

12. ALL WOOD USED FOR FRAMING AND BLOCKING SHALL BE TREATED WITH A FIRE RETARDANT TO COMPLY WITH THE REQUIREMENT FOR A FLAME SPREAD RATING OF 26 TO 75, CLASS II OR BETTER, WITH NO SIGNIFICANT EVIDENCE OF PROGRESSIVE COMBUSTION WHEN TESTED FOR A TIME OF 30 MINUTES UNDER STANDARD TEST METHOD FOR FIRE HAZARD CLASSIFICATION OF BUILDING MATERIALS (ASTM E-84). EACH PIECE OF WOOD SHALL BEAR THE U.L. LABEL INDICATING COMPLIANCE WITH THE FIRE HAZARD CLASSIFICATION.

13. ALL MATERIAL USED FOR INTERIOR WALL AND CEILING FINISH SHALL BE NOT GREATER THAN A FLAME SPREAD RATING OF 76-200 CLASS III, EXCEPT TEXTILE WALL COVERINGS AND AT REQUIRED VERTICAL EXITWAYS/PASSEGEWAYS/CORRIDORS PROVIDING EXITWAY ACCESS, WHEREBY SUCH MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75, CLASS II.

14. G.C. TO COORDINATE LOCATION OF ALL BLOCKING REQUIRED FOR KITCHEN EQUIPMENT WITH KITCHEN EQUIPMENT CONTRACTOR. ALL BLOCKING SHALL BE INSTALLED DIRECTLY TO ROUGH METAL STUDS. G.C. TO FURNISH ALL BLOCKING REQUIRED AND VERIFY INSTALLATION IN FIELD.

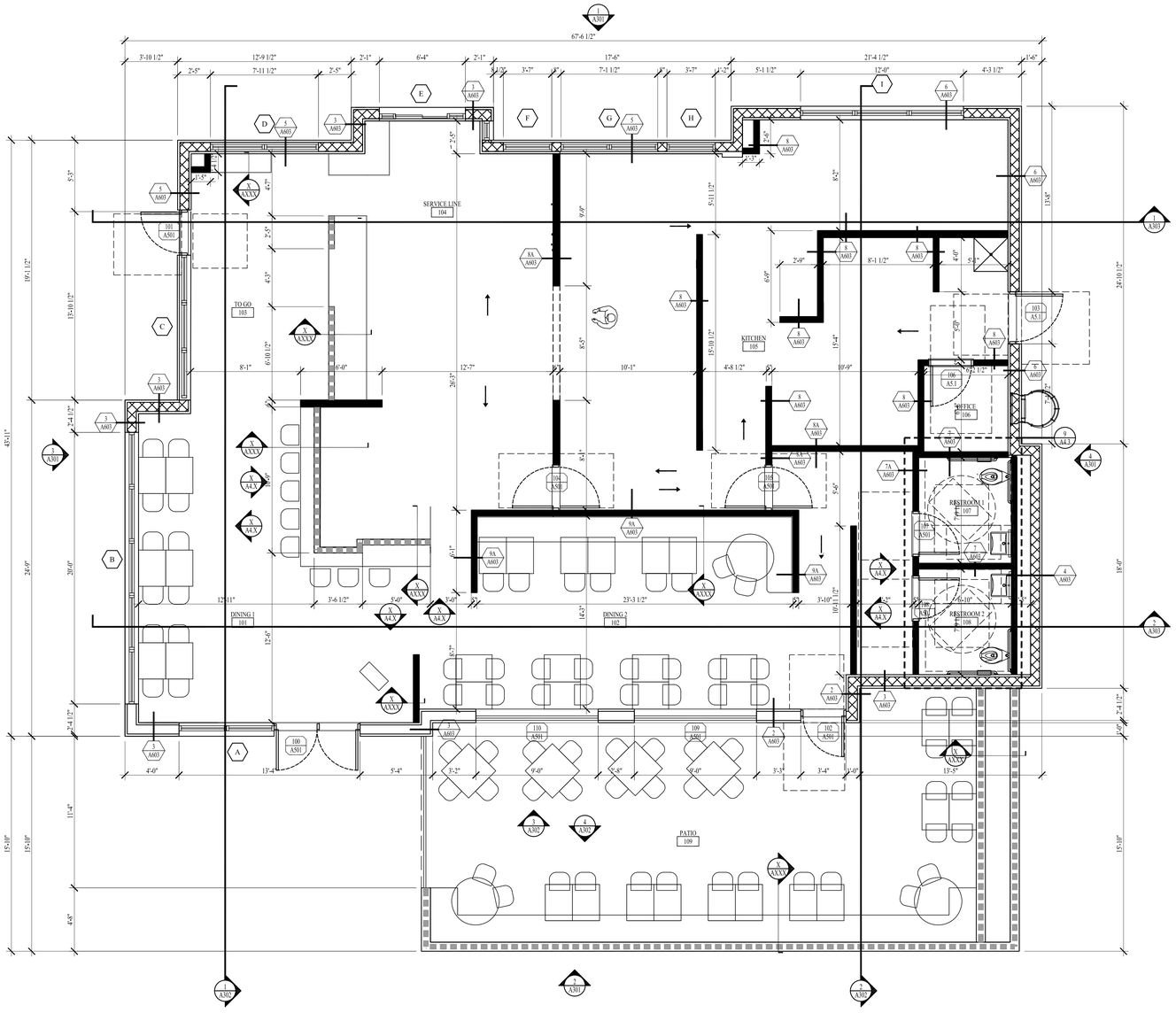
15. VERTICAL PIPING LOCATED WITHIN THE STUD SPACE OF PARTITIONS SHALL BE COMPLETELY ENCLOSED WITH FULL THICKNESS OF DRYWALL ON EACH SIDE.

16. JOINTS OCCURRING IN RATED DRYWALL PARTITIONS SHALL BE STAGGERED BOTH HORIZONTALLY AND VERTICALLY.

17. KITCHEN WALLS SHALL UTILIZE HEAVY GAGE STEEL STUDS- 16 GAUGE @ALL STAINLESS STEEL WALL SHELVING LOCATIONS (SEE KITCHEN DRAWINGS).

KEY

- DENOTES NEW INTERIOR TENANT WALLS. REFER TO TAGS AND WALL TYPES ON A2.0
- DENOTES NEW HALF PARTIAL HEIGHT WALLS. REFER TO TAGS AND WALL TYPES ON A2.0.
- DENOTES NEW CMU SHELL WALLS



1 FLOORPLAN
SCALE: 1/4"=1'-0"

0' 4' 8' 16'

Gravity Architecture & Design, LLC
733 W. Smith Street
Orlando, Florida 32804

T: 407.351.8787

AA. 26000903 AR. 91835

create construct • attract •

MI APA

TBD ADDRESS
ALACHUA, FL

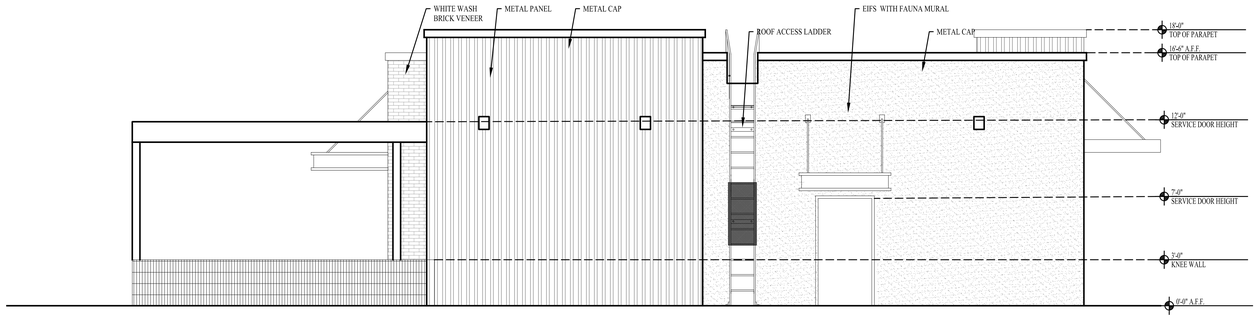
2022-11

No.	Description	Date
1	SITE PLAN COMMENTS	8/8/2022
	RECORD	

First Floor Floor Plan

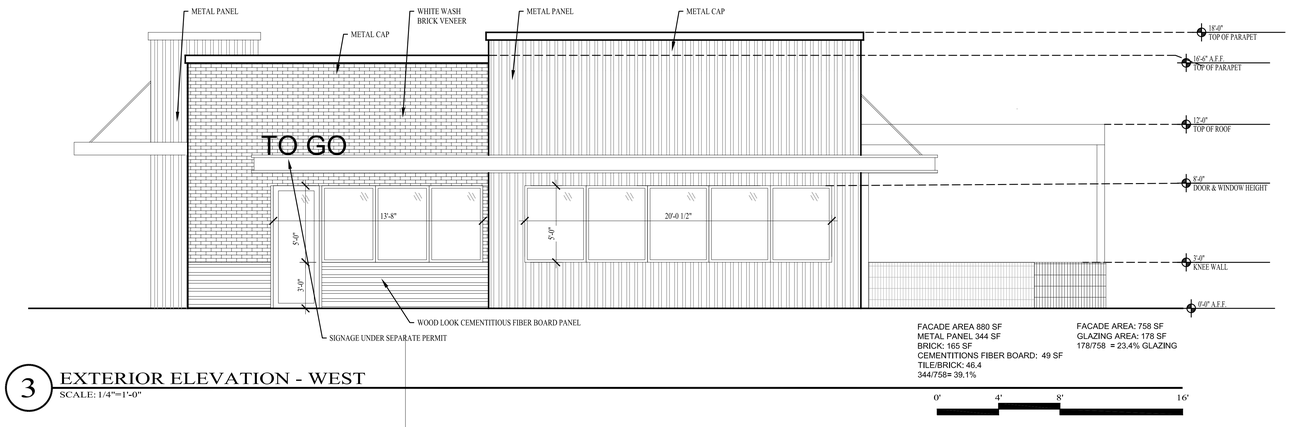
A101

Drawing No.



4 EXTERIOR ELEVATION - EAST

SCALE: 1/4"=1'-0"



3 EXTERIOR ELEVATION - WEST

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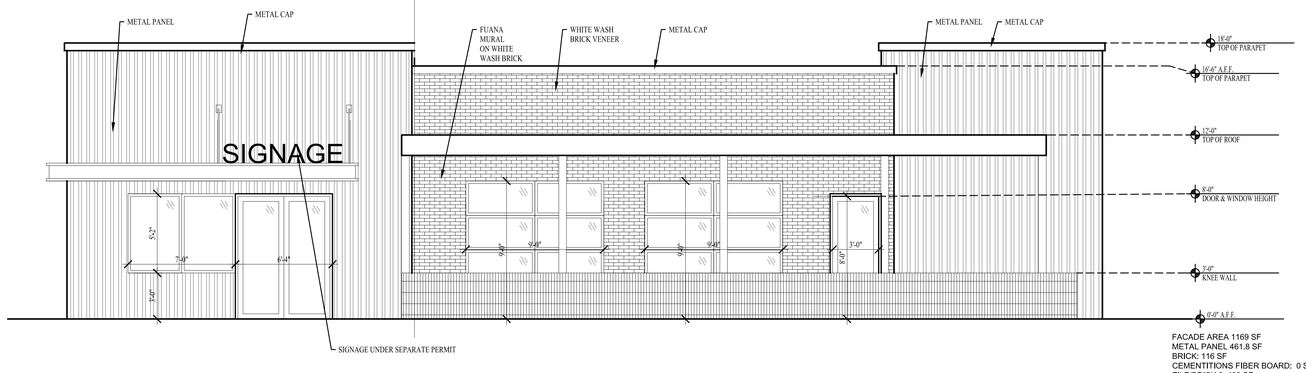

2 EXTERIOR ELEVATION- SOUTH

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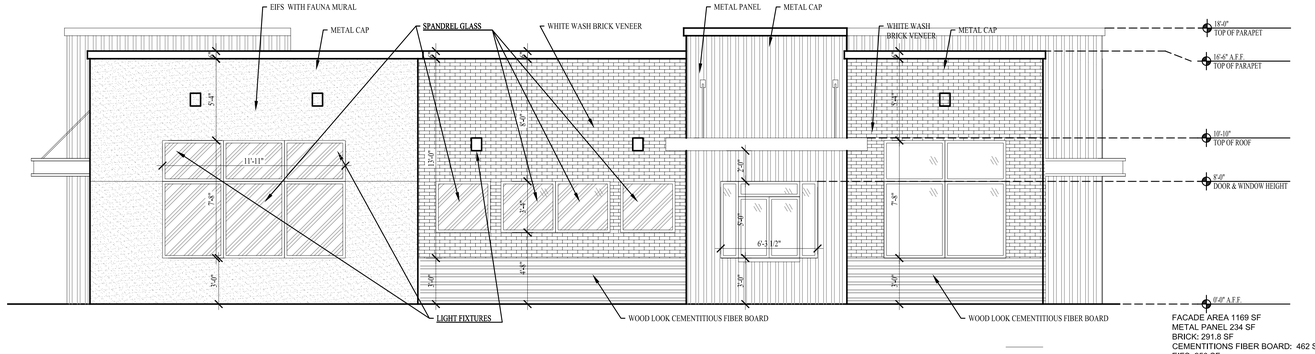

1 EXTERIOR ELEVATION - NORTH

SCALE: 1/4"=1'-0"

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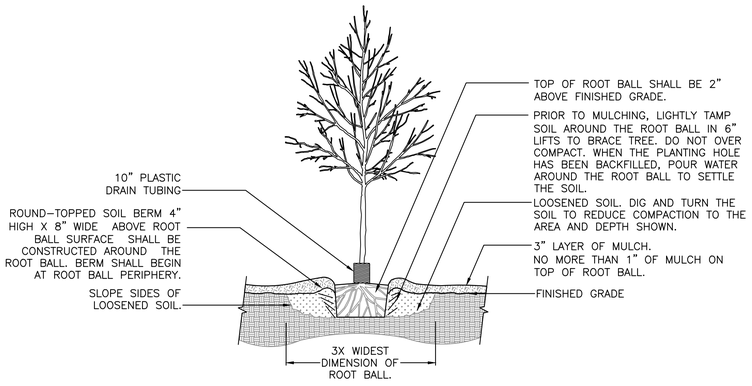
No.	Description	Date
1	SITE PLAN COMMENTS	8/8/2022

RECORD

Building Sections

A302

Drawing No.



1 TREE PLANTING DETAIL
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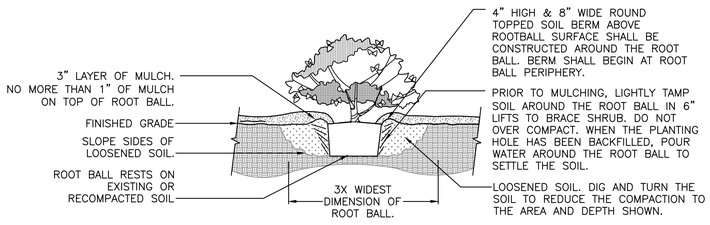
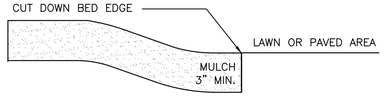
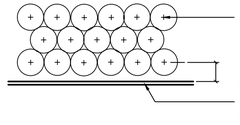


2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



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.

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
WEST PERIMETER	326 L.F. – (2) 24' WIDTH DRIVEWAYS = 278 L.F. BUFFER TYPE 'A'	OPTION 2 – ONE CANOPY TREE EVERY 60 LINEAR FEET, PLUS ONE HEDGE 5 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE	5 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE
EAST PERIMETER	342 L.F. – (1) 24' WIDTH DRIVEWAY = 318 L.F. 7.5' BUFFER TYPE 'C'	OPTION 1 – ONE CANOPY TREE EVERY 30 LINEAR FEET, PLUS ONE HEDGE 11 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE	12 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE BUFFER WIDTH VARIES BETWEEN 6.5'–15.5' DUE TO SITE CONSTRAINTS
NORTH PERIMETER	150 L.F. – (1) 24' WIDTH DRIVEWAY = 126 L.F. 7.5' BUFFER TYPE 'C' ONE HALF REQUIRED [Section 6.2.2(D)(3)(d)(i)]	OPTION 1 – 3.25' WIDE BUFFER, ONE CANOPY TREE EVERY 30 LINEAR FEET, PLUS ONE EVERGREEN HEDGE 5 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE	13' WIDE BUFFER, 5 CANOPY TREES REQUIRED + ONE CONTINUOUS HEDGE
SOUTH PERIMETER	134' ARTERIAL FRONTAGE SCREENING	4 CANOPY TREES EVERY 100 FEET 3 UNDERSTORY/ ORNAMENTAL TREES EVERY 100 FEET CONTINUOUS ROW OF SHRUBS 6 CANOPY TREES 5 UNDERSTORY TREES CONTINUOUS ROW OF SHRUBS	6 CANOPY TREES REQUIRED 7 UNDERSTORY TREES (3 PALMS, 6 INS) CONTINUOUS ROW OF SHRUBS

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 797 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 32 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	32 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 23,963 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 14 CANOPY TREES REQUIRED 140 SHRUBS REQUIRED	14 CANOPY TREES PROVIDED 140 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	1 TREE PER ACRE X 1.16 ACRES = 2 TREES REQUIRED	2 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (NORTH SIDE)	2 TREES PER ACRE X 1.16 ACRES = 3 TREES REQUIRED	2 CANOPY TREES PROVIDED*
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 1.16 ACRES = 3 TREES REQUIRED	2 CANOPY TREES PROVIDED*
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 1.16 ACRES = 2 TREES REQUIRED	2 CANOPY TREES PROVIDED*
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 1.16 ACRES = 7 TREES REQUIRED 50% IN FRONT = 3 TREES REQUIRED 25% ON EAST SIDE = 2 TREES REQUIRED 25% ON WEST SIDE = 2 TREES REQUIRED	FRONT SIDE 3 UNDERSTORY TREES PROVIDED EAST SIDE 2 UNDERSTORY TREES PROVIDED WEST SIDE 2 UNDERSTORY TREES PROVIDED
ADDITIONAL CANOPY TREES + SHRUBS	1 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE TOTAL FACADE LINEAL FEET = 250 250 /150 = 1.66 2 ADDITIONAL CANOPY TREES REQUIRED PER SIDE OF BUILDING	SOUTH FACADE 2 CANOPY TREES PROVIDED* NORTH FACADE 2 CANOPY TREES PROVIDED* WEST FACADE 2 CANOPY TREES PROVIDED* EAST FACADE 2 CANOPY TREES PROVIDED* ROW OF SHRUBS PROVIDED ON ALL SIDES WHERE POSSIBLE. (SOME SHRUBS WERE UNABLE TO BE PLACED DIRECTLY ADJACENT TO THE BUILDING AND WERE THEREFORE RELOCATED TO ALTERNATIVE LOCATIONS) *(RELOCATED TO ALTERNATIVE LOCATION DUE TO LACK OF SPACE ADJACENT TO THE BUILDING)

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TREE MITIGATION [Section 6.2.1(G)]

NO REGULATED TREES ARE PROPOSED TO BE REMOVED

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

TOTAL SITE AREA	49,658 S.F.
TOTAL PROPOSED OPEN AREA	20,138 S.F.
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	34%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	7,000 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	14%

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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO–IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06-30-2022 CITY OF ALACHUA, SRWMD
08-08-2022 CITY OF ALACHUA, SRWMD
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CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: LANDSCAPE NOTES & DETAILS

TECHNICIAN: AB
DESIGNER: AB
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0151

SHEET NO.: LS-1

Tech: cstrap Plot Date: Aug 08,2022 10:05am Filename: N:\2022\22-0151\Department\03_Design\02_DWGs\01_Permitting\22-0151_Design-Base.dwg

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ED	6	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	30 GAL, 12' HT, 42" SPR, 2" CAL
IAE	10	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
INS	17	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
MGD	10	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
QO	3	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UPE	11	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
VC	1	VITEX AGNUS-CASTUS	CHASTE TREE	30 GAL, 11' HT, 3' SPR, 2" CAL

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SP	3	SABAL PALMETTO	SABAL PALM	12" MIN. DBH, CT VARIES, SEE PLAN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BX	151	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
CA	7	CRINUM ASIATICUM	CRINUM LILY	3 GAL., 18" HT., 18" SPR.
IDB	193	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	15	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT X 12" SPR.
PX	37	PHILODENDRON X 'XANADU'	XANADU PHILODENDRON	3 GAL., 15" HT X 15" HT.
ZF	31	ZAMIA FLORIDANA	COONTIE	3 GAL., 15" HT X 15" HT.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AA	37	AGAPANTHUS AFRICANUS 'EVER SAPPHIRE'	EVER SAPPHIRE AGAPANTHUS	1 GAL., FULL	18" o.c.
DT	130	DIANELLA TASMANICA	FLAX LILY	1 GAL, FULL	18" o.c.
LEM	76	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
MU	36	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., FULL	24" o.c.

SOD/SEED		BOTANICAL NAME	COMMON NAME	SIZE
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

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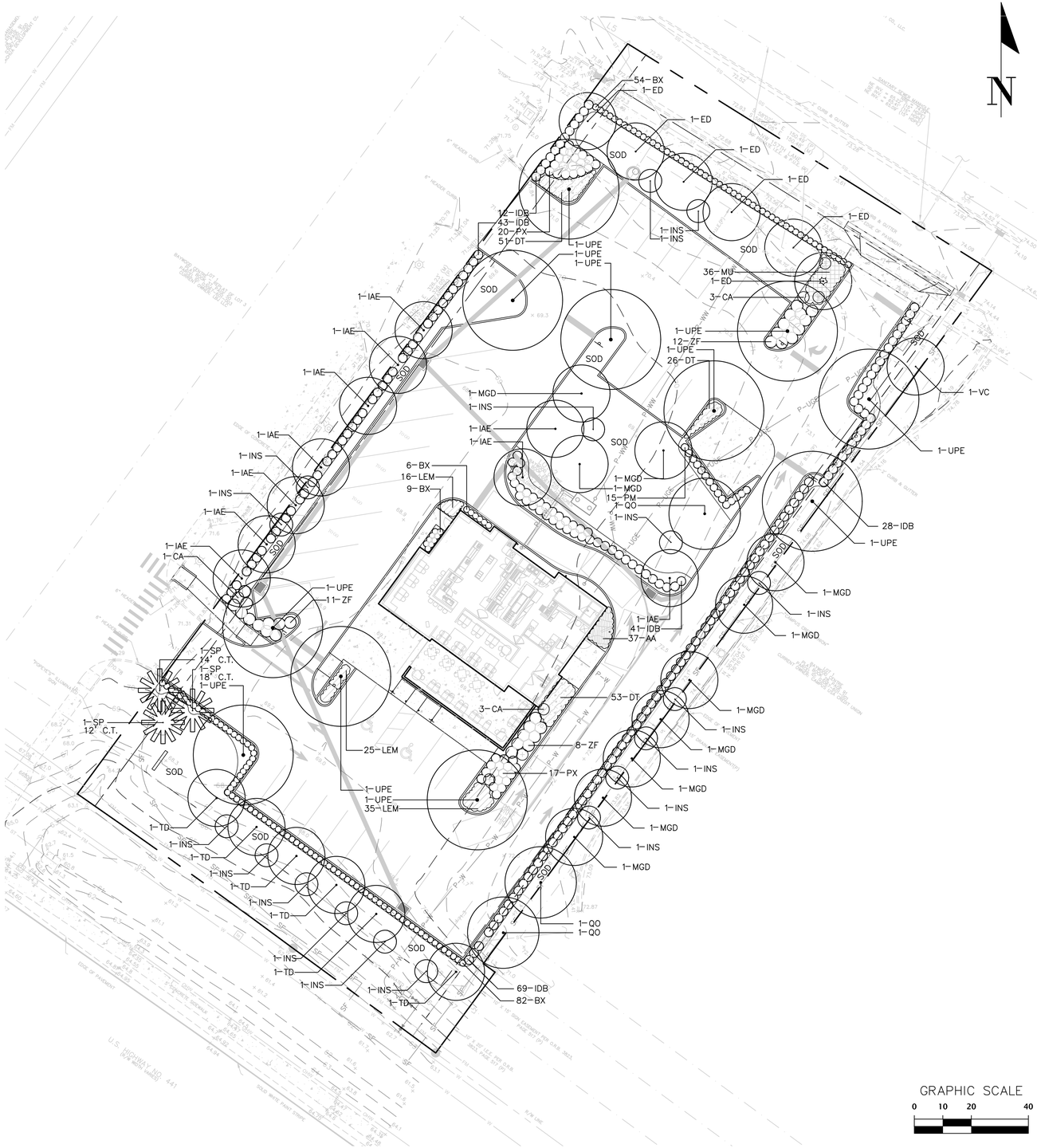
LEGEND

1-QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06-30-2022 CITY OF ALACHUA, SRWMD
08-08-2022 CITY OF ALACHUA, SRWMD
- -
- -

CLIENT: MI APA LATIN CAFE

PROJECT: MI APA LATIN CAFE ALACHUA

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: AB
DESIGNER: AE
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0151

SHEET NO.: LS-2

Tech: cortiap Plot Date: Aug 08,2022 10:06am Filename: N:\2022\22-0151\Department\05_Design\02_DWGs\01_Permitting\22-0151_Design-Base.dwg

SECTION 328400 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS
A. Section 310000 - Earthwork
B. Section 329000 - Planting

1.2 SUMMARY
A. Provide all labor, equipment and incidentals required to render all services required to furnish and install a new automatic irrigation system to serve existing and new plantings and turf within the project area.

7. Reference in Section 02510 re. Saw cut pavement. May need to insert info here.

1.3 SUBMITTALS
A. Submit documentation of actual water supply performance for review and approval prior to commencing installation.
B. Submit electronic copies of product literature for all sprinklers, sprinkler nozzles, automatic control valves, controller, control wire, rain sensor, valve boxes and irrigation piping.
C. Record Drawings:
1. Prepare an electronic as-built drawing (PDF and DWG file format) as installation proceeds and to be submitted prior to final inspection, including:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents and relevant shop drawings. Mark this copy "PROJECT RECORD COPY" on cover and maintain in good condition for use in the field by the Landscape Architect and/or Owner.
D. Instruction Manual: Provide a type-written instruction manual that lists complete instructions for system operation and maintenance. Include information about which zones relate to which valve(s) and the general location of these valves.
E. Warranties as listed below.
F. Final payment for system will not be authorized until accurate and complete submittals have been reviewed and approved by the Landscape Architect.

1.4 QUALITY CONTROL
A. All work shall be performed by a Contractor who has completed irrigation work of comparable construction cost and of similar scope in material, design, and extent to that as indicated for this project.
B. Work and materials shall be in accordance with latest rules and regulations and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
C. Contractor shall obtain all necessary permits, licenses, notifications, and fees necessary for the completion of the work.
D. Pre-Installation Conference: Meet with the Owner's Representative and Landscape Architect on site to discuss and clarify all aspects of job requirements and sequencing prior to commencing work. Notice and coordinating the scheduling of the conference shall be the responsibility of the Contractor. Provide ten (10) days' notice of the pre-installation conference.
E. Mainline, laterals, and valves are shown for clarity purposed only. All irrigation equipment to be installed within the project area shown.
F. Location of mainline, laterals, valves, and heads are approximate. Actual placement may vary slightly as required to provide head to head coverage and avoid existing improvements, overspray, and trees or improvements to remain.
G. Contractor shall maintain and experienced, full-time supervisor on the project site during all irrigation installation activities.
H. Ensure existing landscape to remain continues to be irrigated throughout construction and until final acceptance.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Contractor is responsible for all delivery, shipping, and safe and proper storing of materials.
B. Protect materials from damage and prolonged exposure to sunlight.

1.7 Warranty
A. Provide a one (1) year warranty to include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

PART 2 - PRODUCTS

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Utilize pipe purple in color if reclaimed water is the irrigation water source.
C. Pipe.
1. Pressure Lines: as indicated on plans
2. Lateral Lines: as indicated on plans
3. Risers: Schedule 80 PVC, gray
4. Sleeving: Schedule 40 PVC
D. Fittings: Schedule 40 PVC.

2.2 SPRINKLER HEADS
A. Conform to requirements shown on plans as to type, radius of throw, pressure, and discharge.

2.3 MICRO-IRRIGATION PRODUCTS
Drip tubing for site landscape beds: Pressure compensating, UV-resistant, dripline as per irrigation schedule on plans. Utilize pipe purple in color if reclaimed water is the irrigation water source.

2.4 WIRING
A. Control wire shall be UL listed, single strand, size 14 gauge, color coded copper conductor direct burial wire. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Install two spare control wires with mainline from controller.
B. Wire size shall be indicated on wire in a visible location when installed.
C. Use white or gray color for common wire.

2.5 VALVES
A. Valves shall be of size and type indicated in plans.
B. Gate Valves, if required: Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.

2.6 VALVE ACCESSORIES
A. Valve Boxes.
1. Valve boxes shall be 12-inch minimum Rectangular Heavy Duty PVC with locking lid. Mark all lids 'Irrigation Control Valve'.
2. If using reclaimed water for irrigation, utilize purple valve boxes with 'Reuse' stamped or noted on lid.
3. Do not install more than one (1) valve in a single box.
4. Valve boxes shall be large enough for easy removal or maintenance of valves.
5. Mark all lids 'Irrigation Control Valve'.
6. Acceptable manufacturers include:
a. Ametek
b. Brooks
c. Carson

2.7 CONTROLLER
A. Controller shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications including proper cadwelded and not clamped grounding procedures.

2.8 WEATHER SENSOR
A. If needed, the rain, wind, or other weather sensor shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications.

PART 3 - EXECUTION

3.1 PREPARATION
A. Protect existing irrigation, landscape, hardscape and other improvements to remain. Work of others damaged by the Contractor during course of his work shall be replaced or repaired by the Contractor at his/her expense.
B. It is the responsibility of the Contractor, at no additional cost to the Owner, to ensure that the existing system is protected, operational, and continues to provide irrigation to existing landscape to remain throughout the project's construction and until final acceptance.

3.2 INSTALLATION
A. Install irrigation materials and equipment as detailed on plans. If plans do not thoroughly describe the techniques to be used, the installer shall follow the installation methods and instructions as recommended by their manufacturer.
B. Adjust all components to obtain specified operating parameters, including coverage, operating pressure, flow rates, and operation times, as indicated on drawings or within specifications.
C. Trenching and Backfilling
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
D. Sleeving: All irrigation lines placed under pavement shall be sleeved as shown on plans. Install at depth as indicated in details on plans.
E. Installation or Modification of Plastic Pipe
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on plans, install main and lateral lines with a minimum cover of eighteen (18") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on plans.
4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
5. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
6. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
7. Tape threaded connection with teflon tape.
8. Install concrete thrust blocks wherever change of direction occurs at PVC main pressure lines, unless otherwise detailed on Drawings.
F. Valve Wiring:
1. Tape control wire to bottom of main line every ten (10') feet.
2. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes.
3. Each common wire may serve only one controller.
4. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as an extra wires. These wires shall be of a different color than the primary control wire.
G. Control Valves:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install top of valve a minimum of 15" from finished grade.
3. Locate all valves in planting beds or mulched areas with a minimum offset of 3'-0" from back of curb or edge of pavement.
4. Provide valve number identification tags to all valves as shown in details.
5. Install red and white isolation valves as per details before all groups of remote control valves.
H. Valve Boxes:
1. All valves, including solenoid, gate, isolation, air relief, flush, and control, as well as surge protectors and filters shall be located within specified valve boxes.
2. Install no more than one valve per valve box.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install valve boxes over nine (9") inches of gravel for drainage. Gravel to be cleaned, sized ¾" min. - 3" maximum. Gravel to sit over weed-barrier fabric.
5. Do not bury valve within gravel. Valve to sit on top of gravel bed.
6. Label all valve box covers with the corresponding controller zone number. Numbering size shall be 1" in height.
I. Sprinkler Heads:
1. Prior to installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Head spacings shown on plan are maximums. Do not exceed spacings shown on plan. Spacing may be adjusted to accommodate changes in terrain, avoid obstructions, or respond to changes in planting layout as long as the modified spacings to do not exceed the spacings shown in plans. Unless otherwise indicated in plans, provide 100% irrigation coverage.
3. Locate no sprinkler head closer than twelve (12") inches from building foundation.
4. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of four (4") inch clearance between head and mowing strip, walk or curb.
5. Place tree bubblers at outer edge of rootball and not outer edge of planting hole.
6. Set sprinkler heads perpendicular to finish grade.
7. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
8. Where existing or new trees, lights, signs, above grade utility improvements, and/or other objects are an obstruction to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. Notify the Owner's Representative to discuss items that may be an obstruction and to gain approval on an alternative route and/or head placement.
J. Micro-Irrigation/Drip Tubing:
1. Install drip tubes with direct-attached emitters on ground. Do not bury tubes. Do not set tubes on top of mulch. Secure tubing per the manufacturer's specifications.
2. Ensure tubes are covered with mulch and are not visible.

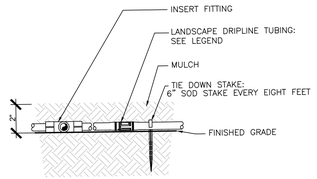
3.3 FIELD QUALITY CONTROL
A. Flushing and Testing:
1. Test mainlines at a pressure of 100 psi for two hours. Mainline pressure shall maintain a pressure between 95 and 100 psi for the entire period of the test. The mainline shall be repaired and retested as necessary to complete the pressure test.
2. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.
3. Pressure testing may be conducted in segments separated by isolation valves if so desired.
4. All pressure testing shall be conducted and approved prior to the installation of any plant material.
5. Prior to placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.
B. Operational Test:
1. Upon completion of the entire system, test each zone to visually check for uniform distribution. Distribution shall be checked within any one area and over the entire zone. Test the entire system to demonstrate the complete and successful operation of all equipment. Testing shall be witnessed by the Landscape Architect and the Owner's Representative. Notify the Landscape Architect and the Owner's Representative a minimum of 48 hours prior to test.

3.4 ADJUSTMENT AND CLEANING
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or rising of heads shall be part of original contract with no additional cost to Owner.
B. Adjust sprinkler heads for proper distribution.
C. Trim or adjust heads to avoid overspray onto pedestrian and vehicular access routes and use areas, building faces, and other site improvements.
D. Adjust sprinkler heads to ensure head to head coverage.
E. Adjust watering time of valves to provide proper amounts of water to all plants.
F. Ensure drip tubing is below mulch.

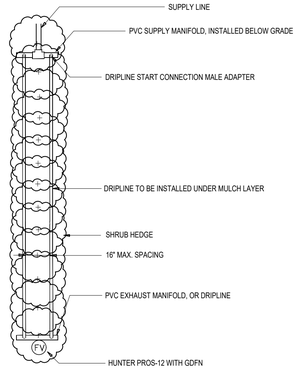
3.5 DEMONSTRATION
A. After system is installed and approved, instruct Owner in complete system operation and maintenance via a walk-through of the system on site.

3.6 INSPECTION AND ACCEPTANCE
A. When all irrigation work is substantially complete, the Landscape Architect will, upon request, make a substantial completion inspection to determine acceptability and compliance with the Contract Documents. The Landscape Architect will produce a written punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
B. Once items of the punch list are addressed, the Landscape Architect will conduct a final completion inspection. If necessary, the Landscape Architect will produce a final punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
C. Final acceptance will not be issued until all punch list items have been completed and a reinspection by the Owner results in the Owner's acceptance of all items. Final acceptance will also not be issued until all required submittals have been delivered to the Owner in the formats specified.
D. Work may be inspected for acceptance in portions as phases of installation are completed and as agreeable to Landscape Architect, provided each portion of work offered for inspection is substantially complete.

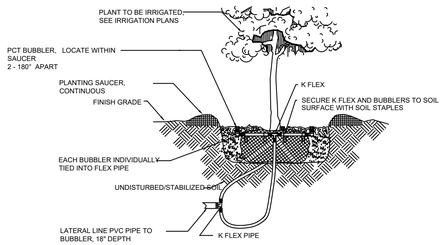
END OF SECTION



1 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.

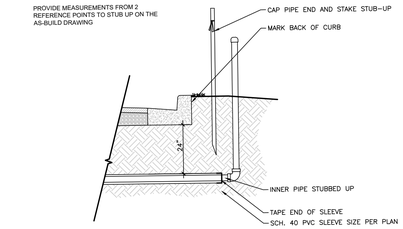


2 DRIPLINE LAYOUT
SCALE: N.T.S.

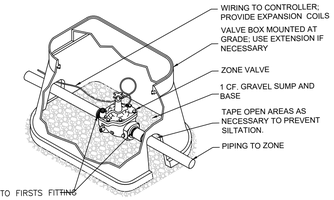


NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

3 BUBBLER APPLICATION
SCALE: N.T.S.



4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

5 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.

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

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Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08-19-2022 CITY OF ALACHUA, SRWMD
08-29-2022 CITY OF ALACHUA, SRWMD
--- ---
--- ---

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: IRRIGATION NOTES AND DETAILS

TECHNICIAN: AB
DESIGNER: AB
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0151

SHEET NO.: IR-1

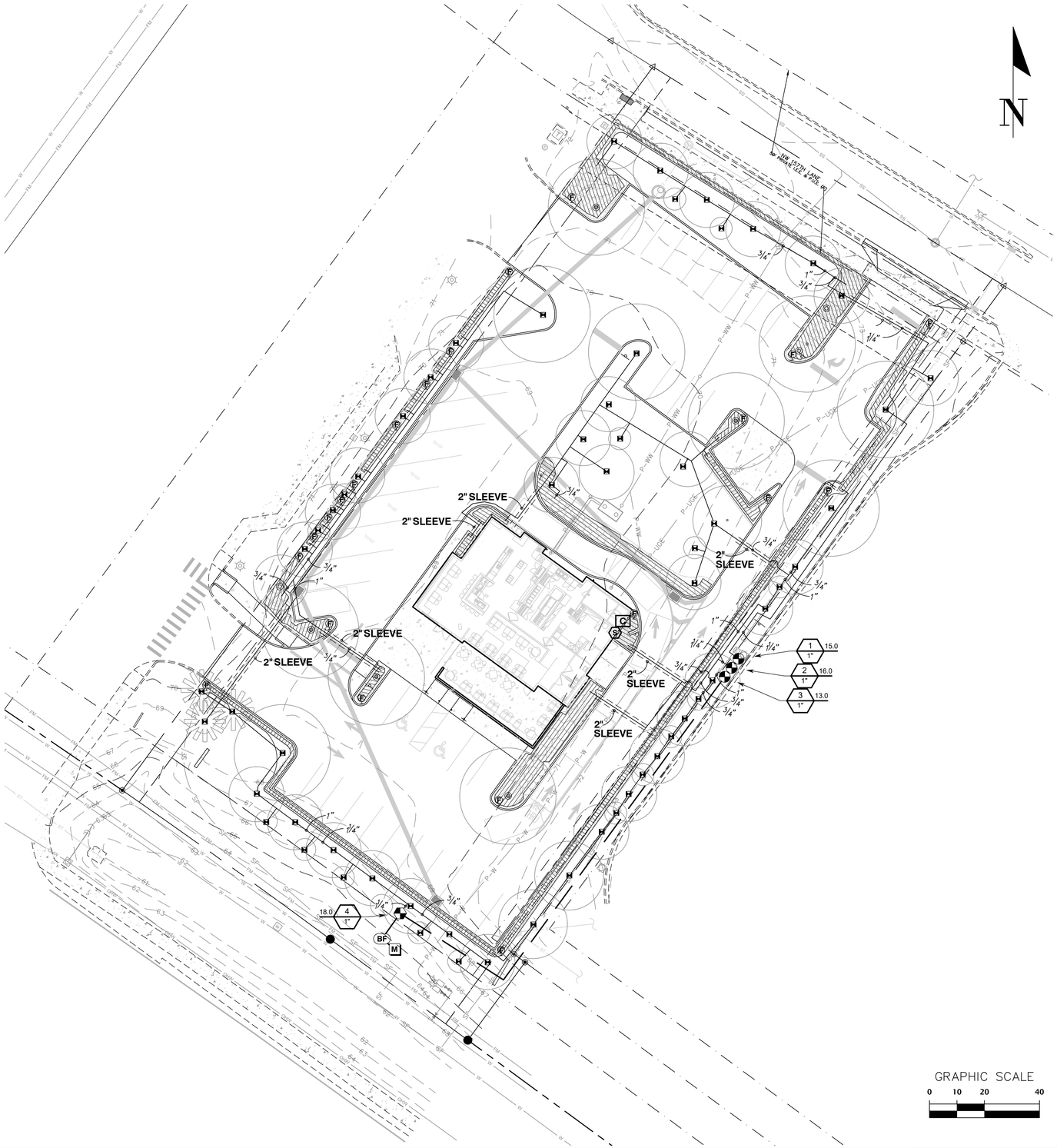
Tech: cortiga Plot Date: Aug 08,2022 - 10:06am Filename: N:\2022\22-0151\Department\03_Design\02_DWGs\01_Permitting\22-0151_Design Base_BR.dwg
Tech: cortiga Plot Date: Aug 08,2022 - 10:06am Filename: N:\2022\22-0151\Department\03_Design\02_DWGs\01_Permitting\22-0151_Design Base_IR.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
H	Two Hunter PCB–25	360	30	2 x.25	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(F)	Hunter PROS–12 with GPH Irrigation Products GDFN
◎	Two Hunter HE–60T
	Area to Receive Dripline Hunter HDL–10–12 In–Line Pressure Compensating Landscape Dripline with Built–In Check Valve. 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. Install dripline on both sides of plant material.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter Pgv–101 in a 12" Valve Box Install a Toro T–PMR40 pressure regulator and T–ALFS10150–S filter in a Super Jumbo Valve Box prior to valve group.
	Hunter PCZ–101 in a 10" Valve Box.
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC–400–PL 4 Station Controller
S	Hunter Miniclik Rain Sensor
M	Water Meter 3/4" (by others)
———	Irrigation Lateral Line: PVC Class 160
— — — —	Irrigation Mainline: PVC 1–1/2" Class 200
= = = = = = = = =	Pipe Sleeve: PVC Schedule 40



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CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS TRUE ON ALL DRAWINGS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

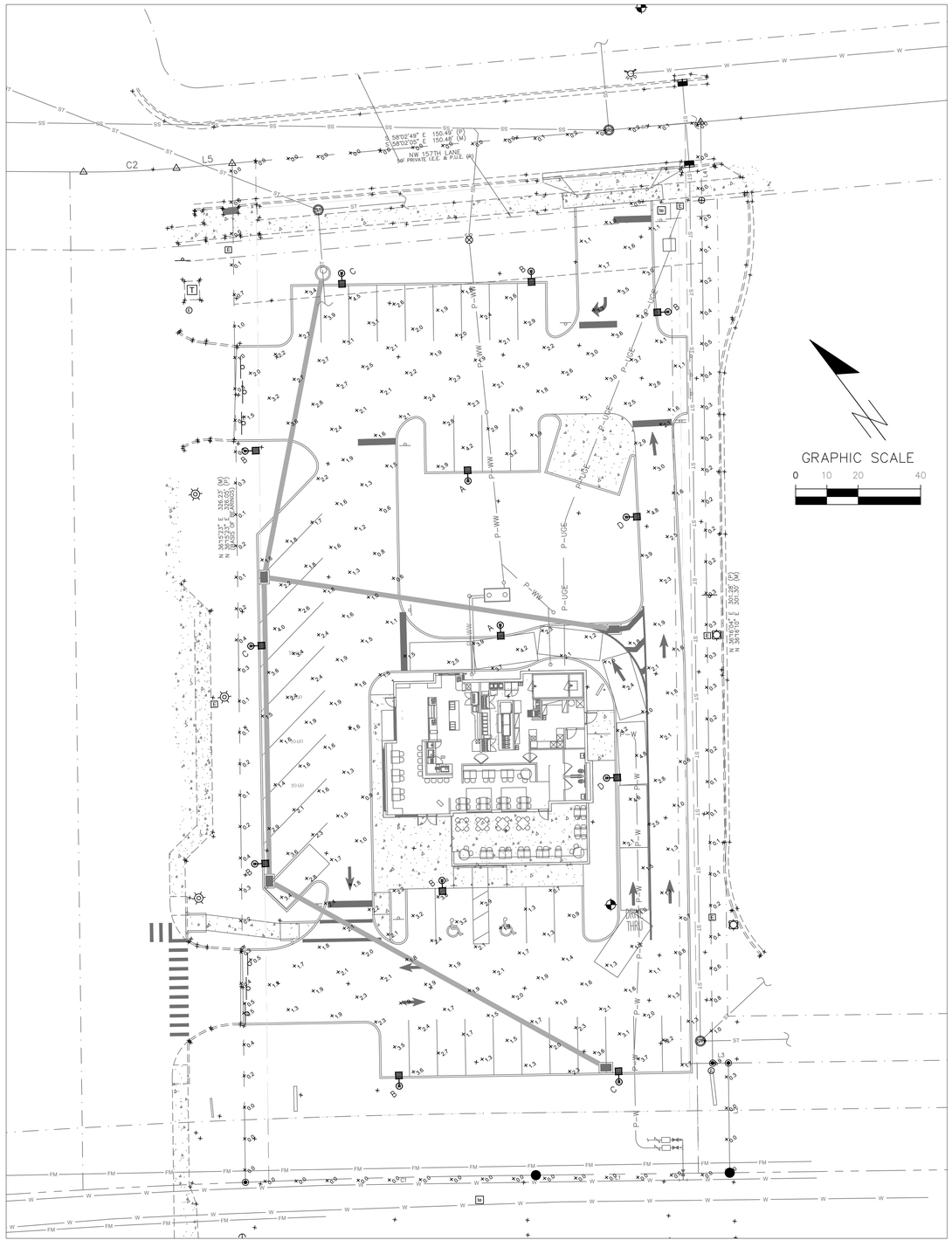
SUBMITTALS:
06-30-2022 CITY OF ALACHUA, SRWMD
08-08-2022 CITY OF ALACHUA, SRWMD
--- ---
--- ---

CLIENT: MI APA LATIN CAFE
PROJECT: MI APA LATIN CAFE ALACHUA
SHEET TITLE: IRRIGATION PLAN AND SCHEDULE

TECHNICIAN: AB
DESIGNER: AB
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0151

SHEET NO.: IR-2

Tech: cortiap Plot Date: Aug 08,2022 10:50am Filename: N:\2022\22-0151\Department\03_Design\02_DWGs\01_Permitting\22-0151_Design-Base_BB.dwg



Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Distribution
	A	2	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3	ECFORM AREA LED ECF - SMALL 32 LED's, 4000K CCT, TYPE 3 OPTIC	2 LEDGINE SLD ARRAY(S) DRIVEN AT 530 mA	1	ECF-S-32L-530-NW-G2-3.IES	6715	1.0	1.0	55.7	III
	B	6	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3-HIS	ECFORM AREA LED ECF - SMALL 32 LED's, 4000K CCT, TYPE 3 OPTIC, HOUSE-SIDE INTERNAL SHIELDING (HIS)	2 LEDGINE SLD ARRAY(S) DRIVEN AT 530 mA	1	ECF-S-32L-530-NW-G2-3-HIS.IES	5350	1.0	1.0	55.7	III HIS
	C	3	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-4-HIS	ECFORM AREA LED ECF - SMALL 32 LED's, 4000K CCT, TYPE 4 OPTIC, HOUSE-SIDE INTERNAL SHIELDING (HIS)	2 LEDGINE SLD ARRAY(S) DRIVEN AT 530 mA	1	ECF-S-32L-530-NW-G2-4-HIS.IES	5509	1.0	1.0	55.7	IV HIS
	D	2	SIGNIFY GARDCO	ECF-S-32L-365-NW-G2-2	ECFORM AREA LED ECF - SMALL 32 LED's, 4000K CCT, TYPE 2 OPTIC	2 LEDGINE SLD ARRAY(S) DRIVEN AT 365 mA	1	ECF-S-32L-365-NW-G2-2.IES	5797	1.0	1.0	40	II

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING	+	2.1 fc	4.8 fc	0.6 fc	8.0:1	4.0:1	NOTES C AND D
PARCEL LINE BOUNDARY (SPILL)	+	N/A	1.0 fc	0.0 fc	N/A	N/A	NOTE E

NOTES:

A. THIS PLAN MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING. SIDEWALKS AND AREA WITHIN US441 RIGHT OF WAY ARE NOT PART OF THIS PLAN.
B. ALL LUMINAIRES ARE FULL CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES AS PER COA 6.4.4(C)(2)
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT PROPERTIES. ROADWAY VALUES NOT INCLUDED.
F. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 15' ABOVE FINISH GRADE AS PER COA 6.4.5.
G. LIGHT POLES ARE STEEL WITH BLACK FINISH. POLE SIZE AND FOUNDATIONS MUST MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLE LENGTH MUST TAKE INTO ACCOUNT THE HEIGHT OF THE CONCRETE FOUNDATION AND MAXIMUM MOUNTING HEIGHT ABOVE GRADE.
H. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR BACK OF SIDEWALK.
I. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL (INSTALLED AS PER ARCHITECTURAL BUILDING ELECTRICAL PLANS, NOT APART OF THIS PLAN).
J. FOOTCANDLE LEVELS SHOWN ARE INITIAL VALUES.
K. CONTRACTOR TO VERIFY QUANTITIES
L. CONTRACTOR TO VERIFY COLOR OF POLE AND LIGHT WITH ARCHITECT.

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

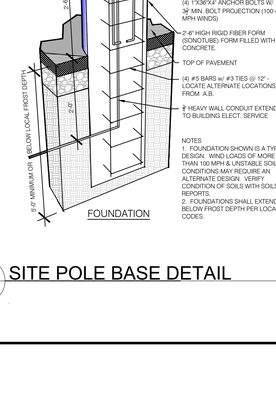
Ordering guide example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Options: Motion-sensing lens	Options: Photo-sensing	Options: Electrical	Luminaire	Finish
ECF-S												
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	365 365 mA 530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	WW-G2 Warm White 2700K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	XR[1] Arm Mount (standard)[2] D (The following mounting kits must be ordered separately (See accessories) SF Slip Fitter Mount[3] (fits to 2¼" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit[2]	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 SW Type SW AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz) D A&B C	DD 0-10V External dimming (by others)[4] DCC Dual Circuit Control[4,11] FAWS Field Adjustable Wattage Selector[4,5] SW Interface module for SiteWise[4,6] LLC Integral wireless module[4,6,9] BL Bi-level functionality[4,10] DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours[4,5] CM50 Median 50% Dimming, 8 hours[4,5] CS30 Safety 30% Dimming, 7 hours[4,6] CM30 Median 30% Dimming, 8 hours[4,6]	IMR3 Integral with #3 lens[16] IMR7 Integral with #7 lens[16]	PCB Photocontrol Button[7,8] TLRDS Twist Lock Receptacle 5 Pin[7] TLRD7 Twist Lock Receptacle 7 Pin[7] TLRPC Twist Lock Receptacle w/ Photocell[7]	Fusing F1 Single (120, 277, 347VAC)[1] F2 Double (208, 240, 480VAC)[1] Pole Mount Fusing FP1 Single (120, 277, 347VAC)[1] FP2 Double (208, 240, 480VAC)[1] Surge Protection (10KA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block[12] RPA Round Pole Adapter (fits to 3"– 3.9" O.D. pole)[13] HS Internal Housing Side Shield	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
48L 48 LEDs (3 modules)		1A 1050 mA 1.2A 1200 mA	900 900 mA									
64L 64 LEDs (4 modules)		1A 1050 mA	900 900 mA									

B&C

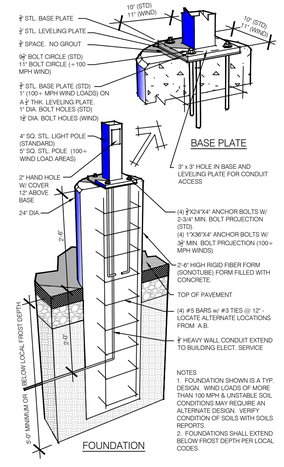
1. BL=MRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees arming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HS not available with Type 5 and SW optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

ECF-S_EcoForm_area_small 06/20 page 1 of 8



LIGHT POLE DETAIL

NOT TO SCALE



SITE POLE BASE DETAIL

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

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

CONSTRUCTION/RED REVISIONS:

SUBMITTALS: 08/08/22 Submittal

CLIENT: ;
PROJECT: MI APA US441 IN ALACHUA
SHEET TITLE: PHOTOMETRICS

TECHNICIAN:
DESIGNER: W STORMANT
QUALITY CONTROL: W STORMANT
PROJECT NUMBER: 22-0151

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.: P1

ELECTRICAL SYMBOLS LEGEND

LIGHTING (SEE LIGHTING FIXTURE SCHEDULE)

- 2' X 2' RECESSED LIGHTING FIXTURE.
- 2' X 2' EMERGENCY RECESSED LIGHTING FIXTURE
- 2' X 4' SURFACE MOUNTED LIGHTING FIXTURE.
- 2' X 4' EMERGENCY SURFACE MOUNTED LIGHTING FIXTURE.
- 1' X 4' SURFACE OR SUSPENDED LIGHTING FIXTURE.
- 1' X 4' SURFACE OR SUSPENDED EMERGENCY LIGHTING FIXTURE.
- SURFACE OR SUSPENDED STRIP LIGHTING FIXTURE.
- SURFACE OR SUSPENDED STRIP EMERGENCY LIGHTING FIXTURE.
- RECESSED CAN DOWNLIGHT FIXTURE.
- SURFACE MOUNT WALL SCONCE FIXTURE.
- RECESSED CAN DOWNLIGHT WALL WASH / ACCENT FIXTURE.
- RECESSED CAN DOWNLIGHT FIXTURE.
- SURFACE MOUNT WALL SCONCE FIXTURE.
- EXIT SIGN – SINGLE FACE ARROW INDICATES DIRECTION– CEILING MOUNTED.
- EXIT SIGN – SINGLE FACE ARROW INDICATES DIRECTION– WALL MOUNTED.
- EXIT SIGN – DOUBLE FACE – ARROW INDICATES DIRECTION – CEILING MOUNTED.
- LC — LIGHTING CONTACTOR

SWITCHES

- S — SINGLE POLE SWITCH – TOGGLE TYPE. SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.
  - (3) 3 WAY
  - (4) 4 WAY
  - (2) DOUBLE POLE
  - (P) WITH PILOT LIGHT INDICATION
  - (D) DIMMER
  - (K) KEY
- S_M — MOTOR RATED SWITCH – 1 POLE OR 2 POLE AS REQUIRED. 30 AMP OR AS REQUIRED BY CIRCUIT WITH INTEGRAL THERMAL OVERLOADS.
- S_{OS} — WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
- $(OS)_a$ — CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH. LOWER CASE (a) INDICATES MANUAL TOGGLE OVERRIDE

SERVICE AND DISTRIBUTION

- BRANCH CIRCUIT PANELBOARD, UNDER 250 VOLTS, RECESSED MOUNTED.
- BRANCH CIRCUIT PANELBOARD, 120/208V, UNDER 250 VOLTS, SURFACE MOUNTED, U.O.N.
- 3*30 — FUSED DISCONNECT SWITCH.3–POLE, 30AMP ASTERISK INDICATES TO FUSE ACCORDING TO MANUFACTURERS RECOMMENDATIONS. NEMA 1 RATED INDOORS, NEMA 3R STAINLESS STEEL RATED OUTDOORS.
- UTILITY TRANSFORMER
- SPD — SURGE SUPPRESSION DEVICE. (SPD)

DATA/COMM

- DATA/COMM OUTLET WITH FLUSH MOUNTED 4" SQUARE SINGLE GANG JUNCTION BOX. MOUNT AT 18" A.F.F., UNLESS OTHERWISE NOTED. PROVIDE BLANK STAINLESS STEEL COVER PLATE. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB–OUT WITH PLASTIC BUSHING. OR AS NOTED. INSTALL PULL WIRE. SEE DATA/COMM. DRAWINGS FOR ALL WIRING AND EQUIPMENT. OUTLETS BELOW ARE TYPICAL WITH DATA/COMM OUTLET REQUIREMENTS EXCEPT AS NOTED.
- TV — TELEVISION OUTLET. MOUNT 18 " ABOVE FINISHED FLOOR.
- TELEPHONE TERMINAL BOARD, 3/4" THICK x (4' OR 6' AS NOTED) x 8'–0" (PROVIDE FULL HEIGHT WHERE INDICATED) FIRE RETARDANT PLYWOOD BACKBOARD PAINTED GRAY.
- CR — FLUSH MOUNTED 4–11/16" SQUARE SINGLE GANG JUNCTION BOX FOR CARD READER. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB–OUT WITH PLASTIC BUSHING, OR AS NOTED. INSTALL PULL WIRE

POWER SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.

- DUPLEX RECEPTACLE – SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.
  - (WP) WEATHERPROOF
  - (H) HORIZONTALLY MOUNTED
  - (C) CEILING MOUNTED
- DOUBLE DUPLEX RECEPTACLE
- "GFI" DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING
- WP — "GFI" DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING/WEATHERPROOF COVER
- "GFI" DOUBLE DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING
- "GFI" DOUBLE DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING, COUNTER HEIGHT
- DUPLEX RECEPTACLE – TOP HALF SWITCHED – MOUNT 18" AFF
- DUPLEX RECEPTACLE, COUNTER HEIGHT
- DOUBLE DUPLEX RECEPTACLE, COUNTER HEIGHT
- DUPLEX RECEPTACLE, COMMUNICATIONS AND COMPUTER OUTLETS MOUNTED TOGETHER IN A FLUSH MOUNTED FLOOR BOX. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB–OUT WITH PLASTIC BUSHING.
- DUPLEX RECEPTACLE – FLUSH MOUNTED IN FLOOR BOX.
- 30 50 — SPECIAL PURPOSE OUTLET – COORDINATE EXACT NEMA CONFIGURATION AMPACITY RATING AS INDICATED.
- J — WALL MOUNTED JUNCTION BOX (SIZE AS REQUIRED PER N.E.C.).
- MOTOR (EF) EXHAUST FAN
- PC — PHOTO CELL
- WP — ELECTRICAL SERVICE SHUNT TRIP BREAK GLASS STATION SQUARE "D" CLASS 9900 1–K15 W/ CLASS 9001–K25 STAINLESS STEEL COVER PLATE. ENGRAVE "SERVICE DISCONNECT" MOUNT 6'–0" A.F.F. IN WEATHERPROOF KNOX BOX HOUSING
- GB — GROUND BAR.

FIRE ALARM

- F — MANUAL PULL STATION WP=WEATHERPROOF
- COMBINATION AUDIBLE AUDIO/VISUAL SIGNALING UNIT– HORN/FLASHING "FIRE" LIGHT WALL MOUNTED 48" AFF UNLESS OTHERWISE NOTED. WP=WEATHER PROOF. 110 CANDELA UNLESS NOTED OTHERWISE. LOW FREQUENCY SOUNDER (520 HZ.)
- VISUAL SIGNALING UNIT, WALL MOUNTED– FLASHING "FIRE" LIGHT ONLY (NO AUDIO DEVICE) 75 CANDELA UNLESS NOTED OTHERWISE. WP=WEATHER PROOF. 110 CANDELA UNLESS NOTED OTHERWISE.
- COMBINATION AUDIO/VISUAL SIGNALING UNIT – HORN/FLASHING "FIRE" LIGHT CEILING MOUNTED UNLESS OTHERWISE NOTED. 110 CANDELA UNLESS NOTED OTHERWISE.
- R S — PHOTOELECTRIC DUCT SMOKE DETECTOR. WP= WATERPROOF ENCLOSURE R=RETURN DUCT S=SUPPLY DUCT
- R WP — FIRE ALARM SHUTDOWN OR CONTROL RELAY, WP= WATERPROOF ENCLOSURE
- DUCT DETECTOR REMOTE TROUBLE INDICATOR. MOUNT ADJACENT TO UNIT. WP= WATERPROOF ENCLOSURE
- RTI WP — FIRE ALARM HEAT DETECTOR.
- FACP — FIRE ALARM CONTROL PANEL.
- FAJB — FIRE ALARM JUNCTION BOX.
- FAAP — REMOTE FIRE ALARM ANNUNCIATOR PANEL (FLUSHED MOUNTED).
- WP TS — WEATHERPROOF SPRINKLER TAMPER SWITCH CONNECTION
- WP FS — WEATHERPROOF SPRINKLER WATERFLOW SWITCH CONNECTION
- WP PIV — WEATHERPROOF POST INDICATOR VALVE
- PSD — FIRE/SMOKE DAMPER. PROVIDE FIRE ALARM RELAY AND 120V 20A BRANCH CIRCUIT BREAKER AS SHOWN ON ELECTRICAL PLAN. REFER TO MECHANICAL DRAWINGS FOR EXACT REQUIREMENTS.
- GS — GAS SOLENOID VALVE
- (CO_2) — CARBON DI–OXIDE DETECTOR AND ALARM.
- 120 CM — CEILING OR WALL MOUNTED 120 VOLT DUAL RATED RESIDENTIAL SELF CONTAINED SMOKE AND CARBON MONOXIDE DETECTORS DETECTOR WITH BATTERY BACK UP. ALL UNITS SHALL BE TIED TOGETHER AND ALARM ALL AT ONE TIME. MANUFACTURER: GENTEX #GN–503 SERIES. CM = CARBON MONOXIDE DETECTOR

(NOTE: NOT ALL SYMBOLS ARE USED IN THIS PROJECT.)

ABBREVIATIONS

A	– AMPERES	FA	– FIRE ALARM	NEC	– NATIONAL ELECTRICAL CODE		
A/C	– AIR CONDITIONING	FACP	– FIRE ALARM CONTROL PANEL	NEMA	– NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION		
AC	– ALTERNATING CURRENT	GFI	– GROUND FAULT INTERRUPTER	NFPA	– NATIONAL FIRE PROTECTION ASSOCIATION		
AFF	– ABOVE FINISHED FLOOR	GND	– GROUND	NF	– NON–FUSED		
AFG	– ABOVE FINISHED GRADE	GRC	– GALVANIZED RIGID CONDUIT	NIC	– NOT IN CONTRACT		
AHU	– AIR HANDLING UNIT	HVAC	– HEATING, VENTILATING AND AIR CONDITIONING	NL	– NIGHT LIGHT		
AWG	– AMERICAN WIRE GAUGE	IWH	– INSTANTANEOUS WATER HEATER	O.C.	– ON CENTER		
C	– CONDUIT	H.I.D.	– HIGH INTENSITY DISCHARGE	P	– POLE		
CH	– CHIME	I.G.	– ISOLATED GROUND	PNL	– PANELBOARD		
CH	– COUNTER HEIGHT	J	– JUNCTION	PVC	– POLYVINYL CHLORIDE		
CM	– CARBON MONOXIDE	KAIC	– (THOUSAND) AMPERE INTERRUPTING CAPACITY	RGS	– RIGID GALVANIZED STEEL		
CONC	– CONCRETE	KCMIL	– THOUSANDS OF CIRCULAR MILLS	RM	– ROOM		
COND	– CONDUIT	KVA	– KILOVOLT–AMPERES	SPD	– SURGE PROTECTION DEVICE		
CU	– COPPER	KW	– KILOWATT	SPEC	– SPECIFICATION		
DISC	– DISCONNECT	LED	– LIGHT EMITTING DIODE	SS	– STAINLESS STEEL		
ECB	– ENCLOSED CIRCUIT BREAKER	LTG	– LIGHTING	TYP	– TYPICAL		
ELEC	– ELECTRICAL	MCP	– MOTOR CIRCUIT PROTECTION	UON	– UNLESS OTHERWISE NOTED		
EM	– EMERGENCY	MCU	– MASTER CONTROL UNIT	V	– VOLTS		
EMS	– ENERGY MANAGEMENT SYSTEM	N	– NEUTRAL	W	– WIRE		
EMT	– ELECTRICAL METALLIC TUBING	NA	– NOT APPLICABLE	WP	– WEATHERPROOF		
EF	– EXHAUST FAN						
EWC	– ELECTRIC WATER COOLER						
EX	– EXISTING						

GENERAL NOTE:

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE.

SPECIFICATIONS

SEE DIVISION 26 PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

O&M / AS-BUILT NOTES

1. RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE FURNISHED TO OWNERS REP. WITHIN 30 DAYS OF THE DATE OF SYSTEM ACCEPTANCE BY THE BUILDING OWNER. THESE INCLUDE:
   A. A SINGLE–LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM.
   B. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
2. PROVIDE OPERATIONS AND MAINTENANCE MANUAL TO BUILDING OWNER AT TIME OF COMPLETION. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   A. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
   B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
   C. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

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TBD ADDRESS
ALACHUA, FL

2022-11

No.	Description	Date
-	ISSUED FOR COORDINATION	08/05/2022

RECORD

ELECTRICAL LEGEND, NOTES & ABBREVIATIONS

E0.1

DRAWING NO.

GENERAL REQUIREMENTS – DIVISION 26 ELECTRICAL:
A. PERFORM ALL WORK IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE FLORDA BUILDING CODE, NFPA 70 (NEC–2017) AND NFPA 101 (LIFE SAFETY CODE), ADA ANSI A117.1. INSTALL AND CONNECT PER AND THE REGULATIONS OF THE LOCAL UTILITY TELEPHONE, CABLE TELEVISON AND POWER UTILITY COMPANIES. OBTAIN AND PAY FOR ANY AND ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS AND APPROVAL, AND THE LIKE, AND DELIVER SUCH CERTIFICATES TO THE OWNER.
B. THE CONTRACTOR SHALL FURNISH, PERFORM, OR OTHERWISE PROVIDE ALL LABOR (INCLUDING, BUT NOT LIMITED TO, ALL PLANNING, PURCHASING, PAINTING, TRANSPORTING, RIGGING, HOISTING, STORING, INSTALLING, TESTING, CHASING, CHANNELING, CUTTING, TRENCHING, EXCAVATING AND BACKFILLING), COORDINATION, FIELD VERIFICATION, EQUIPMENT INSTALLATION, SUPPORT, AND SAFETY, SUPPLIES, AND MATERIALS NECESSARY FOR THE CORRECT INSTALLATION OF COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS (AS DESCRIBED OR IMPLIED BY THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS).
C. ALL DRAWINGS AND SPECIFICATIONS ON THE PROJECT ARE COMPLEMENTARY, EACH TO ALL OTHER SETS, AND THEY SHALL BE USED IN COMBINATION FOR THE EXECUTION OF THIS WORK. DIVISION 26 WORK SHOWN ON ANY ONE SET OF DRAWINGS, INCLUDING ALL ARCHITECTURAL DRAWINGS, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR GENERAL WORK AND EQUIPMENT, AND DIVISION 26 WORK CALLED FOR UNDER ANY SECTION OF THE PROJECT SPECIFICATIONS, SHALL BE CONSIDERED AS INCLUDED IN THIS WORK UNLESS SPECIFICALLY EXCLUDED BY INCLUSION IN SOME OTHER BRANCH OF THE WORK. THIS SHALL INCLUDE ROUGHING–IN FOR CONNECTIONS AND EQUIPMENT AS CALLED FOR OR INFERRED. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL DIVISION 26 WORK.
D. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES AND DIVISIONS BEFORE INSTALLING ANY OF HIS WORK. HE SHALL IN ALL CASES CONSIDER THE WORK OF ALL OTHER TRADES, AND SHALL COORDINATE HIS WORK WITH THEM SO THAT THE BEST ARRANGEMENTS OF ALL EQUIPMENT, PIPING, CONDUIT, DUCTS, ROUGH–IN, ETC., CAN BE OBTAINED.
E. LOCATIONS DESIGNATED FOR OUTLETS, SWITCHES, DEVICES, EQUIPMENT, ETC., ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE VERIFIED IN THE FIELD AND CHECKED WITH ARCHITECTURAL AND ID DRAWINGS. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 5 FEET IN ANY DIRECTION AS DIRECTED BY OWNER AND PER CODE. WHERE INSTRUCTIONS OR NOTES ARE INSUFFICIENT TO CONVEY THE INTENT OF THE DESIGN, CONSULT THE OWNER PRIOR TO BIDDING AND INSTALLATION.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING THE LOCATIONS OF DEVICES TO BE USED AND COORDINATING THE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MILLWORK, SINKS, BENCHES, COUNTERS AND SHELVING PRIOR TO BIDDING AND INSTALLATION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
G. DIVISION 26 CONTRACTOR SHALL HAVE HAD EXPERIENCE OF AT LEAST THE SAME SIZE AND SCOPE AS THIS PROJECT, ON AT LEAST TWO OTHER PROJECTS WITHIN THE LAST FIVE YEARS IN ORDER TO BE QUALIFIED TO BID THIS PROJECT.
H. CONTRACTOR SHALL AND DOES HEREBY WARRANT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS TO BE FREE FROM DEFECTS AND TO FUNCTION OR OPERATE SATISFACTORILY FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK, AND THAT ANY ITEMS NOT MEETING THIS REQUIREMENT WILL BE MADE GOOD BY HIM WITHOUT COST TO OWNER, PROVIDED SUCH DEFECTS OR FAILURES ARE NOT DUE TO ABUSE, NEGLECT, OR LACK OF REASONABLE AND ORDINARY MAINTENANCE.
I. ALL WORK SHALL BE EXECUTED IN A WORKMANSHIP MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE UPON COMPLETION.
J. BALANCE LOAD AS EQUALLY AS PRACTICABLE ON ALL FEEDERS, BRANCH CIRCUITS AND PANEL BUSES.
K. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION, WHEREVER WORK IS TO BE PERFORMED IN FINISHED/OCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS; TO PREVENT ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC; TO PREVENT THE SPREADING OF DUST, DIRT, DEBRIS, AND MOISTURE FROM THE AREA WHERE WORK IS BEING PERFORMED; AND TO PREVENT DUST, DIRT, DEBRIS, AND MOISTURE FROM GETTING ON OR IN THE BUILDING OCCUPANT'S FURNISHINGS OR EQUIPMENT.
L. THE CONTRACTOR SHALL REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF OR HIS EMPLOYEES. HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY INSTALL HIS WORK. THIS SHALL ALSO INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED OR IMPROVED), PARKING AREAS, SIDEWALKS, WALLS, STAIRS, FLOORS, AND ROOFS DAMAGED, REMOVED, CUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS AND SHALL MATCH THE EXISTING FINISHES.
M. UPON COMPLETION OF WORK, THE SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH INTENT OF SPECIFICATIONS AND DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTION REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC. TO PERMIT INSPECTION AS REQUIRED.
N. IN ACCORDANCE WITH DIVISION 1 AND THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION "AS–BUILTS" BLUELINE PRINTS WHICH SHALL BE CORRECTED DAILY, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDENDA AND CHANGE ORDERS IN
ACCORDANCE WITH GENERAL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTORS TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.

ELECTRICAL SCOPE:
A. FURNISHING AND INSTALLATION OF ELECTRIC LIGHTING SYSTEMS, POWER SYSTEMS, AND AUXILIARY SYSTEMS AS SHOWN OR HEREIN SPECIFIED.
B. CONNECTION OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION, MENTIONED IN THIS DIVISION OR SHOWN ON DRAWINGS, WHETHER FURNISHED BY DIVISION 26 OR UNDER OTHER DIVISIONS, OR FURNISHED BY OWNER, INCLUDING FIRE PROTECTION AND FIRE SPRINKLER SYSTEMS.
C. FURNISHING AND INSTALLATION OF OUTLET BOXES, CONDUIT RACEWAYS, TERMINAL BOARDS, POWER AND GROUNDING FOR A COMPLETE TELEPHONE, TELEVISION AND DATA RACEWAY DISTRIBUTION SYSTEM. (TELEPHONE AND DATA HARDWARE, AS WELL AS SOFTWARE IS NOT INCLUDED.)
D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE OFFICES OF ALL LOCAL AND/OR STATE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IN ORDER TO SCHEDULE ALL REQUIRED INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL SCHEDULED INSPECTIONS AT LEAST TWO WEEKS IN ADVANCE OF THE SCHEDULED DATE.
E. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, OR WORKMANSHIP WITHOUT COST TO THE OWNER WITHIN THE STIPULATED GUARANTEED PERIOD.
F. IT SHALL BE THE RESPONSIBILITY OF THE DIVISION 26 CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC. TO PERMIT INSPECTION AS REQUIRED.
G. SUBMIT TO THE ARCHITECT/ENGINEER PROMPTLY AFTER AWARD OF CONTRACT AND PRIOR TO PURCHASING, SIX COPIES OF MANUFACTURER'S SHOP DRAWINGS IN ACCORDANCE WITH DIVISION 1, SUBMITTALS FOR THE FOLLOWING ITEMS. ALL SHOP DRAWINGS OF A SPECIFIC ITEM OR SYSTEM SHALL BE MADE IN ONE SUBMITTAL
AND WITHIN TEN DAYS AFTER AWARD OF CONTRACT.

1. PANELBOARDS	6. DISCONNECT SWITCHES	10. FIRE ALARM
2. LIGHTING FIXTURES	7. CONDUIT	
3. 120V SMOKE/CO2 DETECTORS	8. CONDUCTORS	
4. WIRING DEVICES	9. TVSS	

J. COMPLETED WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS AND AFTER COMPLETION, PERFORM TESTS FOR INSULATION RESISTANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL WIRING SYSTEMS SHALL BE COMPLETELY AND TOTALLY "SAFED"DURING CONSTRUCTION. ONLY QUALIFIED PERSONNEL SHALL HANDLE ELECTRICAL SYSTEMS.
K. THE ELECTRICAL CIRCUITS, COMPONENTS, AND CONTROLS FOR ALL EQUIPMENT ARE SELECTED AND SIZED, BASED ON THE EQUIPMENT SPECIFIED. IF SUBSTITUTIONS AND/OR EQUIVALENT EQUIPMENT ARE FURNISHED, IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES CONCERNED, INVOLVED IN, AND FURNISHING THE SUBSTITUTE AND/OR EQUIVALENT EQUIPMENT TO VERIFY AND COMPARE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THAT FURNISHED TO THAT SPECIFIED AND/OR SHOWN. IF GREATER CAPACITY OR MORE MATERIALS OR LABOR IS REQUIRED FOR THE ROUGH–IN, CIRCUITRY OR CONNECTIONS THAN FOR THE ITEM SPECIFIED AND PROVIDED FOR, THEN IT SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED IN PROVIDING THE SUBSTITUTE AND/OR EQUIVALENT ITEMS OF EQUIPMENT TO PROVIDE ALL COMPENSATION FOR ADDITIONAL CHARGES MADE FOR THE PROPER ROUGH–IN, CIRCUITRY AND CONNECTIONS FOR THE EQUIPMENT FURNISHED. NO ADDITIONAL CHARGES ABOVE THE BASE BID SHALL BE ALLOWED FOR SUCH REVISIONS.
BEFORE ROUGH–IN OF CIRCUITRY OR CONNECTING TO EQUIPMENT, FURNISHED UNDER THIS DIVISION, ANY OTHER DIVISION, OR BY THE OWNER, THE CONTRACTOR SHALL VERIFY THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED AND FOR THAT SPECIFIED AND SHOWN ON THE DRAWINGS AND PROVIDE FOR PROPER ROUGH–IN AND CONNECTION.
M. EXCAVATION FOR UNDERGROUND ELECTRICAL STRUCTURES: CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10'; PLUS A SUFFICIENT DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

N. TRENCHING: EXCAVATE TRENCHES FOR ELECTRICAL INSTALLATIONS AS FOLLOWS:
1. EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM AND A MINIMUM OF 6" TO 9" CLEARANCE ON BOTH SIDES OF RACEWAYS AND EQUIPMENT.
2. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED.
3. LIMIT THE LENGTH OF OPEN TRENCH TO THAT IN WHICH INSTALLATIONS CAN BE MADE AND THE TRENCH BACKFILLED WITHIN THE SAME DAY.
4. WHERE ROCK IS ENCOUNTERED, CARRY EXCAVATION BELOW REQUIRED ELEVATION AND BACKFILL WITH A LAYER OF CRUSHED STONE OR GRAVEL PRIOR TO INSTALLATION OF RACEWAYS AND EQUIPMENT. PROVIDE A MINIMUM OF 6" OF STONE OR GRAVEL CUSHION BETWEEN ROCK BEARING SURFACE AND ELECTRICAL INSTALLATIONS.
O. THE CONTRACTOR SHALL PROVIDE ALL INSERTS FOR THE SUPPORT OF DIVISION 26 EQUIPMENT TO BE PLACED IN CONCRETE OR THROUGH CONCRETE SLABS AS CONSTRUCTION PROGRESSES. HE SHALL PROVIDE ALL MISCELLANEOUS HANGING AND SUPPORTING HARDWARE. ALL ELECTRICAL WORK IS TO BE CONCEALED IN OR BUILT INTO GENERAL CONSTRUCTION SHALL BE PLACED AS CONSTRUCTION PROGRESSES. FAILURE OF THE CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES AND THE PROJECT CONSTRUCTION PROGRESS SHALL MAKE HIM RESPONSIBLE FOR ALL COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR
FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.
P. THE CONTRACTOR SHALL SUPPLY AND SET INTO PLACE ALL WALL SLEEVES FOR CONDUITS AND CEILING INSERTS FOR HANGERS IN AREAS OF NEW CONSTRUCTION AS BUILDING CONSTRUCTION PROGRESSES. INSTALL EQUIPMENT NOTED TO BE CONCEALED IN WALLS BEFORE WALLS ARE CONSTRUCTED IN ORDER THAT WALLS MAY BE CONSTRUCTED AROUND CONDUITS, ENCLOSURES, ETC.
Q. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN RUST–INHIBITING TREATMENT AND STANDARD FINISH BY MANUFACTURER. ALUMINUM SHALL NOT BE USED ON CONTACT WITH EARTH, AND, WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY SUITABLE FITTINGS AND TREATMENT. ALL FERROUS METALS SUCH AS ANCHORS, BOLTS, BRACES, BOXES, BODIES, CLAMPS, FITTINGS, GUARDS, NUTS, PINS, RODS, SHIMS, THIMBLES, WASHERS, AND MISCELLANEOUS PARTS, NOT OF STAINLESS STEEL OR NONFERROUS MATERIALS, SHALL BE
HOT–DIPPED GALVANIZED.

R. ALL CONDUITS STUBBED OUT FOR FUTURE USE SHALL HAVE A PULL WIRE INSTALLED, A PLASTIC CAP INSTALLED AND BE IDENTIFIED AS TO THE CONDUIT ORIGIN.
S. THE RESPONSIBILITY FOR ANY CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF DIVISION 16 WORK, SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING AND FINISHING SHALL BE BY THE CONTRACTOR.
T. WHERE OPENINGS OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING BREAKS ELECTRICAL CIRCUITRY OR CONTROL CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUTE THE CIRCUITRY CONDUIT AND REWIRING AND TO COMPLETE THE CIRCUITRY AS REQUIRED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY COMPLETION SHALL BE PROVIDED WHERE NECESSARY BEFORE THE PERMANENT REROUTING AND COMPLETION WORK IS FINISHED.
U. ANY PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES MADE BY THIS CONTRACTOR IN VERTICAL OR HORIZONTAL CONSTRUCTION SHALL BE SEALED AND PROTECTED BY THIS CONTRACTOR IN ORDER TO MAINTAIN THE ESTABLISHED FIRE RATING WITH METHODS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND U.L.

III. IDENTIFICATION:
A. IDENTIFICATION NAMEPLATES SHALL BE LAMINATED PLASTIC, SECURED TO EQUIPMENT WITH TWO STAINLESS STEEL SCREWS.
B. EACH PANELBOARD AND METER CENTER SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS, SECURELY FASTENED TO THE DEVICE.
C. EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER, SWITCH, MOTOR STARTER, RELAY PANEL, LIGHTING CONTACTOR, TRANSFORMER AND/OR ANY OTHER CONTROL OR PROTECTIVE DEVICE INCLUDING EQUIPMENT DISCONNECT SWITCHES SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS.
D. PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES. ALL CIRCUITS TO BE IDENTIFIED BY DEVICES SERVED AND ROOM NUMBERS (I.E., LIGHTING ROOM 216). HANDWRITTEN DIRECTORIES WILL NOT BE ALLOWED.
E. EACH JUNCTION BOX CABINET OR WIREWAY LARGER THAN 6" X 6" SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS INDICATING THE SYSTEM ENCLOSED.
F. ALL SYSTEMS JUNCTION BOXES AND CONDUIT SHALL BE COLOR CODED INSIDE AND OUTSIDE OF THE BOX PRIOR TO THE INSTALLATION OF CONDUCTORS PER THE FOLLOWING:
1. CCTV SYSTEM: VIOLET
2. TELEPHONE DATA SYSTEM: BLUE
G. ENTIRE BOX INSIDE AND OUT , INCLUDING COVER, SHALL BE PAINTED PRIOR TO INSTALLING CONDUCTORS.

IV. WIRING DEVICES:
A. SWITCHES SHALL BE 20 AMP COMMERCIAL GRADE 125 VAC. WHITE IN COLOR WITH NYLON COVER PLATES FOR COMMON AREAS.
B. RECEPTACLES SHALL BE 20 AMP SPECIFICATION GRADE 125 VAC. WHITE IN COLOR WITH NYLON COVER PLATES FOR COMMON AREAS.
C. SWITCHES AND OUTLETS FOR HOTEL UNITS SHALL BE RESIDENTIAL LINE SILENT OPERATION TYPE RATED FOR 20AMPS, 120VOLTS. ALL DEVICES AND COVER PLATES SHALL BE WHITE.
D. WEATHERPROOF RECEPTACLES SHALL BE GFCI TYPES WITH GASKETED STAINLESS STEEL KEY LOCKABLE FLIP COVER TYPE COVER PLATES. SURGE SUPPRESSION TYPE OUTLETS IN MDFS AND IDFS SHALL BE HUBBELL #53625 (BLUE) OR EQUAL.
E. RECEPTACLES PROVIDED FOR ATTACHMENT OF CORD AND PLUG EQUIPMENT SHALL BE HEAVY DUTY, SPECIFICATION GRADE, TAMPER–RESISTANT/MAINTENANCE, FLUSH MOUNTED TYPES OF THE PROPER NEMA CONFIGURATION TO SERVE THE EQUIPMENT. NEMA CONFIGURATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF CIRCUIT CONDUCTORS. PROVIDE ALL FINAL FLEXIBLE CONDUIT CONNECTIONS, TO GARBAGE DISPOSAL, DISHWASHER, TRASH COMPACTOR, MICROWAVES AND HOOD EQUIPMENT.
F. ALL DEVICES SHALL HAVE PROPER PLATES, CARPET FLANGES, TRIMS, RINGS, ESCUTCHEONS, ETC., AS MANUFACTURED BY SAME MANUFACTURER AS DEVICES. ANY TELEPHONE OR OTHER OUTLET WHICH IS NOT EQUIPPED WITH A PLATE FURNISHED BY OTHERS SHALL HAVE ONE PROVIDED BY THIS CONTRACTOR.
G. MOUNTING HEIGHTS ARE APPROXIMATE. THE EXACT LOCATIONS AND MOUNTING HEIGHTS SHALL BE DETERMINED ON THE JOB AND PER ARCHITECTURAL DRAWINGS AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL TRADES TO INSURE CORRECT INSTALLATION, I.E., OVER COUNTERS IN OR ABOVE BACK–SPLASHES, IN BLOCK WALLS, TILE, AND OTHER SPECIFIC CONSTRUCTION FEATURES. LOCATION OF OUTLETS MOUNTED IN BUILT–INS, MILLWORK, AND CABINETRY SHALL BE VERIFIED. OUTLETS MOUNTED IN KICK OR TOE SPACES SHALL BE MOUNTED HORIZONTALLY AND SHALL BE PROVIDED WITH A SPECIAL DEVICE PLATE FROM OVERLAPPING BACKSPLASH, TRIM, TILE, ETC. LOCATE SO DEVICE PLATE WILL LAY FLAT AGAINST SURFACE COMPLETELY AROUND THE PERIMETER OF PLATE.
H. OUTLETS, OTHER THAN THOSE COORDINATED WITH COUNTER TOPS, SHELVES, AND CABINETS, SHALL BE LOCATED WITH THE CENTER LINE OF OUTLET BOXES THE FOLLOWING DISTANCE ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE INDICATED:
1. RECEPTACLES, GENERAL: 1'–6" AFF
2. TELEPHONE OUTLETS: 1'–6" AFF
3. SWITCHES, GENERAL: 4'–0" AFF

V. RACEWAYS:
A. SHALL BE GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. E.M.T. SHALL BE ELECTRO–GALVANIZED. CONDUITS SHALL BE AS MANUFACTURED BY REPUBLIC, PITTSBURGH STANDARD, WHEATLAND, TRIANGLE, ALLIED, OR YOUNGSTOWN.
B. SHALL BE STANDARD THREADED TYPE, GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. THREADLESS AND CLAMP TYPE NOT ACCEPTABLE. SHALL BE AS MANUFACTURED BY RACO, EFCOR, OR APPLETON.

C. SHALL BE STEEL THREADED COMPRESSION TYPE. ALL COUPLINGS AND CONNECTORS SHALL BE EFCOR OR RACO. PRESSURE INDENTED TYPE CONNECTORS OR CAST METAL WILL NOT BE APPROVED FOR ANY LOCATION.
D. CONNECTORS SHALL HAVE PLASTIC INSULATED THROAT INSERTS.
E. THE USE OF METAL CLAD CABLE IS ACCEPTABLE IN LOCATIONS AS ACCEPTED BY THE NEC AND ALL LOCAL JURISDICTIONAL CODES.
F. STEEL METAL CLAD CABLE, TYPE MC, EMPLOYING CIRCUIT CONDUCTORS #12 SOLID TO #2 AWG, SOLID OR STRANDED COPPER WITH THHN INSULATION, AN INSULATED GREEN GROUNDING CONDUCTOR AND GALVANIZED STEEL INTERLOCKED ARMOR CLADDING. THE CABLES SHALL BE SUITABLE FOR USE IN CONCEALED DRY LOCATIONS AT TEMPERATURES NOT EXCEEDING 90° C ON 40 CIRCUITS UP TO 600 VOLTS IN ACCORDANCE WITH N.E.C., ARTICLE 334. THE CABLE SHALL BE ONE AND TWO HOUR FIRE RATED PER ANSI/UL 1479 FOR USE CONCEALED IN WALL, CEILING AND FLOOR ASSEMBLIES.
G. FLEXIBLE METALLIC CONDUIT RACEWAYS MAY BE USED TO CONNECT HVAC UNITS LOCATED IN INTERIOR MECHANICAL AREAS. MINIMUM SIZE 3/4".
H. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE EXCEPT THAT NO CONDUIT SHALL BE SMALLER THAN 3/4" UNLESS OTHERWISE NOTED. CONDUIT SHALL BE SIZED LARGER THAN REQUIRED ABOVE WHEN SO SHOWN ON THE DRAWINGS OR WHEN REQUIRED BY LOCAL CODE.
I. ANY CONDUIT STUBBED OUT FOR FUTURE SHALL BE CAPPED WITH A PLASTIC CAP AND MARKED WITH A 2" MINIMUM RED METAL TAG WHICH IDENTIFIES CONDUIT ORIGIN. CONDUITS STUBBED UP ABOVE GRADE OR ROOF SHALL BE TAGGED ON THE CONDUIT. CONDUIT STUBBED OUT BELOW GRADE SHALL BE TAGGED ON NEAREST BUILDING WALL, CURB, ETC., DIRECTLY OVER THE CONDUIT ALL EMPTY CONDUITS SHALL HAVE PULL WIRES.

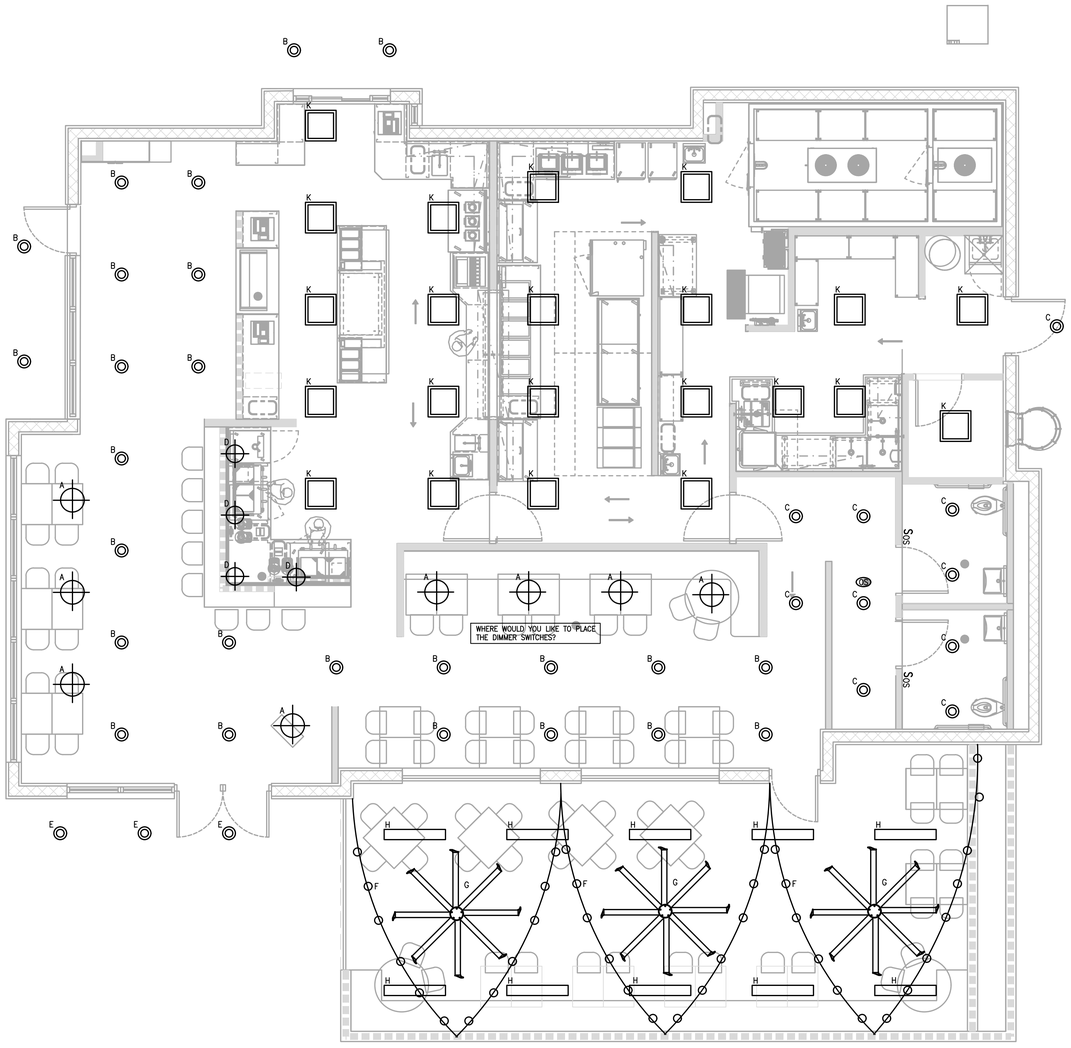
VI. SCHEDULE 40 RIGID PVC:
A. CONDUIT SHALL BE COMPOSED OF POLYVINYLCHLORIDE (PVC) AND SHALL BE UL RATED TYPE 40 FOR USE WITH 90°C RATED CONDUCTORS. CONDUIT SHALL CONFORM TO NEMA STANDARDS AND APPLICABLE SECTIONS OF NEC
B. INSTALLATION OF RIGID NON–METALLIC CONDUIT SHALL COMPLY WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND THESE SPECIFICATIONS.
C. PROVIDE A CONTINUOUS, INSULATED, GROUNDING CONDUCTOR IN EVERY RIGID, NON–METALLIC RACEWAY EVEN IF NOT SHOWN ON THE DRAWINGS. THE GROUNDING CONDUCTOR SHALL BE CONNECTED TO GROUND AT EACH END OF THE RACEWAY IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NFPA 70).
D. WHERE RIGID NON–METALLIC CONDUIT TRANSITIONS TO METALLIC CONDUIT, THE LOCATION OF THE TRANSITION SHALL BE UNDERGROUND.
NO PVC CONDUIT SHALL BE RUN EXPOSED, OR ABOVE GRADE.

VII. WIRE AND CABLE 600 VOLT:
A. CONDUCTORS SHALL HAVE CURRENT CARRYING CAPACITIES AS PER NEC AND WITH 600 VOLT INSULATION, #12 AVERAGE MINIMUM FOR 20 AMP CIRCUITS. CONDUCTORS SHALL BE COPPER.
B. #12 AND #10 SHALL BE SOLID, TYPE THWN/THHN INSULATION.
C. #8 AND LARGER, AND ANY SIZE TO MOTORS SHALL BE STRANDED TYPE THHN.
D. SHALL BE MADE WITH T & B STA–KON WIRE JOINTS, PT SERIES, COMPLETE WITH INSULATING CAPS AND INSTALLED WITH WT161 TOOL OR WT2000 TOOL. IDEAL SUPER–NUTS (NOT WIRE IDEAL WING NUTS, OR BUCHANAN ELEC. PRODUCTS B CAP OR SERIES 2000 PRESSURE CONNECTORS COMPLETE WITH NYLON SNAP–ON INSULATORS AND INSTALLED WITH C24 PRESSURE TOOL.
E. ALL JOINTS AND SPLICES IN WIRE SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, AND COVERED SO THAT INSULATION IS OWNER APPROVED EQUAL TO CONDUCTOR INSULATION. SPLICES SHALL NOT BE PERMITTED IN CONTROL, SECURITY, FIRE ALARM, TELEVISION OR COMMUNICATIONS SYSTEMS, OR WHERE OTHERWISE NOTED. SPLICING OF WIRE OR CABLES WILL NOT BE ALLOWED BELOW GRADE, INCLUDING IN BOXES BELOW GRADE.
F. BOTH CONDUCTORS AND CONDUITS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET.
G. IN INSTALLING THE MAIN ELECTRICAL SERVICE, ADDITIONAL SLACK CONDUCTORS SHALL BE PROVIDED AND TERMINATED AS REQUIRED BY ELECTRIC UTILITY FOR CONNECTION TO THEIR EQUIPMENT. FIELD COORDINATE WITH UTILITY PRIOR TO INSTALLING CONDUCTORS.
H. IN INSTALLING PARALLEL CONDUCTORS IT IS MANDATORY THAT ALL CONDUCTORS MAKING UP THE FEEDER BE EXACTLY THE SAME LENGTH, THE SAME SIZE AND THE SAME TYPE OF CONDUCTOR WITH THE SAME INSULATION. FURTHER, EACH GROUP OF CONDUCTORS MAKING UP A PHASE OR NEUTRAL MUST BE BONDED AT BOTH ENDS IN AN APPROVED MANNER.
I. CONDUCTOR SIZES INDICATED ON CIRCUIT HOMERUNS OR IN PANELBOARD SCHEDULES SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE CIRCUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

J. CONDUCTORS SHALL BE CONTINUOUS AND UNSPLICED WHERE INSTALLED IN CONDUIT. SPLICES SHALL OCCUR ONLY WITHIN WIRING TROUGHS, WIREWAYS, JUNCTION BOXES, OUTLET BOXES, OR EQUIPMENT ENCLOSURES WHERE SUFFICIENT ADDITIONAL ROOM IS PROVIDED FOR ALL SPLICES.
K. EACH BRANCH CIRCUIT AND FEEDER CONDUCTOR SHALL BE COLOR CODED. FOR CONDUCTOR SIZES THRU NO. 6 AWG, THE INSULATION SHALL BE OF THE COLOR AS INDICATED BELOW. COLOR CODE SHALL BE STRICTLY ADHERED TO. FOR CONDUCTOR SIZES NO. 4 AWG AND LARGER, COLOR CODED PHASE TAPE MAY BE APPLIED COMPLETELY AROUND THE CONDUCTOR INSULATION WITHIN 8" OF EACH END OF THE CONDUCTOR AND IN EACH PULL OR JUNCTION BOX OR WHENEVER CONDUCTORS ARE PHYSICALLY EXPOSED TO VIEW. GROUNDING CONDUCTORS AND GROUNDED CONDUCTORS SHALL HAVE INSULATION COLOR AS INDICATED FOR SIZES THROUGH #6 AWG.
120/208 V, 3PHASE,4W
PHASE A, COLOR: BLACK
PHASE B, COLOR: RED
PHASE C, COLOR: BLUE
NEUTRAL, COLOR: WHITE
GROUND, COLOR: GREEN

L. PRIOR AUTHORIZATION FROM THE ARCHITECT/ENGINEER IF CONDUCTORS ARE SUBSTITUTED TO ALUMINUM CONDUCTORS. CONDUCTORS MUST HAVE THE EQUIVALENT OR GREATER AMPACITY VALUE THAN THAT OF SPECIFIED COPPER, SHALL PHYSICALLY FIT BELOW THE CONNECTION LUG AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ALL LUGS SHALL BE RATED FOR COPPER AND ALUMINUM CONDUCTORS. CONDUCTORS SHALL BE INSTALLED UTILIZING "NO–LOX" ANTI–OXIDATION COMPOUND AND CONDUCTORS SHALL BE DESIGNATED AS "COMPACT ALUMINUM".

VII. GROUNDING:
A. THIS SECTION DEALS WITH THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, NON–CURRENT CARRYING CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING, STRUCTURES AND OTHER EQUIPMENT. MAXIMUM RESISTANCE SHALL NOT EXCEED 10 OHMS
B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND REQUIREMENTS. SUCH CODES SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE PROVISION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM FROM DANGEROUS SHOCK EXPOSURE AND SHALL PROVIDE A LOW IMPEDANCE GROUND FAULT PATH TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.
C. ALL SERVICE A



GENERAL NOTE

1. THIS PROJECT IS IN COMPLIANCE WITH 2020 FBC-ENERGY CONSERVATION C405.5.3 AND NEC 210.19 WITH REGARDS TO VOLTAGE DROP (5%).
2. ALL EMERGENCY AND EXIT LIGHTING SHALL BE CONNECTED AHEAD OF ANY SWITCHING ARRANGEMENTS OR CONTROLLED BY A LISTED UL924 CONTROLLER PER N.E.C.
3. REFER TO ARCHITECTURAL LIGHTING PLANS FOR ANY AND ALL LIGHTING FIXTURE MOUNTING DIMENSIONS.
4. SEAL ALL FIRE WALLS, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.

REFERENCE NOTES

1 --

1 FLOOR PLAN - LIGHTING - ELECTRICAL
SCALE: 1/4"=1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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ALACHUA, FL

2022-11

No.	Description	Date
-	ISSUED FOR COORDINATION	08/05/2022
	RECORD	

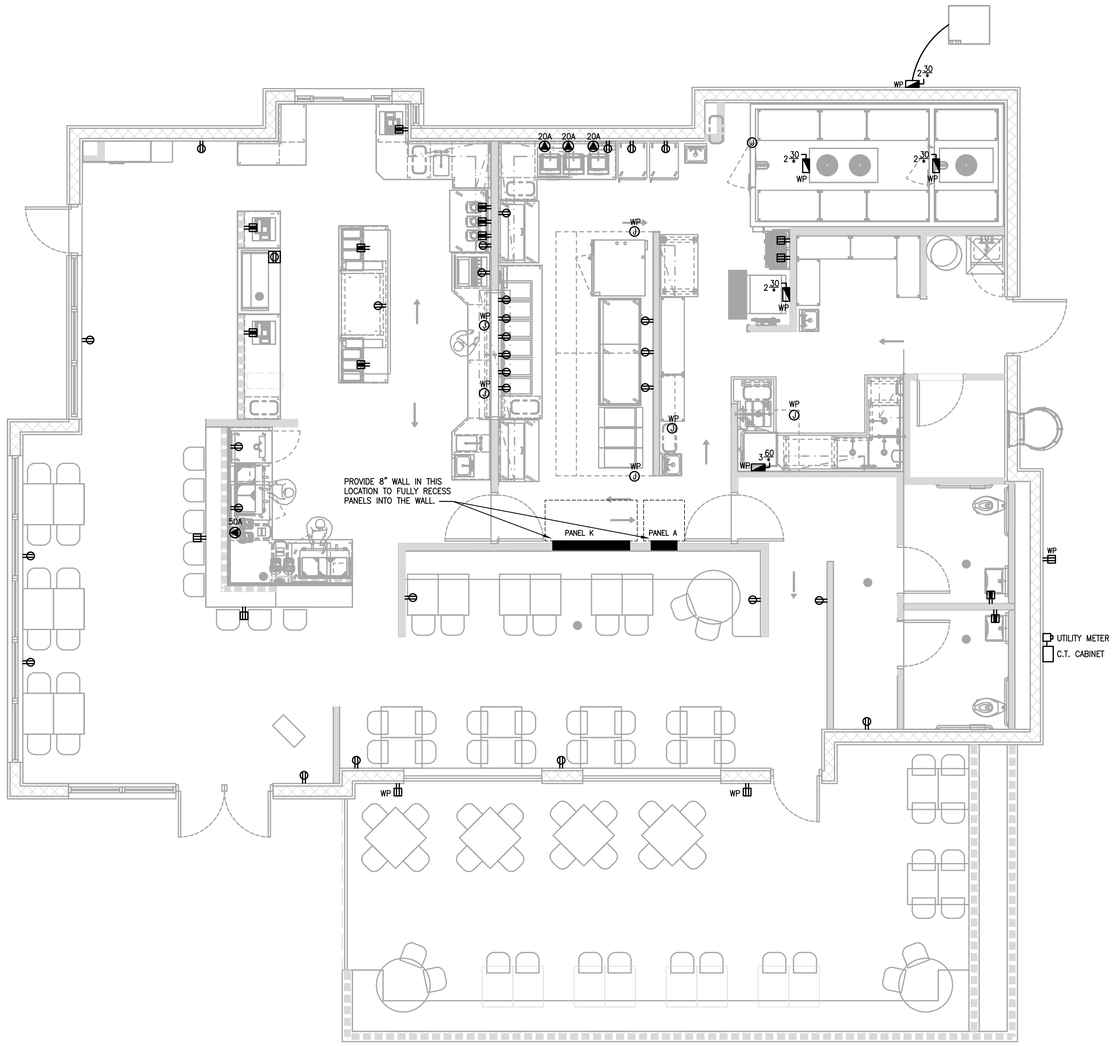
FLOOR PLAN
LIGHTING
ELECTRICAL

E2.0

DRAWING NO.

GENERAL NOTES

1. THIS PROJECT IS IN COMPLIANCE WITH 2020 FBC–ENERGY CONSERVATION C405.5.3 AND NEC 210.19 WITH REGARDS TO VOLTAGE DROP (3%).
2. COORDINATE WITH OWNER FOR EXACT DATA/COMM REQUIREMENTS.
3. FIRE ALARM DEVICES WHERE REQUIRED SHALL BE INSTALLED IN COMPLIANCE WITH NFPA AND FLORIDA FIRE PREVENTION CODE.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
5. REFER TO ARCHITECTURAL MILLWORK ELEVATIONS FOR EXACT POWER RECEPTACLE LOCATION AND MOUNTING HEIGHTS.
6. SEAL ALL FIRE WALLS, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.



1 FLOOR PLAN - POWER - ELECTRICAL
SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

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2022-11

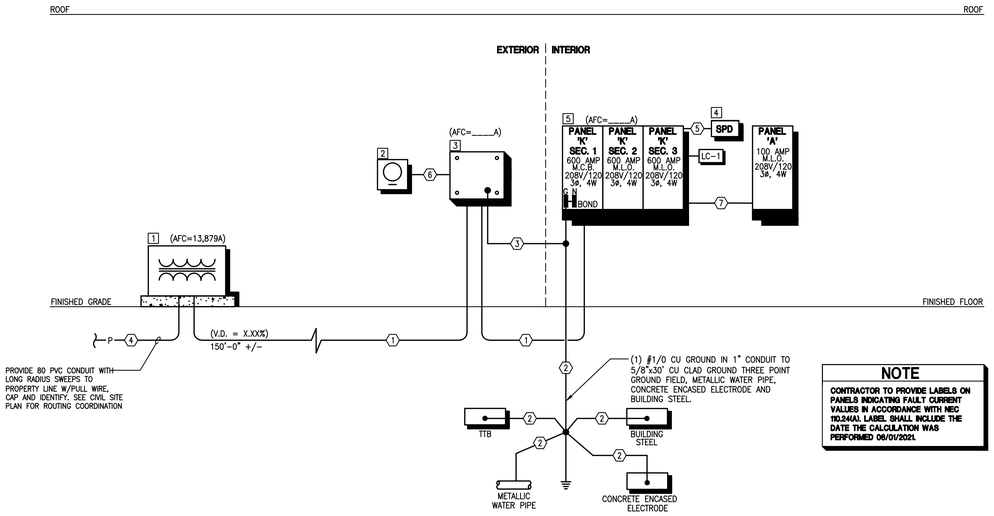
No.	Description	Date
-	ISSUED FOR COORDINATION	08/05/2022

RECORD

FLOOR PLAN
POWER
ELECTRICAL

E2.1

DRAWING NO.

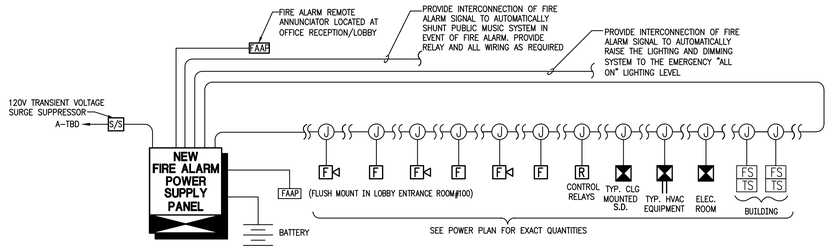


NOTE

CONTRACTOR TO PROVIDE LABELS ON PANELS INDICATING FAULT CURRENT VALUES IN ACCORDANCE WITH NEC 110.24(A). LABEL SHALL INCLUDE THE DATE THE CALCULATION WAS PERFORMED 08/01/2021.

ELECTRICAL RISER DIAGRAM

N.T.S.



(NOTES: ALL DEVICES SHALL BE COLORED RED)

FIRE ALARM SYSTEM NOTE:

FIRE ALARM SYSTEM RISER DIAGRAM IS DIAGRAMMATIC AND IN ACCORDANCE WITH NFPA 72. SEE POWER PLAN FOR EXACT QUANTITIES OF DEVICES. WIRING SHALL BE AS RECOMMENDED BY SYSTEMS MANUFACTURER AND PER NFPA 72. THE FIRE ALARM CONTRACTOR IS REQUIRED TO PROVIDE ENGINEERED FIRE ALARM DOCUMENTS AS THE ELECTRICAL ENGINEER IS NOT REQUIRED TO BE THE ENGINEER OF RECORD FOR FIRE ALARM PERMITTING PROCESS.

FIRE ALARM RISER DIAGRAM

N.T.S.

FIRE ALARM SYSTEM SEQUENCE OF OPERATIONS (REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

A. FIRE ALARM SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES:
   1. MANUAL STATIONS.
   2. HEAT DETECTORS.
   3. SMOKE DETECTORS.
   4. VERIFIED AUTOMATIC ALARM OPERATION OF SMOKE DETECTORS.
   5. AUTOMATIC SPRINKLER SYSTEM WATER FLOW.

B. FIRE ALARM SIGNAL SHALL INITIATE THE FOLLOWING ACTIONS:
   1. ALARM NOTIFICATION APPLIANCES SHALL OPERATE CONTINUOUSLY.
   2. IDENTIFY ALARM AT THE FACP AND REMOTE ANNUNCIATORS.
   3. TRANSMIT AN ALARM SIGNAL TO THE REMOTE ALARM RECEIVING STATION.
   4. SWITCH HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT CONTROLS TO FIRE ALARM MODE.
   5. RECORD EVENTS IN THE SYSTEM MEMORY.

C. SUPERVISORY SIGNAL INITIATION SHALL BE BY OPERATION OF A FIRE-PROTECTION SYSTEM VALVE TAMPER.

D. SYSTEM TROUBLE SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES OR ACTIONS:
   1. OPEN CIRCUITS, SHORTS AND GROUNDS OF WIRING FOR INITIATING DEVICE, SIGNALING LINE, AND NOTIFICATION-APPLIANCE CIRCUITS.
   2. OPENING, TAMPERING, OR REMOVAL OF ALARM-INITIATING AND SUPERVISORY SIGNAL-INITIATING DEVICES.
   3. LOSS OF PRIMARY POWER AT THE FACP.
   4. GROUND OR A SINGLE BREAK IN FACP INTERNAL CIRCUITS.
   5. ABNORMAL AC VOLTAGE AT THE FACP.
   6. A BREAK IN STANDBY BATTERY CIRCUITRY.
   7. FAILURE OF BATTERY CHARGING.
   8. ABNORMAL POSITION OF ANY SWITCH AT THE FACP OR ANNUNCIATOR.

E. SYSTEM TROUBLE AND SUPERVISORY SIGNAL ACTIONS: RING TROUBLE BELL AND ANNUNCIATE AT THE FACP AND REMOTE ANNUNCIATORS. RECORD THE EVENT.

F. ACTUATION OF ALARM NOTIFICATION APPLIANCES, ANNUNCIATION, AND ELEVATOR RECALL ACTUATION OF SUPPRESSION SYSTEMS SHALL OCCUR WITHIN 10 SECONDS AFTER THE ACTIVATION OF AN INITIATING DEVICE.

G. SMOKE-ALARM VERIFICATION:
   1. INITIATE AUDIBLE AND VISIBLE INDICATION OF AN "ALARM VERIFICATION" SIGNAL AT THE FACP.
   2. ACTIVATE A LISTED AND APPROVED "ALARM VERIFICATION" SEQUENCE AT THE FACP AND THE DETECTOR.
   3. RECORD EVENTS.
   4. SOUND GENERAL ALARM IF THE ALARM IS VERIFIED.
   5. CANCEL FACP INDICATION AND SYSTEM RESET IF THE ALARM IS NOT VERIFIED.

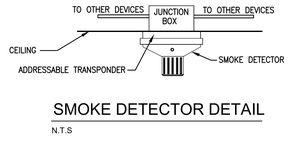
H. POWER SUPPLY FOR SUPERVISION EQUIPMENT: SUPPLY FOR AUDIBLE AND VISUAL EQUIPMENT FOR SUPERVISION OF THE AC POWER SHALL BE FROM A DEDICATED DC POWER SUPPLY, AND POWER FOR THE DC COMPONENT SHALL BE FROM THE AC SUPPLY.

I. ALARM SILENCING, TROUBLE, AND SUPERVISORY ALARM RESET: MANUAL RESET AT THE FACP AND REMOTE ANNUNCIATORS, AFTER INITIATING DEVICES ARE RESTORED TO NORMAL.
   1. SILENCING-SWITCH OPERATION HALTS ALARM OPERATION OF NOTIFICATION APPLIANCES AND ACTIVATES AN "ALARM SILENCE" LIGHT. DISPLAY OF IDENTITY OF THE ALARM ZONE OR DEVICE IS RETAINED.
   2. SUBSEQUENT ALARM SIGNALS FROM OTHER DEVICES OR ZONES REACTIVATE NOTIFICATION APPLIANCES UNTIL SILENCING SWITCH IS OPERATED AGAIN.
   3. WHEN ALARM-INITIATING DEVICES RETURN TO NORMAL AND SYSTEM RESET SWITCH IS OPERATED, NOTIFICATION APPLIANCES OPERATE AGAIN UNTIL ALARM SILENCE SWITCH IS RESET.

J. DUCT SMOKE DETECTORS SHALL BE PROGRAMED AS A SUPERVISORY SIGNAL/FUNCTION IN ACCORDANCE WITH 9.6.3.2.2, NFPPA 101, 2012 ED. AS ADOPTED IN THE FFPC, 5TH ED.

FIRE ALARM RISER DIAGRAM, DETAILS & SEQUENCE OF OPERATIONS

SCALE: N.T.S.



SMOKE DETECTOR DETAIL

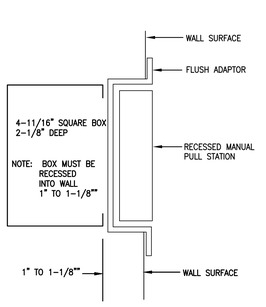
N.T.S

WIRE AND CONDUIT SCHEDULE

SYMBOL	CONDUCTORS (U.O.N.)			
	PER/PHASE	NEUTRAL	COPPER GROUND	CONDUIT
1	250 KCMIL AL X 3 PARALLEL SETS	250 KCMIL AL X 3 PARALLEL SETS	----	3" C X (3) SETS
2	----	----	#1/0 AWG CU	1" C
3	----	----	#3 AWG CU	----
4	----	----	----	(2) 4" C
5	#10 AWG CU	#10 AWG CU	#10 AWG CU	3/4" C
6	#10 AWG CU	#10 AWG CU	#10 AWG CU	1-1/4" GRC
7	#1 AWG AL	#1 AWG AL	#8 AWG CU	1-1/2" C

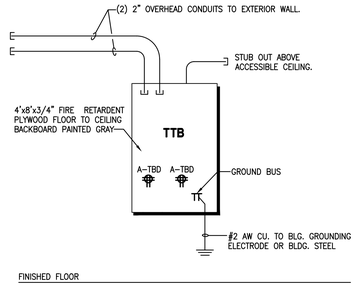
ELECTRICAL RISER NOTES

1. APPROXIMATE LOCATION OF 208/120V, 3ø, 4W PAD MOUNTED UTILITY TRANSFORMER WITH CONCRETE HOUSEKEEPING PAD CONSTRUCTED PER UTILITY COMPANY. FIELD VERIFY THE EXACT LOCATION PRIOR TO BIDDING. SECONDARY VOLTAGE IS 208/120V, 3PH, 4W AS NOTED.
2. 208/120V, 3ø, 4W WEATHER PROOF ELECTRICAL METER.
3. WEATHERPROOF CURRENT TRANSFORMER CABINET.
4. 208/120V, 3PH, 4W, SERVICE ENTRANCE RATED SPD DEVICE- TOTAL PROTECTION SOLUTIONS #TK-LP120-3Y208-L.
5. SEE PANEL DIRECTORY ON DRAWING E05.00 FOR DETAILS.



RECESSED FIRE ALARM PULL STATION DETAIL

N.T.S



DATA/COMM. RISER DIAGRAM

N.T.S.

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2022-11

No.	Description	Date
-	ISSUED FOR COORDINATION	08/05/2022
	RECORD	

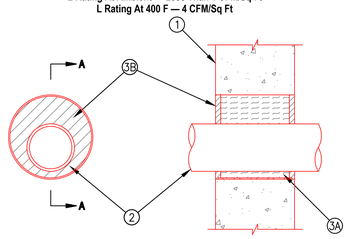
ELECTRICAL RISER DIAGRAM & PANEL SCHEDULES

E3.0

DRAWING NO.

System No. W-J-1020

F Rating — 2 Hr
T Ratings — 0 and 1/4 Hr (See Item 3B)
L Rating At Ambient — Less Than 1 CFM/Sq Ft
L Rating At 400 F — 4 CFM/Sq Ft



SECTION A-A

1. WALL ASSEMBLY — MIN 5 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 8 IN.

   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 3/4 IN. TO MAX 3–1/2 IN. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

   A. CONDUIT — NOM 4 IN. DIAM (OR SMALLER) ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.

   B. COPPER TUBING — NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

   C. COPPER PIPE — NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FIRESTOP SYSTEM — THE HOURLY F AND T RATING FOR THE FIRESTOP SYSTEMS ARE DEPENDENT UPON THE TYPE AND SIZE OF PIPE, ANNULAR SPACE, FILL MATERIAL THICKNESS AND FILL MATERIAL TYPE AS DESCRIBED IN THE TABLE BELOW. WHEN THE ANNULAR SPACE IN THE TABLE SHOWS A RANGE OF DISTANCES, THE PENETRATING ITEM MAY BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE FIRESTOP SYSTEMS SHALL CONSIST OF THE FOLLOWING:

   A. PACKING MATERIAL — MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. AS AN OPTION TO THE ABOVE, BACKER ROD AND/OR FOAMED PLASTIC BACKER MATERIAL MAY BE USED. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

   B. FILL, VOID OR CAVITY MATERIAL — SEALANT* — APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL AS SHOWN IN THE TABLE BELOW:

Pipe Type	Min Fill Mtl Thkns In.	F Rating Hr.	T Rating Hr.
2A	1/4	2	1/4
2B	1/4	2	0

   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC —FS–One Sealant

   *Bearing the UL Classification Mark

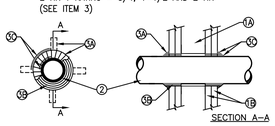
TYPICAL FIRE WALL PENETRATION DETAIL

NTS

SYSTEM NO. WL2004

N.T.S.

(FORMALLY SYSTEM NO.148) F RATINGS – 2 HR T RATING – 3/4, 1–1/2 AND 2 HR (SEE ITEM 3)



SECTION A–A

1. WALL ASSEMBLY – THE 2 HR FIRE–RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

   A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3–5/8 IN. WIDE BY 1–3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.

   B. WALLBOARD, GYPSUM* – TWO LAYERS OF NOM 5/8 IN. THICK GYPSUM WALLBOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 6–1/4 IN.

2. NONMETALLIC PIPE OR CONDUIT – ONE NONMETALLIC PIPE OR CONDUIT CENTERED IN FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUIT MAY BE USED IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS:

   A. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 POLYVINYL CHLORIDE (PVC) PIPE.
   B. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID–CORE ACRYLONITRILE BUTADIENE–STYRENE (ABS) PIPE.
   C. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 (OR HEAVIER) FIRE RETARDANT POLYPROPYLENE (FRPP) PIPE.
   D. NOM 4 IN. DIAM (OR SMALLER) RIGID NONMETALLIC CONDUIT FORMED OF PVC.
   E. NOM 1 IN. DIAM (OR SMALLER) ELECTRICAL NONMETALLIC TUBING FORMED OF PVC.
   F. NOM 2 IN. DIAM (OR SMALLER) SDR11 (OR HEAVIER) POLYBUTYLENE (PB) PIPE.
   G. NOM 3 IN. DIAM (OR SMALLER) SDR13.5 (OR HEAVIER) CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE.

   SEE RIGID NONMETALLIC CONDUIT (DZKT) AND ELECTRICAL NONMETALLIC TUBING (FKHU) CATEGORIES IN ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.

3. FIRESTOP SYSTEM – INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY T RATINGS FOR THE FIRESTOP SYSTEM ARE DEPENDENT UPON THE TYPE AND SIZE OF NONMETALLIC PIPE OR CONDUIT, AS TABULATED BELOW:

PIPE/ CONDUIT TYPE	NOM PIPE DIAM, IN.	ANNULAR SPACE, IN.	F RATING HR	T RATING HR
PB	1/2 TO 2	1/4–3/8	2	2
PVC, CPVC, ABS	2–1/2 TO 3	1/2–5/8	2	2
PVC,ABS	3–1/2 TO 4	3/4–7/8	2	1–1/2
PP+	2–1/2 TO 3	1/2–5/8	2	3/4
PP+	3–1/2 TO 4	3/4–7/8	2	3/4
+MAT WRAP REQUIRED ON PIPE ON BOTH SIDES OF WALL.				

THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

A. STEEL SLEEVE – NOM 8 IN. LONG CYLINDRICAL SLEEVE WITH NOM 7/8 IN. WIDE BY 1–3/4 IN. LONG ANCHOR TABS AND NOM 3/4 IN. LONG TABS TO RETAIN WRAP STRIP LAYER (ITEM B). SHEET OF PRECUT 0.016 THICK (30 GAUGE) GALV SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. AS AN ALTERNATE, CYLINDRICAL SLEEVE MAY BE FABRICATED FROM MIN 0.016 IN. THICK (NO. 30 GAUGE) GALV SHEET STEEL IN ACCORDANCE WITH INSTRUCTION SHEET SUPPLIED BY WRAP STRIP MANUFACTURER. SHEET STEEL FORMED INTO CYLINDRICAL SLEEVE WITH INSIDE DIAM OF STEEL SLEEVE AND DIAM OF THROUGH OPENING IN THE GYPSUM WALLBOARD LAYERS TO BE EQUAL TO OUTSIDE DIAM OF WRAP STRIP (ITEM B) LAYERS ON PIPE (–0, +1/8 IN.). CYLINDRICAL SLEEVE INSERTED IN ANNULAR SPACE AROUND NONMETALLIC PIPE, CENTERED IN WALL AND LOCKED IN POSITION BY BENDING THE ANCHOR TABS OUTWARD 90 DEG AGAINST THE INNER LAYER OF GYPSUM WALLBOARD WITHIN THE STUD CAVITY. AFTER INSTALLATION OF WRAP STRIP LAYERS (ITEM B), RETAINER TABS OF CYLINDRICAL SLEEVE BENT 90 DEG TOWARD PIPE ON BOTH SIDES OF WALL ASSEMBLY TO LOCK WRAP STRIP LAYERS IN POSITION.

B. FILL, VOID OR CAVITY MATERIALS* – WRAP STRIP – NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIPS TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE EXPOSED) AND SLID INTO STEEL SLEEVE ON BOTH SIDES OF WALL ASSEMBLY. FOR NOM 1/2 IN. TO NOM 2 IN. DIAM NONMETALLIC PIPES, ONE LAYER OF WRAP STRIP IS REQUIRED. FOR NOM 2–1/2 IN. AND NOM 3 IN. DIAM NONMETALLIC PIPES, TWO LAYERS OF WRAP STRIP ARE REQUIRED. FOR NOM 3–1/2 IN. AND NOM 4. IN. DIAM NON METALLIC PIPES, THREE LAYERS OF WRAP STRIP ARE REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, WITH BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED. WRAP STRIP LAYERS ON EACH SIDE OF WALL TO PROTRUDE 3/4 IN. FROM WALL SURFACE WITH THE EXPOSED EDGES ABUTTING THE RETAINER TABS OF THE STEEL SLEEVE. MINNESOTA MINING & MFG. CO. – TYPE FS–195

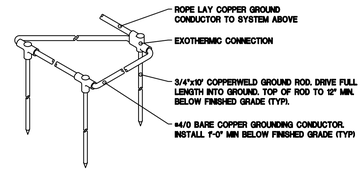
C. FILL, VOID OR CAVITY MATERIALS* – CAULK – GENEROUS BEAD OF CAULK APPLIED TO OUTER PERIMETER OF STEEL SLEEVE AT INTERFACE WITH WALL SURFACE AND TO PERIMETER OF NONMETALLIC PIPE AT ITS EGRESS FROM THE WRAP STRIP LAYERS APPROX 3/4 IN. FROM THE WALL SURFACE. MINNESOTA MINING & MFG. CO. – TYPES CP–25 S/L, CP–25 N/S, CP– 25 WB, CP–25 WB+

D. FILL, VOID OR CAVITY MATERIALS* – MAT WRAP – (NOT SHOWN) – FLEXIBLE SHEET MATERIAL, FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN ROLLS. WHEN REQUIRED (SEE TABLE), MIN 6 IN. WIDE STRIP OF MAT WRAPPED TIGHTLY AROUND CIRCUMFERENCE OF PIPE (FOIL FACE EXPOSED) AT ITS EGRESS FROM WRAP STRIP ON BOTH SIDES OF WALL. MAT WRAP OVERLAPPED MIN 1/2 IN. AT SEAM AND SECURED IN PLACE WITH STEEL WIRE TIES, OR EQUIVALENT, SPACED MAX 4 IN. OC. EDGE OF MAT ABUTTING WRAP STRIP TO BE SEALED WITH A MIN 1/4 IN. DIAM BEAD OF CAULK (ITEM C). MINNESOTA MINING & MFG. CO. – TYPE E–5A *BEARING THE UL CLASSIFICATION MARKING

PENETRATION DETAIL

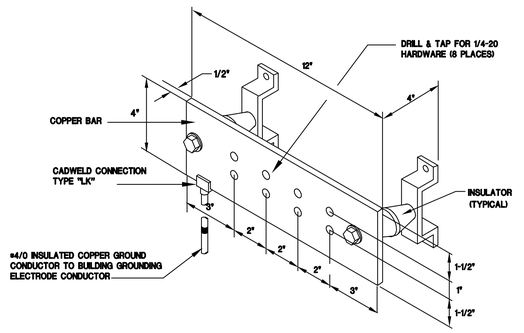
NTS

NOTES:
1. AT POINT ON ENTRANCE TO FACILITY, PROVIDE SOLDER BLOCK IN GROUNDING ELECTRODE CONDUCTOR. SEAL CONDUIT TO CONDUCTOR 100% WATERPROOF.
2. GROUNDING ELECTRODE CONDUCTOR SHALL BE MINIMUM SIZE OF #4/0 AWG.
3. PROVIDE ADDITIONAL RODS AND INTERCONNECTIONS AS NECESSARY TO OBTAIN SPECIFIED MAXIMUM RESISTANCE TO GROUND.



ELECTRODE GROUND GRID

NTS



GROUND BAR SHALL BE INSTALLED 12" A.F.F.

GROUND BUS DETAIL

NTS

Gravity Architecture
& Design, LLC
9100 Conroy Windermere
Road
Suite 200
Windermere, Florida 34786

T: 407.351.8787

AA. 26000903 AR.91835

create • construct • attract

CA# 26308 122328.00

INGENUITY ENGINEERS, INC.
PROACTIVE ENGINEERING SOLUTIONS
8275 HAZELTINE NATIONAL DR. ORLANDO, FLORIDA | 407.288.8007

Salvador Perez, PE PE No. 90064

MI APA

TBD ADDRESS
ALACHUA, FL

2022-11

No.	Description	Date
-	ISSUED FOR COORDINATION	08/05/2022

RECORD

ELECTRICAL DETAILS

E5.0

DRAWING NO.

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: Mi Apa Alachua
2. Pre-Application Conference Date: June 9, 2022
3. Neighborhood Meeting Date: June 22, 2022
4. Address of Subject Property: TBD - along US 441 and south of NW 157th Lane
5. Parcel ID Number(s): 03067-601-002
6. Existing Use of Property: vacate with underbrush
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Commercial, Intensive
9. Acreage: 1.14
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: 2,500
13. Total New Impervious Area Proposed (not including building area): 0.72 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young, P.E. Title: Vice President
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua Development Co., LLC
   Mailing Address: 16469 Bridlewood Circle
   City: Delray Beach State: Florida ZIP: 33445

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Daniel Young, P.E., Vice President

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30th day of June, 2022, by Daniel Young who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Print Name: Trina Lemnah
Notary Public, State of Florida

My Commission Expires: March 21, 2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - Along US 441 and south of NW 157th Lane

Parcel ID Number(s): 03067-601-002

Acreage: 1.140

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Marvin Smollar Title: Manager

Company (if applicable): Alachua Development Co., LLC

Mailing Address: 16469 Bridlewood Circle

City: Delray Beach State: Florida ZIP: 33445

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Daniel Young & Randall S. Olney, P.E. Title: Vice President & Director

Company (if applicable): CHW

Mailing address: 11801 Research Dr

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: _____ e-mail: randyo@chw-inc.com

D. REQUESTED ACTION:

Review/approval of site plan 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

By: Marvin Smollar, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Palm Beach

The foregoing application is acknowledged before me this 28th day of June, 2022 by MARVIN SMOLLAR, ~~who is/are personally known to me~~, or who has/have produced his drivers license as identification. License # S546-580-45-181-0

NOTARY SEAL

Signature of Notary Public, State of Florida

PREPETIT JOSEPH
Notary Public - State of Florida
Commission # HH 025787
My Comm. Expires Aug 26, 2024
Bonded through National Notary Assn.

PROJECT NAME:	Mi Apa Alachua	
PROJECT No.:	22-0151	1:15 PM
FILE PATH:	N:\2022\22-0151\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\	

ADF and ADF METER SIZING CALCULATIONS

Proposed Average Daily Flow - Restaurant operating 16 hours or less per day per seat: 40 GPD (per FAC 64E-6.008)

Proposed Average Water Demand	140	seats	X	40	gpd	5,600	gpd
					Total	5,600	gpd

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD)	16.0	ERC
Peak Water Demand ERC (PF = 2.5)	40.0	ERC
Peak Flow for Meter Sizing based on ADF (PF = 2.5, over 15 hour period)	16	gpm

Use 2" Meter per MEP

Nicola Cowap, FL P.E. No. 91233

Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12863

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03067 601 002	UNASSIGNED LOCATION RE	1700

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	500	0	500	3.93
LIBRARY GENERAL	1.0856	500	0	500	0.54
SCHOOL CAP36 PROJECT	1.5000	500	0	500	0.75
SCHOOL DISCRNRY & CN	0.7480	500	0	500	0.37
SCHOOL GENERAL	3.5950	500	0	500	1.80
SCHOOL VOTED	1.0000	500	0	500	0.50
CHILDREN'S TRUST	0.5000	500	0	500	0.25
SUWANNEE RIVER WATER MGT DIST	0.3615	500	0	500	0.18
CITY OF ALACHUA	5.3900	500	0	500	2.70

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $11.02

LEGAL DESCRIPTION

BAYWOOD CENTRE PB 28 PG 91 LOT 2

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$11.02

IF PAID BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12863

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
03067 601 002	UNASSIGNED LOCATION RE

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2021	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037226 $10.58 Paid 11/23/2021

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03067-601-002
Prop ID	12863
Location Address	
Neighborhood/Area	(233200.50)
Subdivision	BAYWOOD CENTRE
Brief Legal Description*	BAYWOOD CENTRE PB 28 PG 91 LOT 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 90+ (05400)
Sec/Twp/Rng	10-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	1.140
Homestead	N

View Map

Owner Information

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$316,600
Land Agricultural Value	$500	$500	$500	$500	$0
Agricultural (Market) Value	$342,000	$342,000	$342,000	$342,000	$0
Just (Market) Value	**$342,000**	**$342,000**	**$342,000**	**$342,000**	**$316,600**
Assessed Value	$500	$500	$500	$500	$180,290
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$500	$500	$500	$500	$180,290
Maximum Save Our Homes Portability	$0	$0	$0	$0	$136,310

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5400	TIMBER 1	1.14	49658.4	0	0	CI

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/21/2022, 8:10:20 AM

Version 2.3.201

Detail by Entity Name

Florida Limited Liability Company
ALACHUA DEVELOPMENT CO., LLC

Filing Information

Document Number	L05000047244
FEI/EIN Number	51-0543569
Date Filed	05/05/2005
State	FL
Status	ACTIVE

Principal Address

16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

Mailing Address

16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

Registered Agent Name & Address

SMOLLAR, MARVIN
16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

Authorized Person(s) Detail

Name & Address

Title MGRM

ALACHUA MANAGEMENT CO., LLC
16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

Annual Reports

Report Year	Filed Date
2020	01/31/2020
2021	03/09/2021
2022	03/01/2022

Document Images

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05/05/2005 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
ALACHUA MANAGEMENT CO., LLC

Filing Information

Document Number	L05000048759
FEI/EIN Number	51-0543099
Date Filed	05/09/2005
State	FL
Status	ACTIVE

Principal Address

16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

Mailing Address

16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

Registered Agent Name & Address

SMOLLAR, MARVIN
16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

Authorized Person(s) Detail

Name & Address

Title MGRM

SMOLLAR, MARVIN
16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

Annual Reports

Report Year	Filed Date
2020	01/25/2020
2021	03/11/2021
2022	03/01/2022

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02/28/2007 -- ANNUAL REPORT	View image in PDF format
01/20/2006 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

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James D. Salter, Esq.
P.O. Box 357399
Gainesville, FL 32635-7399

RECORDER'S ERROR
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INSTRUMENT # 2305713 73 PGS
2007 JAN 16 09:31 AM BK 3529 PG 1172
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#314561
D.C.

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J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#314561

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SPACE ABOVE THIS LINE FOR RECORDING DATA -

2305712

BAYWOOD MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS

This Declaration of Covenants, Conditions, Restrictions, and Easements is made this 16th day of November, 2006, by Alachua Development Co., LLC, a Florida limited liability company ("Declarant").

RECITALS

A. The Declarant is the developer of that certain real property located in Alachua County, Florida described on **Exhibit "A"** hereto (the property known as **"BAYWOOD")**; and

B. The Declarant intends that a community be created on the Property and contemplates such community to include both residential and non-residential uses as well as roads, drainage and utility easements and entrance features (the "Development"): and

C. Declarant desires to provide for the preservation of value and amenities in said community and for the maintenance of certain common areas, and to this end desires to subject the Property to the covenants, conditions, restrictions, and easements set forth herein and those which may arise in the future, each and all of which are for the benefit of the Property and each Owner (hereinafter defined) thereof; and

D. It is of common interest and mutual benefit to all Owners (hereinafter defined) within the Property that a master association be formed which shall be responsible for the administration, enforcement, and performance of certain duties under this Declaration, which duties shall specifically include (I) the maintenance of any entrance way to the Development off State Route 441 including right of way and generic signage; (ii) the construction and maintenance and improvement of landscaping, landscape and signage lighting and irrigation systems within the right of way of the road leading off of State Route 441 and any other roadway of common use to Owners; (iii) the ownership and maintenance of certain drainage basins which may

be common to Owners and are part of the Surface Water Management System (hereinafter defined) required by the applicable Florida Water Management District ("FWMD"); and (iv) the establishment and administration of an architectural review board for the Development.

E. In order to facilitate the objectives described herein, the Declarant will form a Florida not-for-profit corporation called Baywood Master Association, Inc. ("Association").

NOW, THEREFORE, Declarant declares that the Property, together with such additions thereto as are hereafter made pursuant to Article II of this Declaration, shall be held, transferred, sold, conveyed, leased, mortgaged, used, occupied, and improved subject to the easements, covenants, conditions, restrictions, servitudes, charges and liens created or provided for by this Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

1.1 "Additions to Subject Property" means any real property that may become subject to this Declaration under the provisions of Article II hereof, as determined by Declarant in its sole discretion.

1.2 "Architectural Review Committee" or "ARC" means the committee established by the Board of Directors and described in Article VI hereof.

1.3 "Articles" means the Articles of Incorporation of the Association that have been filed in the office of the Secretary of State of the State of Florida (a copy of which is attached hereto as Exhibit "B"), as amended from time to time.

1.4 "Assessment" means any type of assessment referred to in Article V hereof.

1.5 "Association" means Baywood Master Association, Inc., a Florida corporation, which is the entity responsible for the administration, enforcement and

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performance of certain duties under this Declaration.

1.6 "Board" or "Board of Directors" means the Board of Directors of the Association.

1.7 "By-Laws" means the By-Laws of the Association adopted by the Board (a copy of which is set forth as **Exhibit "B"** hereto), as amended from time to time.

1.8 "City" means the City of Alachua, Florida.

1.9 "Common Property" or "Common Properties" means the portions of the Property, together with any improvements thereon which are dedicated, deeded or leased to the Association, or tracts of land which the Association undertakes to maintain. Initially, the Common Areas specifically include the entrance ways to Baywood, the State Road 441 entrance road and right of way and any right of way of common use to Owners, and Drainage Retention Basins (defined herein) together with the improvements, landscaping, and personal property thereon.

1.10 "County" means Alachua County, Florida.

1.11 "Covenants" means the easements, covenants, conditions, restrictions, servitudes, charges, and liens created or provided for by this Declaration.

1.12 "Declarant" means Alachua Development Co., LLC, a Florida limited liability company, its successors and those assignees to which the Declarant may assign all or a portion of its rights hereunder. In the event of a partial assignment of development rights to the Property, the assignee shall not be deemed the Declarant, but may exercise such rights of Declarant specifically assigned to it. Any such assignment may be made on a nonexclusive basis.

1.13 "Parcel" means any platted or unplatted real property owned by an Owner including, without limitation to, a Lot.

1.14 "Declaration" and "this Declaration" means this instrument as from time to time amended, together with any Supplemental Declarations thereto.

1.15 "Development" means the Baywood development constructed on the Property.

1.16 Intentionally Left Blank.

1.17 "Initial Declaration" means (and, when following an Article, Section, page or Exhibit designation, the word "hereto" shall refer to) this Declaration as initially recorded in the County's Public Records.

1.18 "Lot" means any plot of land shown upon any plat of all or any portion of the Property which is intended for use as a single family residence, a condominium lot, town home, or other similar residence but excluding apartment homes.

1.19 "Management Company" means the person, firm or corporation, if any, employed by the association as its agent to assist in fulfilling or carrying out certain duties, powers or functions of the Association.

1.20 "Member" means the owner of any Non-Residential Parcel within the Property, the owner of any Unplatted Residential Parcel within the Property, or any Sub-Association.

1.21 "Non-Residential Parcel" means a parcel upon which existing developmental approvals would allow nonresidential units, including, without limitation, commercial, office, educational and institutional developments.

1.22 "Owner" means the person or persons or legal entity or entities holding fee simple title of record to any Non-Residential Parcel, any Residential Unplatted Parcel or any Lot, including Declarant, but excluding those who have an interest merely as security for performance of an obligation.

1.23 "Parcel" means any platted or unplatted real property owned by an

Owner. 1.24 "Property" means the property described in **Exhibit A** or any part

thereof.

1.25 "Sub-Association" means any Florida not-for-profit corporation formed for the benefit of the Owner of any separately platted residential subdivision, any condominium development, any town home development, or any other residential use, excluding apartment homes.

1.26 "Residential Unplatted Parcel" means an unplatted parcel upon which existing developmental approvals would allow residential units.

1.27 "Surface Water Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to the applicable provisions of the Florida Administrative Code. The Surface Water Management System also shall mean and refer to all land,

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easements, monitoring wells, and other facilities and appurtenances that together constitute and comprise the master surface water management and drainage system of the Development as reflected on the plans therefore on file with and approved by the applicable Water Management District.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

SECTION 1. Subject Property. The Property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Alachua County, Florida, and is more particularly described in **Exhibit "A"** attached hereto.

SECTION 2. Additions to Subject Property. The Declarant, from time to time, may in its sole discretion cause additional lands to become subject to this Declaration, which additional lands have been hereinabove defined as Additions to Subject Property. Until such time as such additions are made to the Property in the manner hereinafter set forth, real property other than the Property shall in no way be affected or encumbered by this Declaration. The Declarant right to cause additional lands to become subject to this Declaration shall not require the prior approval of any other party.

SECTION 3. Supplemental Declaration of Covenants and Restrictions. The Additions to Subject Property authorized under this Article shall be made by the Declarant filing of record a Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements hereinafter referred to as "Supplemental Declaration," with respect to the Additions to Subject Property which shall extend the scheme of the covenants and restrictions of this Declaration to such property. Upon the filing of record of such Supplemental Declaration, the lands described therein shall be added to and become a part of the Property under this Declaration.
Such additions may be made whenever the Declarant in its sole discretion deems appropriate. Such Supplemental Declaration shall be made by the Declarant and shall not require consent of any Owner, Member, mortgagee of any portion of the Property, or the Association. Such Supplemental Declaration may contain such additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the Additions to Subject Property, and to identify any Common Area included in the Additions to Subject Property. The Owner of each Non-Residential Parcel or Unplatted Residential Parcel, or each Sub-Association, in any Additions to Subject Property, shall become Members of the Association, when the Supplemental Declaration of Covenants and Restrictions is recorded in the Public Records of Alachua County, Florida submitting the Additions to Subject Property to the terms of this Declaration, and at that time such Owner of a Non-Residential Parcel or Residential Unplatted Parcel, or Sub-Association, may exercise all rights of a Member of the Association, including the right to vote, and shall become subject to the terms and conditions of this Declaration as provided in the Supplemental Declaration, including such obligations as the payment of assessments as provided therein.

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A R T I C L E I I I
COMMON PROPERTY

SECTION 1. Common Property. The Common Property will be identified by designation as Common Property on plats or site plans of the Property from time to time or by other written designation by Declarant, or by the Association after the Declarant no longer is entitled to elect a majority of the members of the Board of Directors. Declarants determination that a particular portion of the Development be designated as Common Property, or not, as the case may be, shall be binding. It is specifically contemplated that the Common Property designations may change from time to time according to changes in development plans, and thus references in the Declaration thereto shall be deemed to refer to the same as they exist as of the relevant time. The Declarant shall convey certain portions of the Common Property to the Association by special warranty deed, and the Association shall accept such conveyance, subject to taxes, restrictions, limitations, conditions, reservations, and easements of record. The Association is obligated to accept the Common Property and any improvements or facilities constructed thereon in their "as is" condition, without recourse. Initially, Every Member and every Owner (including every Owner of a Lot through its membership in its Sub-Association) shall have a right and easement of enjoyment in and to the Common Property and such easement shall be appurtenant to and shall pass with the title to the Property. The rights and easements of enjoyment created hereby shall be subject to the right of the Declarant and the Association to dedicate or transfer all or any part of the Common Property to any public agency, authority or utility.

SECTION 2. Easements over Common Property. Perpetual easements for the installation and maintenance of utilities and drainage areas are hereby reserved to Declarant and the Association, in and to all utility easement and drainage easement areas shown on the plats or other written designations of the Property (which easements include, without limitation, the Surface Water Management System and the right of reasonable access over Parcels to and from the easement areas), and Declarant and the Association each shall have the right to convey such easements on an exclusive or nonexclusive basis to any person, corporation or governmental entity. Neither the easement rights reserved pursuant to this paragraph or as shown on the plats of the Property shall impose any obligation on Declarant to maintain such easement areas except as is specifically set forth in Article IV herein. Within easement areas, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with access to or the installation, use and maintenance of the easement areas or any utilities or drainage facilities, or which may change the direction of flow or obstruct or retard the flow of drainage water in any easement areas, or which may reduce the size of any water retention areas constructed by Declarant in such easement areas. The easement areas of each Parcel, whether as reserved hereunder or as created on the plats of the Property, and all

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all improvements in such easement areas shall be maintained continuously by the Owner of the Parcel upon which such easement exists, except for those improvements for which a public authority or utility company is responsible. Each Owner also shall be responsible for the normal and day to day maintenance of any land areas which lie adjacent to and outside of such Owner's Parcel to the water's edge of an abutting lake, pond or other body of water. With regard to specific easements for drainage shown on the plats of the Property, the Declarant shall have the right, but without any obligation imposed thereby, to alter or maintain drainage facilities in such easement areas, including buffer areas, swales and slope control areas, subject to review and approval by the City and the applicable Water Management District. Declarant and the Association shall have the right to enhance the landscaping and maintenance of drainage areas and facilities within the Property.

In partial reiteration of the foregoing provisions of this Section 2, and in direct compliance with the requirements and recommendations of the FWMD, Declarant hereby declares as follows:

The Association shall have a perpetual non-exclusive easement over all areas of the Surface Water Management System for access to operate, maintain and repair the system. By this easement, the Association shall have the right to enter upon any portion of any Parcel which is a part of the Surface Water Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the Surface Water Management System as required by the Florida Water Management District permit ("Permit"). Specifically, but not in limitation of the foregoing, the Association shall have a perpetual non-exclusive easement over any Lot, Non-Residential or Residential Unplatted Parcel on which there is a water monitoring well required by permit. While each Owner shall be responsible for maintenance of any portion of the Surface Water Management System located on its own property, the Association shall have a perpetual non-exclusive easement over the Owner's property for the purpose of access to the same for the purpose of inspection and repair under the following circumstances:

(i) If the Association believes or FWMD has determined that the Owner is not properly maintaining the applicable portion of the Surface Water Management System it may enter Owner's property to inspect same; or

If the Association determines that the Owner has not been properly maintaining the applicable portion or the Surface Water Management System it shall give the Owner thirty (30) days written notice to repair or in good faith commence the repair of same; or

If the Owner has not repaired, or in good faith commenced the repair of the applicable portion of the Surface Water Management System within said thirty day period, the Association, by a vote of its Members, may repair same and

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charge the Owner for the cost thereof plus twenty percent (20%) as reimbursement for its administrative costs for such undertaking.

Additionally, the Association shall have the perpetual non-exclusive easement for drainage over the entire Surface Water Management System. No person shall alter the drainage flow of the surface water including buffer areas or swales, without the prior written approval of the Florida Water Management District.

SECTION 3. Drainage Swales. If and to the extent the Declarant has constructed a drainage swale upon a Parcel for the purpose of managing and containing the flow of excess surface water found upon such Parcel from time to time, then each Owner, including builders, shall be responsible for the maintenance, operation and repair of said swales. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other storm water management capabilities as permitted by the Florida Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of such drainage swales shall be authorized and any damage to any drainage swale, whether caused by natural or human induced phenomena, shall be repaired and the drainage swale returned to its former condition as soon as reasonably possible by the owner of the Parcel upon which the drainage swale is located.

ARTICLE IV
STRUCTURE, POWERS AND DUTIES OF, AND MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

SECTION 1. Association. The Association to be created by Declarant hereunder shall be a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in this Declaration. Neither the Articles of Incorporation nor the By-Laws of the Association shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of any such inconsistency, the provisions of this Declaration shall prevail. The officers and directors of the Association shall be required to be either (1) Members of the Association (or in the case of a Sub-Association which is a Member, its voting representative as appointed by its board of directors), or (2) officers, directors, agents, representatives or employees of the Declarant. The Board of Directors and such officers as the Board may elect or appoint, shall conduct the affairs of the Association in accordance with this Declaration, the Articles of Incorporation and the By-Laws of the Association. Notwithstanding anything contained in this Declaration, the Articles of Incorporation or the By-Laws to the contrary, the Declarant shall be entitled to appoint a majority of the Board of Directors until such time as Declarant has sold, transferred or conveyed ninety-five percent (95%) of the total number of acres the Declarant plans

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to develop within the Development to third parties. The Declarant shall be entitled to appoint at least one (1) member of the Board of Directors as long as it holds for sale in the ordinary course of business any Parcels in the Development.

SECTION 2. Association Purpose and Duties. For the purpose of protecting and continuing the orderly and aesthetically pleasing growth and maintenance of the Development, the Association shall:

a. Provide for the landscaping, maintenance and irrigation of the Common Property.

b. Provide and pay for the maintenance of the Surface Water Management System, to the extent not dedicated to and accepted for maintenance by governmental authorities. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or storm water management capabilities as permitted by the Florida Water Management District. Any repair or reconstruction of the Surface Water Management System shall be as permitted or, if modified, as approved by the Florida Water Management District.

c. Adopt standards of maintenance and operation which are, at the very least, as stringent as those adopted and/or followed by other first class developments similar to the Development.

d. Take any and all actions necessary to enforce all covenants, conditions and restrictions set forth in this Declaration and to perform any of the functions or services delegated to the Association in this Declaration or in the Articles of Incorporation or By-Laws of the Association.

e. Conduct the business of the Association, including, but not limited to, administrative services such as legal, accounting, and financial, and communications services informing the Members of activities, notices of meetings, and other important events.

f. Purchase general liability and hazard insurance covering improvements and activities on the Common Property at a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value, directors and officers liability and such other insurance as the Board of Directors deems necessary. Hazard insurance proceeds for losses to any Common Property may not be used other than for the repair, replacement or reconstruction of such property unless the Board of Directors decides otherwise.

g. Establish and operate the Architectural Review Committee as hereinafter defined in Article VI hereof.

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h. In addition to the maintenance herein provided, provide landscape maintenance to any Parcel or exterior maintenance upon any improvements or structures erected upon any Parcel which, in the Association's opinion, requires such maintenance because said landscaping, improvements or structures are being maintained in a sub-standard manner. The Association shall notify the Owner of said Parcel in writing, specifying the nature of the condition to be corrected, and if the Owner has not corrected or does not begin and diligently pursue to correct same within fifteen (15) days after the date of said notice, the Association (after approval of a majority affirmative vote of the Board of Directors) may correct such condition. For the purpose of performing the exterior maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Parcel or exterior of any structure or improvement at reasonable hours on any day. The cost of such maintenance shall be assessed against the Parcel upon which such maintenance is performed, but shall not be considered part of the annual maintenance assessment or charge. Any such special assessment or charge shall be a personal obligation of the Owner and a lien upon said Owner's Parcel and shall become immediately due and payable in all respects, together with interest calculated at the highest rate allowable by Florida law, attorneys fees, court costs and other fees or costs of collection as provided for other assessments of the Association.

SECTION 3. Membership. The Members of the Association shall be every person or entity who is a record owner of a fee or undivided fee interest in any Non-Residential Parcel or Residential Unplatted Parcel, and every Sub-Association, provided that any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. Owners of Lots shall derive representative membership in the Association through membership in their respective Sub-Associations. Each Sub-Association shall be so formed according to the applicable requirements of Chapter 720, Florida Statutes. Upon the platting of any Residential Unplatted Parcel, or, in the case of a condominium development, upon the filing of its declaration of condominium, a Sub-Association shall be formed by Declarant or by the Association, which Sub-Association shall then replace said Residential Unplatted Parcel as a Member in the Association. Association membership shall be appurtenant to the Parcel giving rise to such membership and shall not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way except upon the transfer of title to said Parcel and then only to the transferee of title to such Parcel. Any attempt to make a prohibited transfer shall be void. Any transfer of title to a Parcel shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

When reference is made in this Declaration, or in the Articles or By-Laws or other relevant documents to a majority or specific percentage of Owners, or Members,

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such reference shall be deemed to be reference to a majority or specific percentage of the votes of Owners or Members represented by their respective voting members at a duly constituted meeting thereof (i.e., one for which proper notice has been given and at which a quorum exists) and not of the Owners or Members themselves or of their Parcels. To the extent lawful, the foregoing shall apply to, without limitation, the establishment of a quorum at any applicable meeting.

SECTION 4. Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A members shall be every person or entity who is a record owner of a fee simple interest or undivided fee simple interest in any Non-Residential Parcel or Residential Unplatted Parcel, with the exception of the Declarant, and each Sub-Association. Class A Members shall be entitled to one vote for each acre owned directly for a Non-Residential Parcel or Residential Unplatted Parcel and for each acre of a separately platted residential subdivision or condominium or town home development as represented by a Sub-Association, up to a maximum of 50 votes for each Class A Member. When more than one (1) person holds an interest in any Parcel, all such persons shall be Members. The vote for such Parcel shall be exercised as they determine, but in no event shall more than one (1) vote be cast per acre with respect to any Parcel.

Class B. The Class B member shall be the Declarant and shall be entitled to three (6) votes for each acre owned with no maximum number of votes. The Class B membership shall cease and be converted to Class A membership on the first to occur of the following events:

(i) On January 1, 2020; or

(ii) Three months after ninety-five percent (95%) of the acreage in all phases of Baywood have been conveyed to Class A members; or developed by Declarant; or

(iii) When the Declarant records a notice in the Public Records of Alachua County expressly terminating its Class B Membership.

SECTION 5. Activation of Association. The Declarant shall determine the appropriate time for activation of the Association. Prior to activation of the Association, the Declarant may collect any assessments set forth under Article V below, and utilize said sums for the purposes set forth in Article V, Section 2, below.

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ARTICLE V

CONVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1. Creation of the Lien and Personal Obligation of Assessments.

a. Each Owner of any Parcel in the Property, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees to pay annual assessments and also special assessments for capital improvements; such assessments to be fixed, established and collected from time to time as hereinafter provided at a uniform rate applicable to each Parcel within the Property. The annual and special assessments may be imposed in Declarant's reasoned discretion or by the Association. The charges imposed together with such interest thereon and costs of collection thereof, including court costs and reasonable attorneys' fees, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. All Parcels shall be held, transferred, sold, conveyed, used, leased, occupied, mortgaged or otherwise encumbered subject to all the terms and provisions of this Declaration applicable to Parcels, including, but not limited to, the continuing lien herein described. Each such assessment, together with such interest, costs and attorneys' fees as hereinafter provided shall also be the personal obligation of the person who is the Owner of such Parcel at the time when the assessment falls due.

b. Notwithstanding the provisions of subparagraph (a) above, the Declarant shall be exempt from the aforesaid assessments in accordance with the following provisions: (i) The Declarant shall not be subject to any of the aforesaid assessments as to Parcels which are owned by Declarant. Parcels owned by the Declarant shall be exempt from the assessments. (ii) The Declarant shall fund any deficit for payment of the general operating expenses of the Association for as long as the Declarant is exempt from the assessments as provided herein, provided that the Declarant shall not be obligated to contribute to or pay for funding any reserves for capital expenditures or deferred maintenance, capital improvement funds, or special assessments. (iii) The Declarant shall have the right to waive the exemption from assessments set forth herein, at which time the Parcels owned by the Declarant shall be subject to the assessments in the same manner as the Owners of all other Parcels in the Subject Property.

SECTION 2. Purpose of Assessments. Any assessments levied shall be used exclusively for the purposes of the improvement and maintenance of the Common Properties and promoting the recreation, health, safety and welfare of the Owners within the Property, including, but not limited to:

a. Lighting, improvements and beautification of areas along the roads and easement areas in the Property, and the acquisition, maintenance, repair and replacement of directional markers and signs; and

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b. Maintenance, improvement and operation of drainage and utility facilities and easements to the extent not maintained by the City of Alachua or Owner; and

c. Management, maintenance, improvement and beautification of landscaping and irrigation on Common Properties; and

d. Maintenance, repair and improvement of any subdivision entry or boundary wall situated within the Property; and

e. Maintenance and repair of the Surface Water Management System, including but not limited to work within retention areas, swales, berms, drainage structures, monitoring wells, and drainage easements; and

f. Payment of operating expenses of the Association, including, without limitation, real estate taxes and insurance; and

g. Repayment of deficits, if any, previously incurred by Declarant or the Association if created, in making capital improvements to or upon the Common Properties, and/or in furnishing the services and facilities provided herein or for the Members of the Association; and

h. Doing any other thing necessary or desirable in the judgment of Declarant or the Association to benefit or improve the Development, to keep the Development neat and attractive, to preserve or enhance the value of the properties therein, to eliminate fire, health or safety hazards, or any other thing which, in the judgment of Declarant or the Association, may be of general benefit to the Owners or occupants of lands included in the Development.

SECTION 3. Amount .and Rate of Assessments. The annual assessment shall be prorated in the year in which each Parcel becomes subject to assessment. The amounts of the annual assessments shall be determined from time to time by the Declarant, and subsequently by the Association after the Declarant no longer is entitled to select a majority of the members of the Board of Directors as provided in Article IV hereof. At least thirty (30) days prior to the beginning of each calendar year the Board shall adopt a budget for such calendar year which shall estimate all of the common expenses to be incurred by the Association during the year as well as reasonable reserves. The Board shall then establish the annual assessment for common expenses and shall notify each Owner in writing of the amount, and due dates of such assessments and enclose a copy of the Budget. The rate of assessment initially shall be as follows: Each Owner shall pay a percentage of the total annual assessment for the Association as set forth in the budget equal to the number of acres it owns divided by the total number of acres in the Development, initially approximated at 102 acres. In the case of Owners of Lots, their annual assessment for the Association will be in

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addition to and separate from any assessment imposed upon them by their respective Sub-Association. Each Sub-Association's rate of assessment, to be apportioned equally between Owners of Lots, will be determined by dividing the total number of acres in each respective development by the total number of acres in the Development.

SECTION 4. Special Assessments for Capital Improvements. In addition to the foregoing annual assessments, the Declarant or the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, installation, repair or replacement of any capital improvement upon the Common Properties, provided that any such assessment shall have the assent of fifty-one percent (51 %) of the total number of votes of the Members who are entitled to vote in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

SECTION 5. Effect of Nonpayment of Assessments. The Association has a lien on each Parcel for any unpaid or past due assessments and charges. If any assessments are not paid on the date when due, then said assessments shall become delinquent and shall, together with such interest thereon and charges and costs of collection thereof as hereinafter provided, be and remain a continuing lien on the Parcel which shall bind such Parcel in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The lien shall be perfected by recording a Claim of Lien in the public records of the County in which the Property is located; such lien shall continue in effect until all sums secured by said lien have been fully paid, and the lien satisfied or discharged. The personal obligation of the then Owner to pay assessments shall remain his personal obligation for the statutory period.

If any assessment is not paid within thirty (30) days after the due date, an administrative charge may be levied by the Declarant or the Association and the assessment shall bear interest from the date when due at the rate of 18% per annum. Declarant or the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Parcel, and there shall be added to the amount of such assessment, all charges and interest as provided above, and all costs of the action, including legal fees whether or not judicial proceedings are involved, and including legal fees and costs incurred on any appeal of a lower court decision.

SECTION 6. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage recorded prior to the filing of the claim of lien in the public records. Sale or transfer of any Parcel shall not affect the assessment lien. However, the sale or transfer of any Parcel pursuant to mortgage foreclosure, or any proceeding in lieu thereof, of any first mortgage recorded prior to the filing of the claim of lien in the public

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records shall extinguish the lien for such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Parcel from liability for any assessments thereafter becoming due or from the lien thereof.

A R T I C L E V I
RESTRICTIVE COVENANTS

SECTION 1. Alterations and Additions. No material alteration, addition or modification to a Parcel or any structure thereon, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the Declarant or ARC as required by this Declaration.

SECTION 2. Irrigation. No Owner whose Parcel adjoins a waterway or lake may utilize the waterway or lake to irrigate unless so provided by Declarant as part of original construction, subject to applicable permitting. Association may use waterways and lakes to irrigate Common Properties, as applicable subject to applicable permitting. By acceptance of deed to a parcel, each owner acknowledges that the water levels of all lakes and water bodies, to the extent that any may exist, may vary. There is no guarantee by declarant or association that water levels will be constant or aesthetically pleasing at any particular time. Declarant and the Association, shall have the right to use one or more pumps to remove water from lakes and water bodies for irrigation purposes at all times, subject to applicable permitting. Declarant may utilize a computerized loop system to irrigate the Common Properties. Any computerized loop irrigation system shall be the maintenance obligation of Association and shall be deemed part of the Common Properties.

SECTION 3. Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of the Development is permitted. No firearms shall be discharged with the Development. Nothing shall be done or kept within the Common Properties, or any other portion of the Development, including a Lot or other residential parcel which will increase the rate of insurance to be paid by Association.

SECTION 4. Subdivision and Regulation of Land. No portion of any Parcel or Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Declarant or the Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to the Development, without the prior written approval or Declarant, which may be granted or deemed in its sole discretion.

SECTION 5. Architectural Control. Prior to the commencement of the work

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described therein, all building plans and specifications (including plot plan, elevations, grading plan and material lists) for the construction, alteration or addition of any structures, or for the erection of walls, hedges or fences, and all plans for the landscaping of yards, and all plans or agreements relating to the appearance, colors and materials to be used on the exterior of a structure, shall be approved in writing by Declarant or the ARC. The ARC shall be composed of three (3) or more odd number of representatives, but in no event more than seven (7), who shall be appointed by the Board of Directors. The Declarant or the ARC, as the case may be, shall have the absolute right to approve or disapprove said plans for any reason including aesthetic considerations. All plans must be sent to Declarant by certified or registered mail, return receipt requested or by a nationally recognized express delivery service with a retrievable tracking record. Any plans not disapproved within thirty (30) days after their receipt by Declarant shall be deemed approved. The rights granted to Declarant under this paragraph may be assigned by Declarant to the ARC.

SECTION 6. Declarant Amendments, Modifications, Variances and Exceptions. Notwithstanding any provisions of this Declaration to the contrary, Declarant, its successors and designated assigns, reserves the right and authority for a period of fifteen (15) years from the date of recording of this Declaration or until Declarant has sold or developed all acreage within the Development, or has terminated Class B Membership, whichever occurs earlier to amend, modify, or to grant exceptions or variances from any of the restrictive covenants set forth in this Article VI, without notice to or approval by the Members of the Association, provided that such amendments, modifications, exceptions or variances shall be substantially consistent with the general uniform plan of development set forth in this Article VI.

A R T I C L E V I I
MISCELLANEOUS

SECTION 1. Term and Amendment. The terms, provisions, restrictions and easements set forth or created in this Declaration shall run with the land, regardless of whether or not they are specifically mentioned in any deeds or instruments of conveyance for any Parcels in the Development subsequent to the execution hereof and shall be binding on all parties and all persons claiming an interest in the Property under such deeds for a period of fifty (50) years from the date this Declaration is recorded, after which time this Declaration shall automatically extend for successive periods of ten (10) years each, unless prior to the commencement of any ten (10) year period an instrument in writing, signed by a three-quarters (3/4) majority of the Owners of Parcels in the Development, has been recorded in the Public Records of the County in which the Property is located, which said instrument rescinds this Declaration, except as hereafter specifically provided. Subject to the provisions of Section 6 of Article VI, this Declaration may not be amended without at least two-thirds (2/3) of the votes of the Members, based upon the total number of votes held by each Member, subject to the veto authority of either Veterans Administration or Federal Housing Administration as long as there is a Class B Member. No amendment of this Declaration shall be effective

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which requires Declarant to relinquish any rights reserved to Declarant under this Declaration. Notwithstanding anything contained herein to the contrary, Declarant has the unrestricted right to make Additions to Property by recording a Supplemental Declaration. Any amendment to this Declaration which alters any provision relating to the Surface Water Management System, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the Florida Water Management District.

SECTION 2. Fines and Enforcement. If any person, firm or corporation, or their respective heirs, personal representative, successors or assigns, shall violate or attempt to violate any provisions of this Declaration, it shall be the right of the Declarant, the Association, or any Owner of any Parcel in the Development to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any term or condition of this Declaration, whether such proceeding is to prevent such persons from so doing or to recover damages. If such person is found in the proceedings to be in violation of or attempting to violate any term or condition of this Declaration, he shall bear all expenses of the litigation, including court costs and reasonable attorneys' fees (including those incurred on appeal) incurred by the party enforcing the term or condition of this Declaration. The Declarant and the Association (acting through its Board of Directors) each also shall have the full right and authority to impose fines upon the Owner of any Parcel who causes or permits any violations of any terms or conditions of this Declaration; any and all such fines levied by the Declarant or the Association shall be secured by a lien, and shall be due, payable and enforceable in accordance with the same provisions for any nonpayment of assessments as provided in this Declaration. Declarant shall not be obligated to enforce any term or condition of this Declaration and shall not in any way or manner be held liable or responsible for any violation of any term or condition of this Declaration by any person other than itself. Failure by Declarant or any other person or entity to enforce any term or condition of this Declaration upon breach thereof, however long continued, shall in no event be deemed a waiver of the right to do so thereafter with respect to such breach or as to a similar breach occurring prior or subsequent thereto. Issuance of a building permit or license, which may be in conflict with any term or condition of this Declaration, shall not prevent Declarant or any Owner in the Development from enforcing any term or condition of this Declaration. The Florida Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water Management System.

SECTION 3. Irreparable Harm. Every Owner agrees and acknowledges that a violation of any term or condition of this Declaration by such Owner or its family members, guests, invitees, licensees, tenants or servants constitutes irreparable harm to the Declarant and every other Owner in the Development and that any action at law or equity to obtain an injunction against such violation shall require no further proof of irreparable harm other than the admission herein contained.

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SECTION 4. Severability. Invalidation of any one provision contained herein by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

SECTION 5. Governmental Authorities. All codes, rules and regulations of the County and all other applicable governmental authorities shall remain fully applicable to the Property, and no restrictions or provisions contained in this Declaration shall be applied or construed in any manner to allow any violations of all such codes, rules and regulations of the governmental authorities.

Section 6. Exculpation. No personal liability is assumed by nor shall at any time be asserted or enforceable against the Declarant on account of any representation, covenant, undertaking or agreement of the Declarant contained in this Declaration either expressed or implied. All such personal liability, if any, is expressly waived and released *by* the Association, the Owners and by all persons claiming by, through or under the Owners.

Section 7. Notice. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, post paid, to the last known address of the person who appears as Member or Owner on the records of the Association as the time of such mailing. It shall be the duty of each Owner to keep the Association advised of his name and address and any changes therein.

Section 8. Conflict. This Declaration shall take precedence over conflicting provisions in the Articles and By-Laws of the Association and the Articles shall take precedence over the By-Laws.

Section 9. Effective Date. This Declaration shall become effective upon its recordation in the Public Records of Alachua County.

Section 10. Enforcement Costs. If any legal action or other proceeding is brought forth enforcement of this Declaration, or because of an alleged dispute, breach, default, or misrepresentations in connection with any provision of this Declaration, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable as court costs (including, but without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

Section 11. Covenants Running with the Land. It is the intention of all parties affected hereby (and their respective heirs, personal representatives, successors and assigns) that these covenants shall run with the land and with title to the properties. If any provision or application of this Declaration would prevent this Declaration from running with the land as aforesaid,

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such provision or application shall be judicially modified, if at all possible, to come as close as possible to the intent of such provision or application and then be enforced in a manner which will allow these covenants to so run with the land; but if

such provision or application cannot be so modified, such provision or application shall be unenforceable and considered null and void and in order that the paramount goal of the parties affected hereby (that these covenants run with the land as aforesaid) be achieved.

IN WITNESS WHEREOF, this document was executed on the date first written above by:

DECLARANT
Alachua Development Co., LLC,
by Alachua Management Co., LLC,
its Managing Member

by _____
Marvin Smollar, Managing Member
of Alachua Management Co., LLC

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was executed before me this 16th day of November 2006 by Marvin Smollar, as managing member of Alachua Management Co., LLC, on behalf of the managing member of Alachua Development Co,, LLC, a Florida limited liability company. He is personally known to me.

Notary Seal:

MARY W BAKER
MY COMMISSION #DD204718
EXPIRES: APR 21, 2007
Bonded through Advantage Notary

_____
Notary Public

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JOINDER TO BAYWOOD MASTER ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS

The undersigned, GREAT FLORIDA BANK, does hereby join into this Baywood Master Association Declaration of Covenants, Conditions, Restrictions, and Easements, applicable to the Property described in the attached Declaration.

The undersigned does hereby declare that the real property described above within the aforesaid Plat is and shall be held, transferred, sold, conveyed and occupied subject to all of the covenants, restrictions, easements, charges and liens set forth in the Declaration, all of which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

GREAT FLORIDA BANK

By: Colin Orrett

Colin Orrett
(Print name and title)

Date: 01/04/2007

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was executed before me this 04th day of January, 2007 by Colin Orrett, as VP of Great Florida Bank of behalf of said company. Said person being ___ personally known to me or ___ has produced ___ as identification.

(Seal)

Notary Public - State of Florida
My Commission Expires Jun 29, 2010
Commission # DD 606626
Bonded By National Notary Assn.

Notary Public, State of Florida
Name: Milagros Suarez
My commission expires: ___

F:\Salter3\SMOLLAR, MARVIN-CONTRACT\Maronda Homes\JOINDER TO BAYWOOD MASTER ASSOCIATION wpd

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EXHIBIT A

PARCEL I:

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.89°25'30"W., ALONG THE NORTH LINE OF SAID SECTION 15 AND ALONG THE NORTH LINE OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID HITCHCOCK'S ADDITION AND THE TRUE POINT OF BEGINNING; THENCE RUN S.00°36'00"E., ALONG THE WEST LINE OF SAID HITCHCOCK'S ADDITION AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1080.60 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (A.K.A. STATE ROAD NO. 20 AND 25); THENCE RUN NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 84.84 FEET MORE OR LESS TO A BOUNDARY CORNER OF THE CERTAIN TOTAL TRACT OF LAND AS DESCRIBED IN THREE PARCELS WITHIN THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1735, PAGES 1740 THROUGH 1743 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TOTAL TRACT OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN NORTHERLY, WESTERLY, AND SOUTHERLY, ALONG THE BOUNDARY LINES OF SAID PARCEL "A" WITH THE FOLLOWING SIX (6) COURSES: N.36°15'17"E., 29.82 FEET; N.00°36'00"W., 837.57 FEET; N.53°44'43"W., 395.00 FEET; S.36°15'17"W., 445.15 FEET; S.43°58'53"W., 32.06 FEET; S.11°15'41"E., 51.00 FEET TO A NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2002, PAGE 111 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "B"; THENCE RUN SOUTHWESTERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "B" WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 264.50 FEET, THROUGH AN ARC ANGLE OF 42°29'02", AN ARC DISTANCE OF 196.12 FEET TO THE END OF SAID CURVE; THENCE RUN S.36°15'17"W., ALONG SAID WESTERLY BOUNDARY LINE OF PARCEL "B", A DISTANCE OF 10.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N.53°47'36"W., ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 327.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2932.77 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 05°56'26", AN ARC DISTANCE OF 304.08 FEET (CHORD BEARING AND DISTANCE OF N.56°23'07"W., 303.94 FEET RESPECTIVELY) TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N.01°00'53"E., ALONG SAID WEST LINE, A DISTANCE OF 100.65 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE RUN N.01°00'53"E., ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, A DISTANCE OF 2360.55 FEET; THENCE RUN S.88°30'19"E., A DISTANCE OF 1324.77 FEET TO THE EAST LINE OF THE WEST ½ OF SAID SOUTHEAST 1/4 OF SECTION 10; THENCE RUN S.01°01'05"W., ALONG SAID EAST LINE OF THE WEST ½ OF THE SOUTHEAST 1/4, A DISTANCE OF 2311.39 FEET TO THE TRUE POINT OF BEGINNING.

ALSO: **PARCEL II**

BLOCKS 15, 16, 17, 20, 21, 22, 23 AND ALSO LOTS 1 AND 2 OF BLOCK 26 AND ALSO LOTS 1 AND 2 OF BLOCK 27 ALL OF ALACHUA REALTY COMPANY'S ADDITION TO ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS: ALL OF CENTURY OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U" PAGE 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS: PARCEL NO. 5 OF "CENTURY OAKS" AS RECORDED IN OFFICIAL RECORDS BOOK 2203, PAGE 503 AND PARCEL NO. 8 OF "CENTURY OAKS" AS RECORDED IN OFFICIAL RECORDS BOOK 2205, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

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EXHIBIT "B"

ARTICLES OF INCORPORATION
O F
BAYWOOD MASTER ASSOCIATION, INC.

By these Articles of Incorporation, the undersigned incorporator forms a corporation not for profit in accordance with Chapter 720, Florida Statutes, and pursuant to the following provisions ("these Articles"):

ARTICLE I
NAME

The name of the corporation shall be BAYWOOD MASTER ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association."

ARTICLE II
DURATION

The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State. If the Association is dissolved for any reason, the assets of the Association shall *be* dedicated to a public body or conveyed to a non-profit organization or similar entity with similar purposes.

ARTICLE III
DEFINITIONS

The term "Declaration" shall mean the BAYWOOD MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS recorded in the Public Records of Alachua County, Florida, and all amendments or supplements made thereto. All other capitalized words and terms used in these Articles shall have the meaning and definition as provided in the Declaration.

ARTICLE IV
PRINCIPAL OFFICE

The principal office of the Association is located at 16469 Bridlewood Circle, Delray Beach, FL 33445.

ARTICLE V
REGISTERED OFFICE AND AGENT

Marvin Smollar, whose address is 16469 Bridlewood Circle, Delray Beach, Florida 33445, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
PURPOSE AND POWERS OF THE ASSOCIATION

The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, directors or officers. The Association is formed to provide for, among other things, the improvement, maintenance, preservation and architectural control of the Property and to promote the recreation, health, safety and welfare of the Owners. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, any Supplemental Declaration, these Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration and improvement of the Property and the Common Property, Unless otherwise specifically prohibited, any and all functions, duties and powers of the Association shall be fully transferable, in whole or in part, to any developer, management agent, governmental unit, public body, or similar entity. Any instrument effecting such a transfer shall specify the duration thereof and the means of revocation.

ARTICLE VII
MEMBERSHIP AND VOTING RIGHTS

The criteria for membership in the Association are set forth in the Declaration. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. Association membership shall be appurtenant to the Parcel giving rise to such membership, and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof. All voting rights and procedures within the Association shall be governed in accordance with the provisions set forth in the Declaration and in the By-Laws.

ARTICLE VIII
DIRECTORS AND OFFICERS

The affairs of this Association shall be managed by a Board of Directors, and the affairs of the Association shall be administered by the Officers. All matters regarding the Directors and the Officers of the Association, including numbers, election, duration, etc., shall be governed in accordance with the provisions set forth in the Declaration and in the Bylaws.

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ARTICLE IX
INDEMNIFICATION

9.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, or having served at the Association's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

9.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested directors upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles of Incorporation.

9.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

ARTICLE X
BYLAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended in the manner provided by the By-Laws.

ARTICLE XI
AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

11.1 Resolution. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

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11.2 Notice. Within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. if the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

11.3 Vote. At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a two-thirds (2/3) majority of the votes of Members entitled to vote thereon.

11.4 Multiple Amendments. Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

11.5 Limitations. No amendment shall make any changes in the qualifications for membership. No amendment shall be made that is in conflict with the Declaration. HUD/VA shall have a veto power as long as there is a Class B membership over any dissolution of the Association, any amendment of these Articles, any mortgaging of Common Property, any mergers and consolidations affecting this Association, and the annexation of any additional properties.

ARTICLE XII
INCORPORATOR

The name and address of the Incorporator of these Articles of Incorporation is as follows is Marvin Smollar, 16469 Bridlewood Circle, Delray Beach, FL 33445.

ARTICLE XIII
NONSTOCK CORPORATION

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

IN WITNESS WHEREOF, the undersigned Incorporator has caused these Articles to be executed as of the 16th day of November, 2006.

Marvin Smollar, Incorporator

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STATE OF FLORIDA

COUNTY OF PALM BEACH

I HERBY CERTIFY that on this 16th day of November, 2006, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Marvin Smollar, the incorporator described in the foregoing Articles of Incorporation, who is known to me personally and executed said Articles.

Mary W Baker

Notary Public

Seal:

MARY W BAKER
MY COMMISSION #DD204718
EXPIRES: APR 21, 2007
Bonded through Advantage Notary

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EXHIBIT B

BYLAWS
OF
BAYWOOD MASTER ASSOCIATION, INC.
A NONPROFIT ORGANIZATION

1. Definitions. When used in these Bylaws, the terms defined in the Articles of Incorporation of the Association (the "Articles") and the Baywood Master Association Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") shall have the same meanings as in the Articles and the Declaration.

2. Identity. These Bylaws, together with the Articles and the Declaration shall be sometimes referred to as the "governing documents" of the Association.

2.1 Office. The office of the Association shall be located at 16469 Bridlewood Circle, Delray Beach, Florida, 33445, or at such other place as may be designated from time to time by the Board of Directors.

2.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

2.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit", and the year of incorporation.

3. Members.

3.1 Qualification. The Members of the Association shall be every person or entity who is a record owner of a fee or undivided fee interest in any Non-Residential Parcel or Residential Unplatted Parcel, and every Sub-Association of the Baywood development. The foregoing is not intended to include persons or entities that hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of the Parcel. Owners of Lots shall derive representative membership in the Association through membership in their respective
Sub-Associations. Each Sub-Association shall be so formed according to the applicable requirements of Chapter 720, Florida Statutes. Upon the platting of any Residential Unplatted Parcel, or, in the case of a condominium development, upon the filing of its declaration of condominium, a Sub-Association shall be formed by Declarant or the Association, which Sub-Association shall then replace said Residential Unplatted Parcel as a Member in the Association. A Member does not have the authority to act for the Association by virtue of being a Member. A Member may act only through its voting rights or as is otherwise specifically set forth herein.

3.2 Change of Membership Change of membership in the Association shall be established by recording in the Public Records of the County in which the Property is located a deed or other instrument establishing record title to a Parcel under the jurisdiction of the Association. The Owner designated as grantee by such instrument thus becomes a Member of the Association (in the case of the Owner of a Lot, such membership is derivative through the Owner's respective Sub-Association) and the membership of the prior Owner is terminated. The new Owner

shall notify the Association of such property transfer and furnish the Association a copy of the recorded deed, the new Owner's address, and the Owner's local agent, if any, in the event the Owner is located outside the State of Florida. Any notice requirements set out in these Bylaws and in the Articles shall be deemed to be complied with if notice to an Owner is directed to the address of said Owner as then reflected in the Association's records.

3.3 Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A members shall be every person or entity who is a record owner of a fee simple interest or undivided fee simple interest in any Non-Residential Parcel or Residential Unplatted Parcel, with the exception of the Declarant, and each Sub-Association. Class A Members shall be entitled to one vote for each acre owned directly for a Non-Residential Parcel or Residential Unplatted Parcel and for each acre of a separately platted residential subdivision or condominium or town home development as represented by a Sub-Association, up to a maximum of 50 votes for each Class A Member. When more than one (1) person holds an interest in any Parcel, all such persons shall be Members. The vote for such Parcel shall be exercised as they determine, but in no event shall more than one (1) vote be cast per acre with respect to any Parcel.

Class B. The Class B member shall be the Declarant and shall be entitled to three (6) votes for each acre owned with no maximum number of votes. The Class B membership shall cease and be converted to Class A membership on the first to occur of the following events:

(i) On January 1, 2020; or

(ii) Three months after ninety-five percent (95%) of the acreage in all phases of Baywood have been conveyed to Class A members; or developed by Declarant; or

(iii) When the Declarant records a notice in the Public Records of Alachua County expressly terminating its Class B Membership.

3.4 Designation of Voting Representative. If a Parcel is owned by one person or entity, its rights to vote shall be established by the record title to the Parcel. If a Parcel is owned by more than one person or entity, the person entitled to cast the votes for the Parcel shall be designated by a certificate signed by all of the record Owners of the Parcel and filed with the Secretary of the Association. If a Parcel is owned by a general or limited partnership, the person entitled to cast the votes for the Parcel shall be designated by a certificate of appointment signed by one of the general partners and filed with the Secretary of the Association. If a Parcel is owned by a corporation, the person entitled to cast the votes for the Parcel shall be designated by a certificate of appointment signed by the President or Vice President of the corporation and filed with the Secretary of the Association. If a Parcel is owned in trust, the person entitled to cast the votes for the Parcel shall be designated by a certificate of appointment signed by the President or Vice President of the corporation and filed with the Secretary of the Association. If a Parcel is owned in trust, the person entitled to vote for the Parcel shall be designated by a certificate of appointment signed by the trustee of record for the trust and filed with the Secretary of the

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Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Parcel concerned. A certificate designating the person entitled to cast the votes of a Parcel may be revoked in writing by any Owner thereof. Provided, however, that no Parcel shall vote in excess of the voting rights allocated to that Parcel pursuant to the Declaration.

3.5 Approval or Disapproval of Matters. The decision of an Owner is required upon any matter, whether or not the subject of an Association meeting. Such decision shall be expressed by the same person who would cast the vote or votes of such Owner if at an Association meeting.

3.6 Restraint Upon Assignment of Shares in Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to that Owner's Parcel.

4. Members' Meetings.

4.1 Annual Members' Meetings. The annual Members' meeting shall be held each year for the purpose of appointing or electing Directors, if applicable in that year, and of transacting any other business authorized to be transacted by the Members. The Board of Directors shall determine the date, time and place to hold the annual meeting.

4.2 Special Members' Meetings. Special meetings of the Members must be held when called by the Board of Directors, or by the holders of at least fifty one percent (51%) of the total voting interest of the Association. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.

4.3 Notice of All Meetings of Members. Written notice of a meeting stating the place, day, and hour of the meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be provided not less than five (5) or more than sixty (60) days before the date of the meeting. Notice shall be provided: (a) by posting such notice in a conspicuous place in the Property; (b) by hand delivery; or (c) by first-class mail. Notice shall be provided by or at the direction of the President, the Secretary, or the officer or persons calling the meeting. If the meeting notice is mailed or hand delivered, such notice shall be deemed to be delivered when placed in the Member's mailbox or deposited in the United States mail addressed to the Member at its address as it appears on the books of the Association.

4.4 Quorum. A quorum at Members' meetings shall consist of thirty percent (30%) of the total voting interest in the Association, whether represented in person or by proxy. If a quorum is present, the affirmative vote of a majority of votes represented at a meeting in person or by proxy shall constitute the acts of the Members, except when approval by a greater number of Members is required by the Declaration, these Bylaws, the Articles, or by law. When a specified item of business is required to be voted upon by a particular class of Members, if applicable, thirty percent (30%) of the votes of such class of Members shall constitute a quorum for the transaction of such item of business by that class. After a quorum has been established at a Members' meeting, the subsequent withdrawal of Members so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

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4.5 Proxies. Every Member entitled to vote at a meeting of Members or to express consent or dissent without a meeting, or his duly authorized attorney-in fact, may do so in person or may authorize another person or persons to act for him by proxy. Every proxy must be dated, must state the date, time and place of the meeting for which it was given and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expires ninety (90) days after the date of the meeting for which it was originally given. Every proxy shall be revocable at any time at the pleasure of the Member executing it and shall expire upon the transfer of title to the Parcel giving rise to the voting rights to which the proxy pertains. The authority of the holder of a proxy to act shall not be revoked by the incompetence or death of the Member who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetence or of such death is received by the Association officer responsible for maintaining the list of Members. If the proxy forms expressly so provides, any proxy holder may appoint, in writing, a substitute to act in his place.

4.6 Adjourned Meetings. When an annual or special meeting is adjourned to a different date, time or place, the new date, time and place to which the meeting is adjourned must be announced at the meeting at which the adjournment is taken, or notice must be given of the new date, time and place pursuant to Section 4.3 hereof. Any business may be transacted at the adjourned meeting that might have been transacted on the original date of the meeting. If, however, after the adjournment the Board fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given in compliance with the Bylaws to Members entitled to vote at such meeting who were not Members as of the previous record date.

4.7 Order of Business. The order of business at annual Member's meetings, and as far as practical at all other Member's meetings, shall be:

(a) Calling of the roll and certifying of proxies;

(b) Proof of notice of meeting or waiver of notice;

(c) Reading and disposal of any unapproved minutes;

(d) Reports of officers;

(e) Reports of Committees;

(f) Appointment of Directors, when applicable;

(g) Appointment of Nominating Committee;

(h) Unfinished business;

(i) New business; and

Adjournment.

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4.8 Minutes of Meetings. The Association shall maintain minutes of each meeting of the Members and of the Board of Directors in written form or in another form which can be converted into written form within a reasonable time. The minutes shall be kept in a book available for inspection by Members or their authorized representatives at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years. A vote or abstention from voting on each matter voted upon for each Director present at a Board meeting must be recorded in the minutes.

5. Board of Directors.

5.1. Governing Body. The affairs of the Association shall be governed and managed by the Board of Directors, which shall be appointed or elected as set forth herein.

5.2. Initial Board. The initial Board shall be comprised of three (3) Directors appointed by the Declarant. Their terms shall be governed as set forth herein, except that each initial Director may be reappointed at the Declarant's discretion, if otherwise permitted by these Bylaws.

5.3. Subsequent Boards, Delivery of Documents. Thereafter, the Declarant may continue to appoint each of the members of the Board until the earlier of:

(a) On January 1, 2020; or

(b) Three months after 95% of the acreage in all phases of Baywood have been conveyed to Class A Members; or undeveloped by Declarant; or

(c) When the Declarant records a notice in the Public Records of Alachua County expressly terminating its Class B membership.

At such time as the Class B membership ceases to exist, the Declarant shall, within 90 days, deliver to the Board of Directors, at Declarant's expense, each of the following items:

(1) All deeds to common property owned by the Association

(2) The original of the Association's Declaration

(3) A certified copy of the Articles of Incorporation of the Association

(4) A copy of the By Laws

(5) The minute books, including all minutes

(6) The books and records of the Association

(7) Policies, rules, and regulations, if any, which have been adopted.

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(8) Resignations of directors who are required to resign because the Declarant is required to relinquish control of the Association

(9) The financial records of the Association from the date of incorporation through the date of turnover.

(10) All Association funds and control thereof

(11) All tangible property of the Association

(12) A copy of all contracts which may be in force with the Association as one of the parties

(13) A list of the names and addresses and telephone numbers of tall contractors, subcontractors, or others in the current employ of the Association

(14) Any and all insurance policies in effect

(15) Any permits issued to the Association by governmental entities

(16) Any and all warranties in effect

(17) A roster of current homeowners and their addresses and telephone numbers and section and lot numbers

(18) Employment and service contracts in effect

(19) All other contracts in effect to which the Association is a party

5.4 Less Than Majority Appointed. The Declarant is entitled to appoint at least one (1) Director to the Board so long as the Declarant holds for sale in the ordinary course of business any Parcel in the Development. After the Declarant relinquishes control of the Association, the Declarant may continue to exercise its voting rights for any remaining Parcels held by it in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting a majority of the Board of Directors.

5.5. Right of Members Other Than Developer to Elect Board. The right of Members of the Association other than the Declarant to elect members of the Board pursuant to Sections 5.3 and/or 5.4 shall be exercised at the next scheduled annual meeting of the Members.

5.6 Number. The Board at all times shall consist of not less than three (3) nor more than seven (7) Directors. After such a time as the Declarant no longer is entitled to appoint a member of the Board pursuant to Section 5.4 above, the number of members may be increased from time to time to a maximum of nine (9) members; provided, however, the established number of Board members shall always be an odd number. In the event that the number of members of the Board of Directors is changed, such changes in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of Directors whose terms expire in any given year. All directorships shall expire during any given three (3) year period.

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5.7 Term of Office. Except for the initial Board of Directors which may serve until such time allowed hereunder, the term of office of each Director shall be for staggered terms of three (3) years each. Each Director shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

5.8 Removal. Any Director may be removed from the Board, with or without cause, by vote or agreement in writing by a majority of all votes of the membership. In the event of the death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

5.9 Director's Fees. Directors shall serve without compensation or fees; provided, however, nothing herein shall be deemed to prevent reimbursement of out-of-pocket expenses approved by the Board and incurred on behalf of the Association.

5.10 Election. Elections of the Directors must be conducted in accordance with these Bylaws. All Members of the Association shall be eligible to serve on the board. Election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles. The names receiving the largest number of votes cast by eligible voters for each vacancy shall be elected.

5.11 **Nominations.** Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the standing committees of the Association. Notwithstanding the foregoing, a Member may nominate himself as a candidate for the Board at a meeting where the election is to be held.

5.12 Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the close of the next annual meeting and such appointment shall be announced at each such annual meeting.

5.13 Duties of Nominating Committee. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or officers, Directors or agents of the Developer, as the Committee in its discretion shall determine. Separate nominations shall be made for each vacancy to be filled. Nominations shall be placed on a written ballot as provided in Section 5.14 and shall be made in advance of the time fixed in Section 5.14 for the mailing of such ballots to Members.

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5.14 Ballots. All elections to the Board of Directors shall be made on written ballot which shall:

(a) describe the vacancies to be filled;

(b) set forth the names of those nominated by the Nominating Committee for each such vacancy; and

(c) contain a space for a write-in vote by the Members for each vacancy. Such ballots shall be prepared and mailed by the Secretary to the Members at least fourteen (14) days in advance of the date set forth therein for a return (which shall be a date not later than the day before the meeting at which the vote is to be taken).

5.15 Number of Ballots.

(a) Class A. Each Class A Member, if applicable, shall receive as many ballots as it has votes. Notwithstanding that a Member may be entitled to several votes, it shall exercise on any one ballot only one vote for each vacancy shown thereon. The completed ballots shall be returned as follows:

(1) Each ballot shall be placed in a sealed envelope marked "Ballot" but not marked in any other way;

(2) Each such "Ballot" envelope shall contain only one ballot;

(3) The Members shall be advised that, because of the verification procedures of Section 5.16 the inclusion of more than one ballot in any one "Ballot" envelope shall disqualify the return; and

(4) Such "Ballot" envelope, or envelopes (if the Member or his proxy is exercising more than one vote), shall be placed in another sealed envelope which shall bear on its face the name and signature of the Member or his proxy, the number of ballots being returned, and such other information as the Board of Directors may determine will serve to establish his right to cast the vote or votes presented in the "Ballot" or "Ballots" contained therein. The ballots shall be returned to the Secretary at the address of the Association.

(b) Class B. Each Class B Member, if applicable, shall receive one ballot upon which all votes held by each Class B Member may be exercised. If there are no separate classes of Members, each Member shall receive one ballot upon which all votes held by that Member may be exercised.

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5.16 Election Committee: Counting of Ballots. Upon receipt of each return, the Secretary shall immediately place it in a safe or other locked place until the day set for the meeting at which the elections are to be held. On that day, the unopened external envelopes containing the "Ballot" envelopes shall be turned over to an Election Committee which shall consist of three (3) members appointed by the Board of Directors. The Election Committee shall then:

(a) establish that external envelopes were not previously opened or tampered with in any way;

(b) open the external envelopes to establish that the number of envelopes therein marked "Ballot" corresponds to the number of votes allowed to the Member or his proxy identified on the external envelope;

(c) confirm that the signature of the Member or his proxy on the outside envelope appears genuine; and

(d) if, the vote is by proxy, determine that a proxy has been filed with the Secretary.

Such procedure shall be taken in such manner that the vote of any Member or his proxy shall not be disclosed to anyone, even the Election Committee. The opened external envelopes shall thereupon be placed in a safe or other locked place and the Election Committee shall proceed to the opening of the "Ballot" envelopes and the counting of the votes. If any "Ballot" envelope is found to contain more than one ballot, all such ballots shall be disqualified and shall not be counted. Ballots shall be retained for such period of time after the election as shall be deemed prudent by the Board of Directors.

5.17 **Recording.** Any Member may tape record or videotape meetings of the Board of Directors and meetings of the Members; provided, however, that the Board of Directors may adopt reasonable rules governing the taping of meetings of the Board and the membership.

6. Meetings of Directors.

6.1 Meetings. A meeting of the Board of Directors occurs whenever a quorum of the Board gathers to conduct Association business. Regular and special meetings of the Board are open to all Members except meetings between the Board and its attorney to discuss proposed or pending litigation where the contents of the discussion are governed by the attorney-client privilege.

6.2 Regular Meetings. Regular meetings of the Board of Directors shall be held as may be determined by the Board and upon giving notice to the Members as set forth in Section 6.4 hereof, at such place and hour as may be fixed from time to time by resolution of the Board. If the day for such regular meeting is a legal holiday, then the meeting shall be held at the same time on the next day that is not a legal holiday.

6.3 Special Meetings. Special meetings of the Directors may be called by the Chairman of the Board, by the President of the Association, or by any two (2) Directors upon giving notice to the Members as set forth in Section 6.4. Additionally, not less than two (2) days' notice of the special meeting shall be given to each Director personally or by first-class mail, telegram, or cablegram, which notice shall state the time, place and purpose of the meeting.

6.4. Notice to Members. Notices of all regular or special Board meetings may be posted in a conspicuous place on the Property at least forty-eight (48) hours in advance of any such meeting, except in an emergency. In the alternative, notice may be mailed or delivered to each Member at least seven (7) days prior to the meeting, except in an emergency. The notice for any Board meeting at which an assessment will be levied must include a statement that an assessment will be considered and the nature of the assessment. The notice requirements set forth in this section also apply to meetings of any committee or similar body, including any body vested with the power to approve or disapprove architectural decisions with respect to any Lot.

6.5. Manner of Voting. Directors may not vote by proxy or secret ballot at Board meetings, except that secret ballots may be used in the election of officers.

6.6. Waiver of Notice of Directors. The transaction of any business at any meeting of the Board of Directors, however called and noticed to the Directors, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present, if it was properly noticed to the Members, and, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holdings of such meeting, or an approval of the minutes thereof. All such waivers, consents or approval shall be filed with the Associations' records and made a part of the minutes of the meeting. Other than as set forth in Section 6.4 above with regard to assessments, neither the business to be transacted nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

6.7 Defects in Notice to Director or Members, etc. Waived by Attendance. Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a Director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Likewise, attendance of a Member at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a Member states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Members of the Board of Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting, including any Members, can hear each other at the same time. Participating by such means shall constitute presence in persons at a meeting.

6.8 Quorum. A quorum at Directors' meetings shall consist of a majority of all votes of the entire Board of Directors. The acts approved by a majority of those votes represented at a meeting at which a quorum is present shall constitute the act of the Board of Directors, except where approval by a greater number of Directors is required by the Declaration, the Articles, or these Bylaws.

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6.9 Adjourned Meetings. A majority of the Directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the Directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meting are announced at the time of the adjournment, to the other Directors and to the Members as required by Section 6.4.

6.10 Action by Directors Without a Meeting. Any action required to be taken at a meeting of the Directors or a committee thereof, may be taken without a meeting, if such action is noticed to the Members as required by Section 6.4 and if a consent in writing setting forth the action so to be taken signed by all of the Directors or all of the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board or of the committee. Such consent shall have the same effect as a unanimous vote.

6.11 Presiding Officer. The presiding officer of Directors' meetings shall be the President. In the absence of the President, the Vice President shall preside, and in the absence of both, the Directors present shall designate one of their number to preside.

6.12 Powers and Duties of Board of Directors. All of the powers and duties of the Association existing under Chapter 720, Florida Statutes, the Declaration, the Articles, and these Bylaws, shall be exercised by the Board of Directors, subject only to approval by Members when such is specifically required.

7. Officers.

7.1 Officers and Election. The executive officers of the Association shall be a President, who shall be selected from the Board of Directors, a Vice-President, who also shall be selected from the Board of Directors, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find necessary or convenient to manage properly the affairs of the Association.

7.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of President of an Association, including but not limited to the power to appoint committees from among the Members from time to time as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association. He shall serve as chairman of all Board and Members' meetings.

7.3 Vice President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

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7.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving and serving of all notices to the Members and Directors and other notices required by law. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the Directors or the President. The duties of the Secretary may be fulfilled by a manager employed by the Association.

7.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices and provide for collection of assessments; and he shall perform all other duties incident to the office of Treasurer. The duties of the Treasurer may be fulfilled by a manager employed by the Association.

7.6 Compensation. The compensation, if any, of the officers shall be fixed by the Board of Directors.

8. Books and Records.

8.1 Official Records. The Association shall maintain within the State of Florida each of the following, which shall constitute the official records of the Association:

(a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the Association is obligated to maintain, repair or replace;

(b) A copy of the Bylaws of the Association and of each amendment to the Bylaws;

(c) A copy of the Articles of Incorporation of the Association and of each amendment thereto;

(d) A copy of the Declaration of Covenants and a copy of each amendment thereto;

(e) A copy of the current rules of the Association;

(f) The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least seven (7) years;

(g) A current roster of all Members and their mailing addresses and Lot identification;

(h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years;

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease or other contract under which the Association has any obligation or responsibility. Bids received by the Association for work to be performed must also be considered official records and must be kept for a period of one (1) year; and

(j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and account records must include:

1. Accurate, itemized, and detailed records of all receipts and expenditures;

2. A current account and a periodic statement of the account for each Member, designating the name and current address of each Member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the Member, the date and the amount of each payment on the account, and the balance due;

.

3. All tax returns, financial statements, and financial reports of the Association; and

4. Any other records that identify, measure, record or communicate financial information.

8.2. Inspection and Copying. The official records shall be open to inspection and available for photocopying by Members or their authorized agents during reasonable business hours, at the principal office of the Association, or on the Property, within ten (10) business days after receipt of a written request for access. Such inspection must take place within the presence of an agent of the Association. The Association shall provide copies of any of the official records to any Member or its authorized agent, within ten (10) business days after receipt of a written request for such copies, and may charge a fee for providing such copies, which shall include the costs of copying.

8.3. Copies. The Association shall maintain an adequate number of copies of the Declaration, the Articles and the Bylaws, to ensure their availability to Members and prospective Members, and may charge the cost of reproducing and furnishing these documents to those persons entitled to receive them.

9. Fiscal Management. The provisions for fiscal management of the Association are governed by the following provisions:

9.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications and any other classifications as shall be appropriate, when authorized and approved by the Board of Directors. The receipts shall be entered by the amounts of receipts by accounts and receipt classifications, and expenses by the amounts of expenses by accounts and expense classifications.

(a) Current Expense. The current expense account shall include all receipts and expenditures to be made within the year for which the expenses are budgeted and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year or to fund reserves. This may include but not be limited to:

(1) Professional, administration and management fees and expenses;

(2) Taxes on Common Property;

(3) Expense for utility services and maintenance expense relating to the Common Property;

(4) Insurance costs;

(5) Administrative and salary expenses;

(6) Operating capital; and

(7) Other expenses.

(b) Reserve for Deferred Maintenance. If required by the Board of Directors, there shall be established a reserve account for deferred maintenance which shall include funds for major maintenance items which are the obligation of the Association and which occur less frequently than annually.

(c) Reserve for Replacement. If required by the Board of Directors, there shall be established a reserve account for replacement which shall include funds for repairs for replacements which the Association is obligated to make resulting from damage, depreciation or obsolescence.

9.2 Budget. The Board of Directors shall adopt an operating budget for the Property in advance for each calendar year. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must set out separately all fees or charges for recreational amenities, if any, whether owned by the Association, the Developer or another person. The budget shall be prepared utilizing the categories for current expenses and reserves set forth in Section 9.1 above. The Association shall provide each Member with a copy of the annual budget or a notice that a copy of the budget is available upon request at no charge. The copy must be provided within ten (10) business days after receipt of a written request for such copy.

9.3 Assessments. The manner in which expenses of the Association are shared, and the Members proportionate share thereof, are set forth in the Declaration. Assessments levied pursuant to the annual budget or special assessments must be in the Members proportional share of expenses as described in the Declaration, which share may be different among classes of Members, based upon relevant factors which may include the state of development thereof or level of services received by a class of Members. The Board of Directors shall establish the amount of the assessments based upon the annual budget each year; the Board also shall establish and notify the Members of the frequency and/or due dates of the assessments established under the annual budget. If an annual assessment is not levied as required, an assessment shall be presumed to have been levied in the amount of the last prior assessment, and such assessments shall be due at the same time(s) in the year as the prior year. In the event the annual assessments prove to be insufficient, the budget and assessments may be amended at any time by the Board of Directors.

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9.4 Acceleration of Assessment Installments Upon Default. Installments of assessments are due upon receipt by each Owner of the bill therefore. If an Owner shall fall more than fifteen (15) days in arrears in the payment of an installment of the annual assessment, the Board of Directors may provide written demand to the said Owner specifying that, if the overdue installment or installments are not paid within twenty (20) days from the receipt for the said written demand, then the Board of Directors shall be deemed to have declared the sums to be delinquent and to have accelerated the remaining installments of the annual assessment as of the said twentieth (20th) day, without further notice or demand. The unpaid balance of the delinquent installment, and upon acceleration of the unpaid balance of the annual installment, the entire unpaid balance of the annual assessment, shall bear interest from the date due until paid at the highest rate allowed by law, or at such lesser rate as may be adopted and uniformly applied by the Board. In addition, any payment of assessments not made within thirty-five (35) days after the due date thereof shall become a lien upon the Parcel or Lot upon the recordation by the Association or its agent of a Claim of Lien setting forth the amount due and the description of the Parcel or Lot intended to be encumbered. The said lien shall also secure all costs of collection including, without limitation, costs of legal action and the Association's reasonable attorneys' fees, including said costs and fees upon appeal, as well as subsequent installments which are thereafter unpaid when due and while the lien remains unsatisfied. The lien may be foreclosed in the same manner as a mortgage upon real estate, or the Association, without waiving the right of foreclosure, may pursue collection directly against the affected Owner.

9.5 Depository. The depository of the Association will be such banks as shall be designated from time to time by the Directors and the withdrawal of monies from such accounts shall be only by checks signed by such persons as authorized by the Directors; provided, however, that the provisions of a management agreement between the Association and a manager relative to the subject matter of this section shall supersede the provisions hereof.

9.6 Financial Reporting. The Association shall prepare an annual financial report within sixty (60) days after the close of the fiscal year. The Association shall provide each Member a copy of the annual financial report or a written notice that a copy of such report is available upon request at no charge. Such copy shall be furnished within ten (10) business days after receipt of a written request for the financial report. The financial report shall consist of either:

(a) Financial statements presented in conformity with generally accepted accounting principals; or

(b) A financial report of actual receipts and expenditures, cash basis, which report must show:

(1) The amount of receipts and expenditures by classification; and

(2) The beginning and ending cash balances of the Association.

INSTRUMENT # 2305712
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10. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings, when not in conflict with these Bylaws.

11. Amendment. Amendments to these Bylaws shall be proposed and adopted in the following manner:

11.1 Resolution. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote by the Board of Directors at a meeting of the Directors.

11.2 Notice. Within the time and in the manner provided in these Bylaws for the giving of notice of meetings of the Board, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record.

11.3 Vote. At such meeting of the Board, a vote of the Directors shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the Directors.

11.4 Multiple Amendments. Any number of amendments may be submitted and voted upon by the Board at one meeting.

11.5 Proviso. No amendment shall make any changes in the qualifications for membership nor the voting rights of Members without approval by at least a two-thirds (2/3) majority of the votes of the Members. No amendment shall be made that is in conflict with chapter 720, Florida Statutes, or with the Declaration or Articles of Incorporation.

Balance of the page intentionally left blank.

LEGAL DESCRIPTION

DATE: 06-21-2022
PROJECT NAME: MI APA ALACHUA
PROJECT NO: 22-0151

DESCRIPTION: (AS FURNISHED)

LOT 2, BAYWOOD CENTRE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

June 30, 2022

Division of Regulatory Services
Suwannee River Water Management District
9225 CR 49
Live Oak, Florida 32060

RE: Mi Apa Restaurant – Alachua
Exemption to ERP No. 209338-1

Dear Staff:

Please verify and accept this exemption letter for the above-mentioned project.

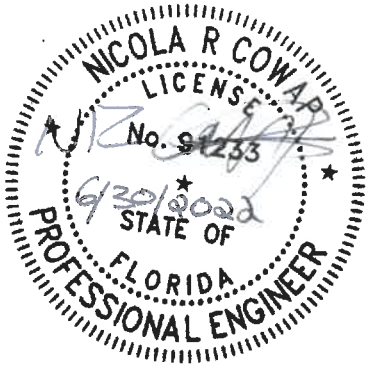
The Mi Apa Restaurant (Mi Apa) – Alachua project proposes the construction of a ±2,800 SF restaurant with associated parking, drive aisles, drive though and associated utilities in Alachua County, Florida. The existing site is served by an existing master stormwater management facility (SMF) designed under ERP No. 209338-1, which was designed and constructed to accommodate the four-lot commercial subdivision and a portion of NW 147th Drive right-of-way, which includes 15.62 acres, and a permitted impervious area of 6.34 acres.

The project proposes the development of Lot 2 within the four-lot commercial subdivision, while adding ±29,520 SF (0.68 acres) of impervious area to the master SMF's contributing area. Including the road, the total impervious for Lot 2 will be ±31,520 SF or 0.72 acres. This result is less than the 0.80 acres of impervious allowed for Lot 2 and, therefore, in compliance with the existing permit. Please refer to the enclosed construction plans as well as the calculations associated with the above-mentioned permit for further details.

We trust that you find the enclosed package complete and sufficient to receive approval and issuance of the requested permit modification. Should you have any questions or required any additional information to complete your review, please feel free to contact me at (352) -331-1976 or via email at nicolac@chw-inc.com.

Sincerely,
CHW

Nicola Cowap, P.E.
Project Engineer, Land Development



N:\2022\22-0151\Departments\04_Engineering\03_Drainage\4_Report\Working Files\LTR 220623 Mi Apa Alachua- WMD Permit Modification Letter.docx

LEGEND

POST-DEVELOPMENT WATERSHED #1:

PROPOSED VEHICULAR USE AREA:

PROPOSED NON-VEHICULAR AREA:

EXISTING ROAD:

1801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA 30175
CHW
Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION RECORDS

SUBMITTALS

OWNER: CAUSSEAUX, HEWETT, & WALPOLE, INC.
ENGINEERING - SURVEYING - PLANNING

PROJECT: PROJECT NAME

SHEET TITLE: 1

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER: 00-0000

SHEET NO: 1

INTRODUCTION

The subject site is a proposed four lot commercial use subdivision. The site is located at the northwest intersection of US Highway No. 441 and NW 147th Drive in the City of Alachua, Alachua County, Florida. The site is within the Section 10, Township 8 South, Range 18 East. The latitude is 29°45"58" N and the longitude is 82°30'06" W at the approximate center of the property.

The project consists of constructing a master dry retention stormwater management system with vertical filter to sever the new four lot commercial subdivision and a portion of NW 147th Drive right-of-way. An existing dry retention pond for Baywood Subdivision (ERP No. 06-0072) Drainage Basin DA-5 will be relocated to the west to provide Lot 1 of Baywood Centre.

An General Environmental Resource Permit is sought for 15.617 acres of land with 6.340 acres of impervious surface.

DRAINAGE BASIN	DRAINAGE AREA (ACRES)	PERMITTED IMP. AREA (ACRES)	EXISTING IMP. AREA (ACRES)	PROPOSED IMP. AREA (ACRES)
NW 147TH DRIVE	2.000	1.160	1.160	
LOT 1	1.510	1.060		
LOT 2	1.070	0.800		
LOT 3	1.080	0.800		
LOT 4	2.840	1.990		
ROADWAY EASEMENT	0.560	0.530		0.530
STORMWATER POND	4.210	0.000		
LOWES PROPERTY	2.347	0.000		
TOTAL	15.617	6.340	1.160	0.53

RECEIVED
SRWMD
OCT 04 2010
ORIGINAL TO FILE
COPIES TO

EXISTING CONDITIONS

Land Coverage

The existing site condition is undeveloped and wooded with a minor amount of broken up asphalt pavement. The past land use was agricultural. The FLUCFCS Land Uses are (190) Open Land, (212) Unimproved Pastures, (420) Upland Hardwood Forest and (534) Stormwater Pond. No wetlands or listed plant species were discovered.

Topography

The on-site elevations range from EL 95.0 to EL 60.0. The site's natural drainage pattern is southwest and ultimately into an offsite sinkhole.

INGENUITY
ENGINEERS, INC.
"PROACTIVE ENGINEERING SOLUTIONS"

August 8, 2022

Nicola Cowap, P.E.
CHW Professional Consultants
Project Engineer
11801 Research Dr.,
Alachua, FL 32615
352-331-1976

Re: Mi Apa, Restaurant
Alachua, Florida
Project Address: TBD
Ingenuity Engineers Project No. I22328.00

Subject: Preliminary Electrical Load Summary and Conductor Laterals

To whom it may concern,

The following is a basic project summary and the preliminary electrical load summary and conductor laterals for the above referenced project.

The project will consist of a single story, restaurant building as follows:

- 3,100 SF service kitchen and dining area.

We will be requesting one (1) pad-mounted, utility grade, transformers for the facility with a secondary voltage of 120/208V, 3-phase, 4-wire.

We will be sending you the latest civil drawings as well as a preliminary electrical one-line riser diagram as soon as possible.

Preliminary Electrical Load Summary and Conductor Laterals

Transformer # T1 (Total of 1 UG laterals)

Mixed-use, multi-family building lateral #1

3,100 SF x 50 VA/SF = 155 kVA, 208V, 3PH = 430.1 Amps

- Provide a 600 Amp service entrance main.
- Feeders shall be three (3) sets of (4) 250 kcmil AL.
- Service metered via CT type meter.

We look forward to working with you and your team and we invite any and all input.

If you have any additional questions or comments, please contact me at any time.

Sincerely,

Kareem Rahounji
Electrical Designer/Project Coordinator

cc: Elke Beyer - Ingenuity Engineers
Jody McKenzie– Ingenuity Engineers
Kareem Rahounji – Ingenuity Engineers

MEMORANDUM

Mi Apa - Alachua

22-0151

CHW Professional Consultants

To: Fire Review

From: Nicola Cowap, PE

Date: June 30, 2022

RE: Mi Apa – Alachua – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be not protected by an approved automatic fire sprinkler system.

Required Flow Calculations:

Building: **Sit-down restaurant with outdoor seating and drive-through**
Construction Type: V(000)
Fire Flow Area: ±2,800 SF

Required Fire Flow per NFPA Table 18.4.5.1.2 & Annex H Table H.5.1: 1,500 gpm

Conclusions

Minimum Required Fire Flow to be provided: **1,500 gpm**

Available Fire Flow per Fire Hydrant Flow Test: **4,022.9 gpm**

NICOLA R COWAP
LICENSE
No. 91233
6/30/2022
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Memorandum

Mi Apa

Mi Apa – Alachua Parking Study

Professional Consultants

To: Adam Hall, AICP

From: Daniel Young, PE

Date: August 8, 2022

RE: Mi Apa – Alachua Parking Study

Mi Apa Latin Café is pursuing construction of new commercial use within the City of Alachua, specifically Lot 2 of the Baywood Centre Subdivision on NW 157th Lane. Mi Apa Latin Café seeks an increase in the parking quantity based on several factors outlined in this memorandum.

Background:

Per Table 6.1-1. of the City of Alachua Land Development Regulations (LDR), the minimum parking for a restaurant with a drive-through is 1 space per 150 sf of floor area. The Mi Apa's restaurant proposes a +/-2,807 sf building with +/-778 sf outdoor dining area, for a total floor area of 3,585 sf. Based on the total floor area the minimum parking 3,585sf/150sf = 23.9 or 24 spaces. Per Section 6.1.4.(B)(5)(a) of the LDR a maximum number of parking spaces shall be not more than the 125% of the minimum calculated. This would allow 30 spaces (24 x 125%). Additionally, Section 6.1.4.(B)(5)(b) of the LDR allows maximum number of spaces to be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment.

This memorandum aims to assist in proving an increase in parking is needed to ensure the business is viable. Note the proposed Mi Apa project is currently requesting 38 spaces, which is 8 spaces more than allowed per section 6.1.4.(B)(5)(a).

Mi Apa Latin Café's business plan is different than most other restaurants. They proposed to have a full-service restaurant with wait staff, table bussers, and kitchen staff, a drive through, and to go ordering area.

Currently Mi Apa's has a facility in the City of Alachua. The proposed relocation will increase their total floor area to double their current facility, which in turn will approximately double their staffing needs to 18-20 employees. Additionally, with the increase in floor area they will be expanding either seating by approximately 41 seats, to 103 seats.

Let it be known if the drive through was eliminated, based on Table 6.1-1, the project would be allowed a maximum of 41 spaces. Note their current facility does not have a drive through and parking is not sufficient for the demand of the restaurant, which deters patron. The proposed parking must accommodate, the Restaurant staff and patrons. The restaurant is proposing to move its currently operation and increase the size, add a drive through and take out area. Therefore, justifying the increase in parking.

Additionally temporary spaces, similar to loading spaces, are provided in the parking lot. The to go orders pickup (4 spaces) are provided for quick grab and go/online orders. Two (2) more spaces next to the to go spaces are dedicated for the drive through to ensure excessive queueing doesn't occur in the drive through area.

In reviewing other surrounding municipalities like the City of Gainesville, Alachua County and City of Newberry parking code is shown that the City of Alachua's parking maximum is not sufficient as a minimum in these other municipalities. For instance, if the project located within the City of Gainesville a restaurant is required to provide 3 spaces plus 1 space for each 3 seats. The minimum required would be 37 spaces (3 spaces + 103/3) for this project. If the project were located in Alachua County or City of Newberry (same requirements), the requirement for minimum parking is 1 space per 3 seats. This would equate to a minimum of 34 spaces.

If these examples rates were used as minimum and converted to maximum parking requirement per the City of Alachua's requirements (i.e. 125% of the minimum) the proposed parking would be considered acceptable (i.e. 46 and 43 spaces respectively).

The purpose of regulating parking is to provide the necessary parking for patron and staff. Each use is required to ensure this. Limited parking creates queues/traffic in the parking lot, dysfunction, and loss of patrons/customers due to frustration. This facility as designed is a vast improvement to avoid these issues and would-be complaint in surrounding communities' regulations. Therefore, we request the LDR Administrator allow this adjustment of the parking to ensure this unique business model can be successful and succeed in the City of Alachua for years to come.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

Professional Consultants

To: Neighbors of the NW 147th Drive / US 441 Intersection

From: Daniel Young, PE

Date: 8 June 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on ±1.14 acres in the City of Alachua (Alachua County Tax Parcel # 03067-601-002). The intent of the Site Plan application is to permit the development of a restaurant with outdoor patio, drive-through, and associated parking and infrastructure. The site is located generally on US 441 North, just northwest of NW 147th Drive.

The property's Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI).

Date: June 22, 2022

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

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

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

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

Mailing Labels

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-001
CANVAS CHURCH FL INC
PO BOX 219
ALACHUA, FL 32616

03067-001-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03067-003-000
ADVANCE AUTO PARTS INC
ADVANCE STORES CO INC #9236
PO BOX 2710 ATTN: TAX ACCOUNTING
ROANOKE, VA 24001

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-001
CAMPUS USA CREDIT UNION
14007 NW 1ST RD
NEWBERRY, FL 32669

03067-601-002
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-003
LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-001
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03869-003-001
ALACHUA TOWNE CENTRE ASSOCIATIO
13505 NW 88TH PL
ALACHUA, FL 32615

03869-005-000
MCCAULEY PROPERTIES LLC
3727 SW 92ND DR
GAINESVILLE, FL 32608

03869-011-000
YOUNG ESTATES LLC
14414 NW 60TH AVE
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

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

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application on ±1.14 acres in the City of Alachua (Alachua County Tax Parcel # 03067-601-002). The intent of the Site Plan application is to permit the development of a restaurant with outdoor patio, drive-through, and associated parking and infrastructure.

The property's Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI).

The site is located generally on US 441 North, just northwest of NW 147th 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 June 22, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

School safety

Continued from Page 3A

school districts to certify that at least 80% of school personnel have received youth mental health awareness training.

The new law also extends until 2026, the Public Safety Commission that investigated failures leading to the massacre of 17 people at Marjory Stoneman Douglas and continues to make school security recommendations. The 16-member panel was scheduled to disband next year.

DeSantis did not comment at length until last Friday on the recent attacks in Buffalo, Uvalde and Tulsa — which preceded another series of at least 13 mass shootings across the nation over the weekend, in which at least 17 were killed and more than 80 injured.

Governor breaks silence

"That's the thing: You can have the best security in the world, but if you don't have folks that are out there where it really counts, which very well may have happened in Texas... it's not going to amount to much," DeSantis said in Orlando, at an event where he celebrated the Special Olympics International dropping its COVID-19 vaccination requirement for this weeks' contests in Florida, after his administration threatened the organization with a $27.5 million fine for violating the state's anti-mandate law.

"We support law enforcement more than any, but we also have very high standards," DeSantis said Friday. "We know in Florida, (law enforcement is) going to live up to those standards, but we expect them to live up to those standards."

DeSantis has promoted his administration's efforts to improve mental health funding and evaluations, particularly for school-age children. But the Republican governor, up for re-election this year and viewed as a possible White House contender in 2024, has refused to address any gun limits or bans.

In April, DeSantis reiterated his support for allowing Floridians to openly carry firearms, without the need for taking a training course or having a permit. At the time, he said, "I can tell you, before I am done as governor, we will have a signature on that bill."

Florida Democrats want more

Democratic lawmakers are pushing for further steps and have gained enough support among their own members to poll the entire Republican-led Legislature, calling for a special session to address gun violence.

The poll is unlikely to gain traction. But supporters see it as at least forcing Republican lawmakers to take a public stance on the issue ahead of the November election.

According to a 2021 Quinnipiac University poll, most Americans support stricter gun laws. The same poll shows more than half support a nationwide ban on "assault weapon" sales. The term "assault weapon" is often used loosely to describe a semi-automatic rifle.

Aventura Democratic Rep. Joe Geller is leading the effort. He wrote a letter to Secretary of State Cord Byrd on Wednesday, requesting the special session. Without it, he warned, more gun violence is imminent.

"Something must be done to fight back against the deadly scourge of gun violence that touches every community from Pensacola to Key West," Geller said. "It is imperative that we take common sense steps to address the epidemic of gun violence that has led to atrocities in places like Parkland, FL, Buffalo, NY, and most recently in Uvalde, Texas."

Focus on guns

Democratic lawmakers have ideas of their own. The special session, if convened, would focus on three topics: universal background checks, the regulation of large capacity rifle magazines and an expansion of Florida's Red Flag law.

Red flag policies allow courts and police to temporarily seize the weapons of individuals considered a danger to themselves or others. Florida passed its version in 2018 after the Parkland Massacre.

"Each of these common-sense gun safety reforms will make our state more safe," said Orlando Democratic Rep. Carlos Guillermo Smith, who said that magazine capacity limits may prevent mass shooting like the Pulse Massacre in 2016. "We cannot sit back and do nothing while Floridians demand action."

Lawmakers have until Friday to vote on the poll. A successful poll requires 60% support in both chambers, or the blessing of House and Senate leaders and DeSantis.

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport. Jason Delgado is a reporter for the USA Today Network-Florida. He's based in Tallahassee. Reach him at JDelgado@gannett.com

The Doors

Continued from Page 3A

the Performing Arts — a 9-mile drive down U.S. 1 from "The Lizard King's" birth home.

Expect to hear songs from The Doors' 1971 album "L.A. Woman," Krieger said. The classic record was re-released in December in a 50th anniversary boxed set.

Meanwhile, Steve Gordon, an eXp Realty agent based in Boca Raton, said Morrison's birth home has fielded "recent interest from a very qualified buyer" within the past two weeks or so. Gordon declined to divulge further details.

"I'm excited. This is definitely a legitimate contender," Gordon said.

"We've had a lot of good phone calls, and a lot of people have expressed interest and kind of kicked the can down the road. But this is clearly the most qualified, and I would say, most sincere potential buyer," he said.

Morrison was born during World War II on Dec. 8, 1943, at the old Brevard Hospital on U.S. 1 in Melbourne. His parents, Steve and Clara Morrison, lived at the bungalow at 2100 Vernon Place while Steve was training to fly F6F Hellcats at Naval Air Station Melbourne, the forerunner of Melbourne Orlando International Airport.

Steve was assigned to an aircraft carrier in the Pacific theater six months after Jim's birth, and Clara and Jim moved to Clearwater and lived with Steve's parents for the next three years, according to the Jim Morrison biography "No One Here Gets Out Alive" by Jerry Hopkins and Danny Sugerman.

Listed in early February for $2.5 million, the Melbourne home's sale price has been reduced to $2.4 million. The three-bedroom, 1½-bathroom house's market value last year was $246,650, Brevard County Property Appraiser's records show.

The 1,856-square-foot house is "perfectly suited to live in, Airbnb or make into a museum," according to its listing on Realtor.com.

Family situation was 'kind of weird'

Krieger wrote and co-wrote the band's 1967 breakthrough chart-topping hit "Light My Fire," along with "Love Me Two Times," "Touch Me," "Love Her Madly" and others. The Doors were inducted into the Rock and Roll Hall of Fame in 1993.

Krieger published his memoir, "Set the Night on Fire: Living, Dying, and Playing Guitar with The Doors" in October to help set the record straight on his band's history. He said the paperback version will be released in September.

Morrison's sour relationship with his military-family parents has been well-documented by rock historians.

Steve Morrison eventually rose the Naval ranks to become a rear admiral. However, Krieger wrote in his book that Jim Morrison "was forever rebelling against his navy officer father. Anyone who attempted to step into a role of authority over him became the target of his unresolved rage."

"I just don't know what his family situation was. It was kind of weird, I know that," Krieger said in an interview. "And then when we played Washington, D.C., his mom came to the show — and he wouldn't even talk to her."

Krieger's book details the time he and drummer John Densmore drove Morrison to a military Vietnam War draft induction center for Morrison's appointment, then waited outside. Morrison wore a green welder's jacket with a patch of lizard skin sewn down the spine.

Jim Morrison of The Doors in an undated file photo.
HENRY DILTZ, XXX MCA

Morrison later emerged and said, "I got a 2."

"There is no such thing as classification 2," Krieger's book said. "John asked Jim what that meant. Jim said, 'I think it means I'm free. Anyway, I'm not hanging around to find out. Let's get out of here.'

"Jim never told us what his actual draft status was, or what had gone on inside that induction center. Whatever happened, the military never sought out Jim Morrison again."

Petition drive launched in 1982

Forty years ago, in April 1982, Melbourne's Downtown Redevelopment Committee floated the idea of razing Morrison's first home to clear room for a parking lot, reported TODAY (the predecessor publication of FLORIDA TODAY).

"Tuesday night, a petition bearing 432 signatures of people opposed to demolishing the rock landmark was presented to astonished Melbourne City Council members," the story said.

"Some city officials were obviously unaware of who Morrison was and what he meant to many young adults," the story continued.

The petition drive was initiated by 28-year-old Melbourne entertainment promoter Candy Clark, who formed "Operation Save Our City" — a reference to lyrics from The Doors' classic song "Roadhouse Blues."

"This may not seem monumental to you," Clark told the City Council. "But to my generation, Morrison is to us what (Elvis) Presley is to you."

Mayor Harry Goode Jr. said Clark's presentation was the first he'd heard about "a rock star's house being demolished," TODAY reported.

Clark also wanted council members to consider erecting plaques around Morrison's old neighborhood.

Reality TV show films episode at home

Reveel, a Miami-based entertainment streaming service, filmed an episode of the real-estate reality series "The Negotiators" featuring the Vernon Place house in January.

The episode aired in April. The show featured Gordon, an actor portraying the homeowner (who has declined FLORIDA TODAY interview requests for years), and scenes filmed inside the home.

"Jim Morrison may have gone on to be one of the most legendary rock and roll artists of all time, but he started out living life in a modest home in Melbourne, Florida," said a Reveel press release touting the episode.

"It was in this unassuming Melbourne house where Morrison would have his diapers changed, likely learned how to crawl, and probably unwittingly got to listen to his first record," the press release said.

Krieger said Morrison rarely spoke about living in Florida. After moving across the country per his father's Navy assignments, Morrison attended St. Petersburg Junior College and Florida State University before moving to Los Angeles and attending UCLA film school. That's where he met keyboardist Ray Manzarek, and the duo co-founded The Doors in 1965.

"I know he had his love of lizards and crocodiles, probably from when he was a kid. But he never really talked about (Florida). He didn't want to talk about it," Krieger said.

Krieger's concert at the King Center

Krieger will perform June 16 at the King Center, 3865 N. Wickham Road in Melbourne.

His son, Waylon, will sing. So will Dan Rothchild, the bass-playing son of Paul Rothchild, who produced The Doors' first five albums.

"We knew Dan when he was a kid, just 5 years old hanging around the studio. He grew up to be a really class musician. He played with some of the Mamas and Papas people. He's pretty well-known around L.A.," Krieger said.

The show starts at 8 p.m. Tickets range from $59.75 to $69.75. For information or to buy tickets, visit kingcenter.com or call 321-242-2219.

The King Center's policy prohibits large purses and bags. Small hand-held clutches, wristlets and wallets no larger than 4½ inches by 8½ inches are acceptable, along with clear bags up to 12-by-6-by-12 inches or 1-gallon resealable storage bags.

After his King Center gig, Krieger and his band will perform June 17 at the Florida Theatre in Jacksonville and June 18 at the Saenger Theatre in Pensacola.

rneale@floridatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed master plan on approx. 29.86 acres with associated stormwater and utility improvements. The proposed development is on Alachua County Tax Parcel Numbers: 06695-002-003, 06655-200-001, and a portion of 06654-003-001 located along I-75 between W University Ave and SW 8th Ave. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be virtual and can be accessed by the credentials found below:

Date: Thursday, June 23, 2022
Time: 6:00 PM
URL: https://meetings.dialpad.com/mmi_info
Dial-in: 407-967-4366

Afterwards, a recording of the meeting will be posted at www.mmi.com/GAN_2022-06-23-meeting/

Contact: David Brim, COO of MMI Development
Phone: 407-385-0664 E-mail: info@mmi.com

PUBLIC NOTICE

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The property's Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI).

The site is located generally on US 441 North, just northwest of NW 147th 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 June 22, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW

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CHW

Meeting Presentation

Mi Apa Alachua

Site Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
June 22, 2022

22-0151: Mi Apa Alachua

1

The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

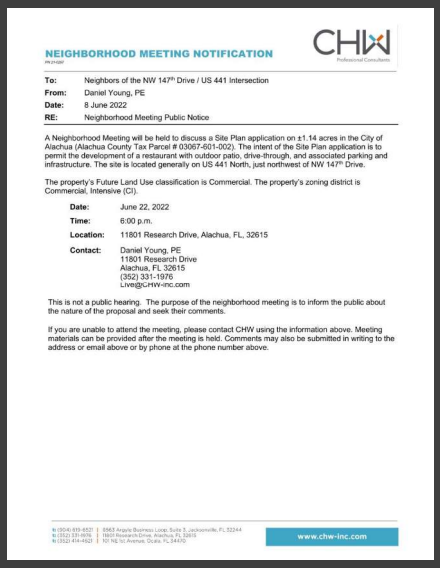
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This workshop provides the applicant with an opportunity to identify concerns prior to the application's submission.

22-0151: Mi Apa Alachua

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the NW 147th Drive / US 441 Intersection
From: Daniel Young, PE
Date: 8 June 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on ±1.14 acres in the City of Alachua (Alachua County Tax Parcel # 03067-601-002). The intent of the Site Plan application is to permit the development of a restaurant with outdoor patio, drive-through, and associated parking and infrastructure. The site is located generally on US 441 North, just northwest of NW 147th Drive.

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Date: June 22, 2022
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Daniel Young, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

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

www.chw-inc.com

Sun - 06/08/2022

School safety

The Doors

PUBLIC NOTICE

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

CHW

22-0151: Mi Apa Alachua

3

REQUEST:

Site Plan Applications

INTENT:

Permit the development of a restaurant with outdoor patio, drive-through, and associated parking and infrastructure

22-0151: Mi Apa Alachua

4

SITE PLAN
ESTIMATED TIMELINE

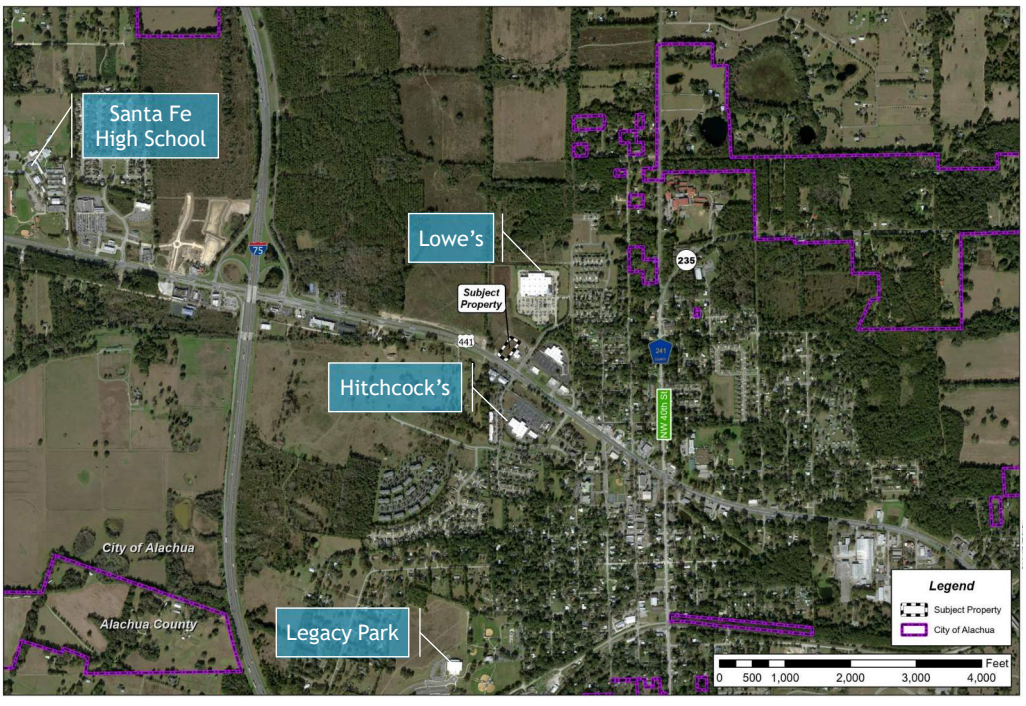
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	Receive Approval Letter, NOI
June 9, 2022	June 22, 2022	June 30, 2022	July – Sept. 2022	October 2022 (Tentative)	October 2022 (Tentative)

22-0151: Mi Apa Alachua

CHW

5

Context Map



CHW

6

Aerial Map

7

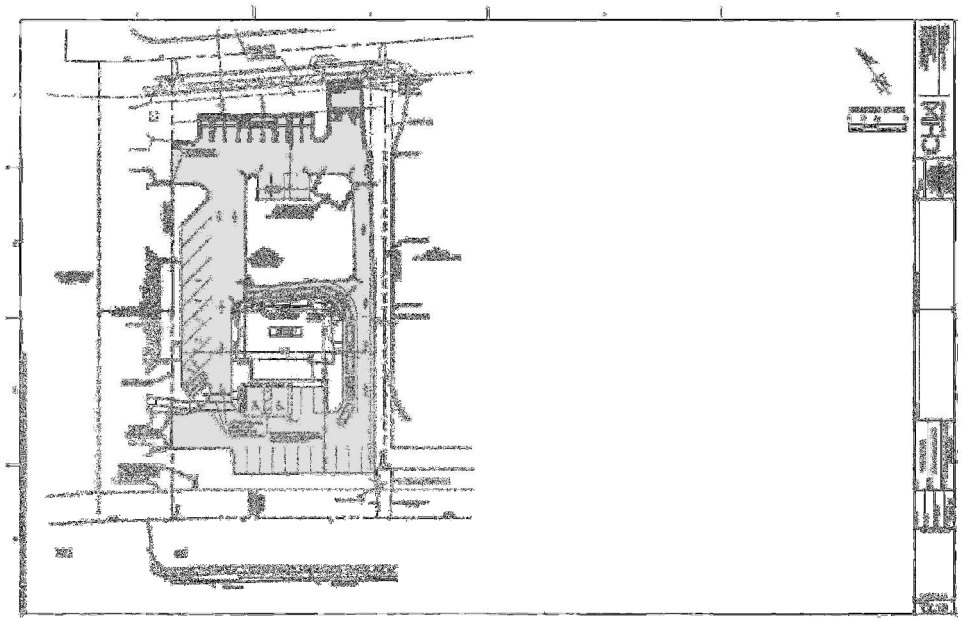
Future Land Use (FLU) Map

8

Zoning Map

9

Site Plan



10

Contact Information

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

CHW
Professional Consultants

11

Sign-in Sheet

SIGN-IN SHEET

Mi Apa Alachua – Site Plan Application

22-0151

Professional Consultants

Event: Neighborhood Meeting

Date/Time: June 22, 2022 @ 6:00 PM

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

Re: Site Plan Application

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Mi Apa Alachua – Site Plan Application

22-0151

Event:	Neighborhood Meeting
Date/Time:	June 22, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Application

CHW (Agent) Attendees: Nicola Cowap, PE; Daniel Young, PE
Public Attendees: 0

CHW, on behalf of the applicant, hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the application's request and intent; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a fifteen minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

CONCURRENCY IMPACT ANALYSIS

Mi Apa Alachua

22-0151

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Braxton Linton III, Project Planner
Date:	~~June 30, 2022~~ RESUBMITTED August 8th, 2022
RE:	Mi Apa Alachua – Concurrency Impact Analysis

This Concurrency Analysis is submitted for Mi Apa Alachua. The proposed use is a ±3,336-square-foot quick service restaurant with drive-through, associated infrastructure, and parking on a ±1.14-acre portion of Alachua County Tax Parcel 03067-601-002. The development area is located on the north side of US 441, west of NW 147th Drive. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Variable DU	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	Out	
Fast-Food Restaurant with Drive-Through Window	934	3.336	149	76	73	110	57	53	1,560
Pass-by: AM= 50%, PM= 55%, Daily= 52.5%[1]			75	38	37	61	31	30	819
TOTAL			74	38	36	49	26	23	741

1. *The ITE Trip Generation Manual does not provide pass-by rates for daily peaks, therefore an average rate of 52.5% between AM and PM is used for the daily scenario. The AM and PM pass-by rates are 50% and 55% respectively.*

Source: ITE Trip Generation 11th Edition

Conclusion: Approval of this application may generate **741 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 of this report.

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

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
www.chw-inc.com

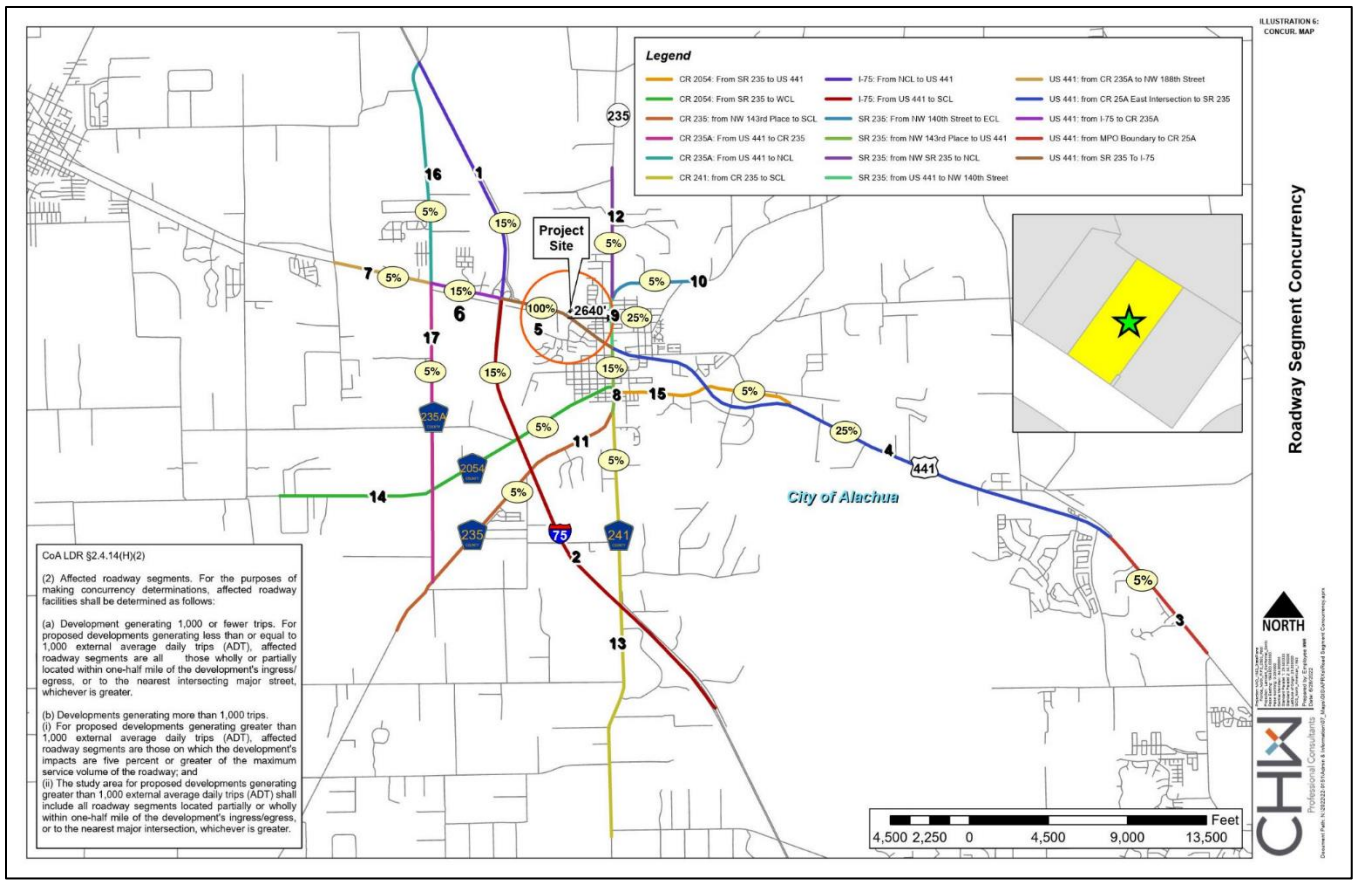


Figure 1: Traffic Segment Map

Table 2: Projected Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	**Segment 5**		**Segment 9**	
	US 441 From SR 235 to I-75		SR 235 From US 441 to NW 140th Street	
Maximum Service Volume[1]	39,000	3,510	14,400	1,290
Existing Traffic[1]	22,581	2,145	7,255	689
Reserved Trips[1]	2,368	199	90	10
Available Capacity	14,051	1,166	7,055	591
Projected Trip Generation[2]	741	49	185	12
Available Capacity w/ Application approval	**13,310**	**1,117**	**6,870**	**579**

1. *Source: City of Alachua June 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 5: 100%*
    b. *Segment 9: 25%*

Conclusion: Affected roadway segments includes US 441(from SR 235 to I-75), and SR 235 (from US 441 to NW 140th Street). 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]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity[1]	750,651
Percentage of Permitted Design Capacity Utilized[1]	67.36%
Projected Potable Water Demand from Proposed Project[2]	2,669
Residual Capacity after Proposed Project	**747,982**

1. *Source: City of Alachua June 2022 Development Monitoring Report*
2. *Formulas used: ((3,336 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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]	758,000
Reserved Capacity[1]	216,718
Residual Capacity[1]	525,282
Percentage of Permitted Design Capacity Utilized[1]	64.98%
Projected Potable Water Demand from Proposed Project[2]	2,669
Residual Capacity after Proposed Project	**522,613**

1. *Source: City of Alachua June 2022 Development Monitoring Report*
2. *Formulas used: ((3,336 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)*

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]	43,024.00	7,851.88
Reserved Capacity[1]	36,992.38	6,751.11
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**7.31**

1. *Source: City of Alachua June 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 3,336 sq. ft.) x 365)/2,000)*

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

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Braxton Linton III, Project Planner
Date:	August 8th, 2022
RE:	Mi Apa Alachua – Residential Protection Standards Consistency Analysis

This Residential Protection Standards Consistency Analysis is submitted for Mi Apa Alachua. The proposed use is a ±3,336-square-foot quick service restaurant with drive-through, associated infrastructure, and parking on ±1.14-acres of Alachua County Tax Parcel 03067-601-002. The development area is located on the north side of US 441, west of NW 147th Drive. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

The following identifies how this application is consistent with Land Development Regulations (LDR) §6.6.3. Language from the LDR is provided in normal font, and the consistency statements are provided in **bold font**.

6.6.3 *Residential protection standards.*

A. *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

1) *Hours of operation and deliveries*. Hours of operation and deliveries.

Use of the structure is anticipated to occur Sunday to Thursday, 7:00 AM – 9:00 PM, and Friday and Saturday 7:00 AM – 10:00 PM. Deliveries to the facility will occur during operating hours. Deliveries will occur at back entrance of building.

2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Due to the nature of the onsite use, moderate noise can be expected during operating hours by the drive through and outdoor seating portion of the restaurant. No adverse impacts will be generated by use of these facilities. The landscape buffering along the northern, eastern, and western boundaries of the project site will mitigate what noise is produced. These boundaries are shared with commercially-zoned properties that do not house residential uses. The nearest residential property to the project site is ±200 feet away, separated by US Highway 441.

3) *Placement of trash receptacles*. Placement of trash receptacles.

All trash receptacles for the new structure will be placed on the outside, northeastern corner of the property.

4) *Loading and delivery area*. Location of loading and delivery areas.

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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
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www.chw-inc.com

Delivery areas are in the northern portion of the project site. All delivery and loading activity will occur during business hours and will be screened by the landscaping along the northern, eastern, and western boundary of the site.

5) *Lighting.* Lighting location, intensity, and hours of illumination.

A photometric plan was submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. The location, intensity, and hours of operation for onsite lighting are designed in order to ensure safe navigation of the site and deter unlawful activity after hours without adversely affecting surrounding properties.

6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

The facility will have outdoor services such as seating for patrons in the front of the structure. There are no adjacent residential areas to the structure and the moderate noise produced from the outdoor seating area will not negatively impact the residential areas that are nearby.

7) *Additional landscaping and buffering to mitigate adverse impacts*. Additional landscaping and buffering to mitigate adverse impacts.

No adverse impacts to residential areas within 500 feet of the property are anticipated. There is landscaping along Highway 441 boundary of the project site to further ensure separation from the nearest residential land use, which is 200 feet away from the structure.

8) *Height restrictions*. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed structure will be approximately 17 ft. tall., in compliance with the maximum height permitted in the CI zoning district—65 ft., per LDR Table 5.1-3. At this height, the building is not expected to impact light. The additional landscaping along the project site's southern boundary will further assist in preserving privacy for the residential area within 500 feet. No views of significant features from public property or nearby rights-of-way will be inhibited by the development proposed.

9) *Preservation of natural lighting and solar access*. Preservation of natural lighting and solar access.

The proposed structure will be approximately 17 ft. in height and will not inhibit access to natural lighting or solar access for residential areas that are within 500 feet of the property line.

10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Any odors or fumes produced within the facility will be controlled internally and will not be detectable outside of the facility.

11) *Paving and parking areas.* Paving to control dust.

All new onsite parking areas will be paved.

12) *Placement or configuration of site design.* Placement or configuration of site design.

The site design, in terms of placement and configuration, is done to minimize impacts of onsite uses to nearby residential areas. The proposed building and parking areas are located on the property site and will not impact nearby residential areas.

B. *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

The proposed nonresidential structure is located approximately 200 ft. away from a property boundary of a residential district or single-family or two-family dwelling, exceeding the 100 ft. requirement. In addition, the proposed structure will be approximately 17 ft. tall, thus being more than its height in distance from any residential development.

verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

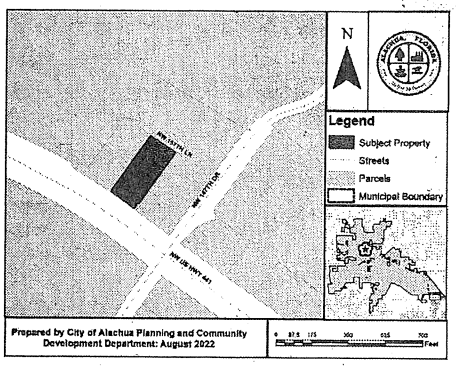
(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent, on behalf of Alachua Development Co., LLC., property owner, for consideration of a Site Plan to construct a ±3,580 square foot drive-through restaurant with outdoor seating and associated site improvements on a ±1.14 acre subject property located north of US 441, west of NW 147th Drive, south of NW 157th Lane (Tax Parcel No. 03067-601-002) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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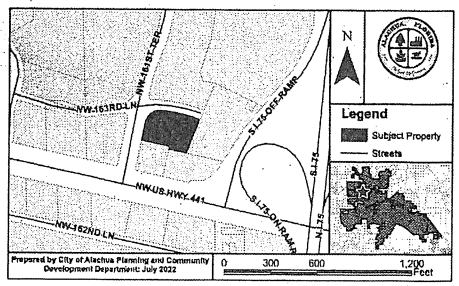

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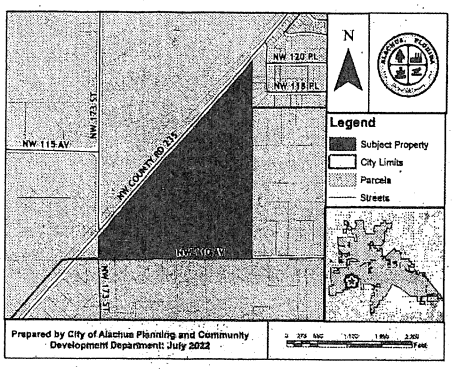
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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(Published: Alachua County Today - September 01, 2022)

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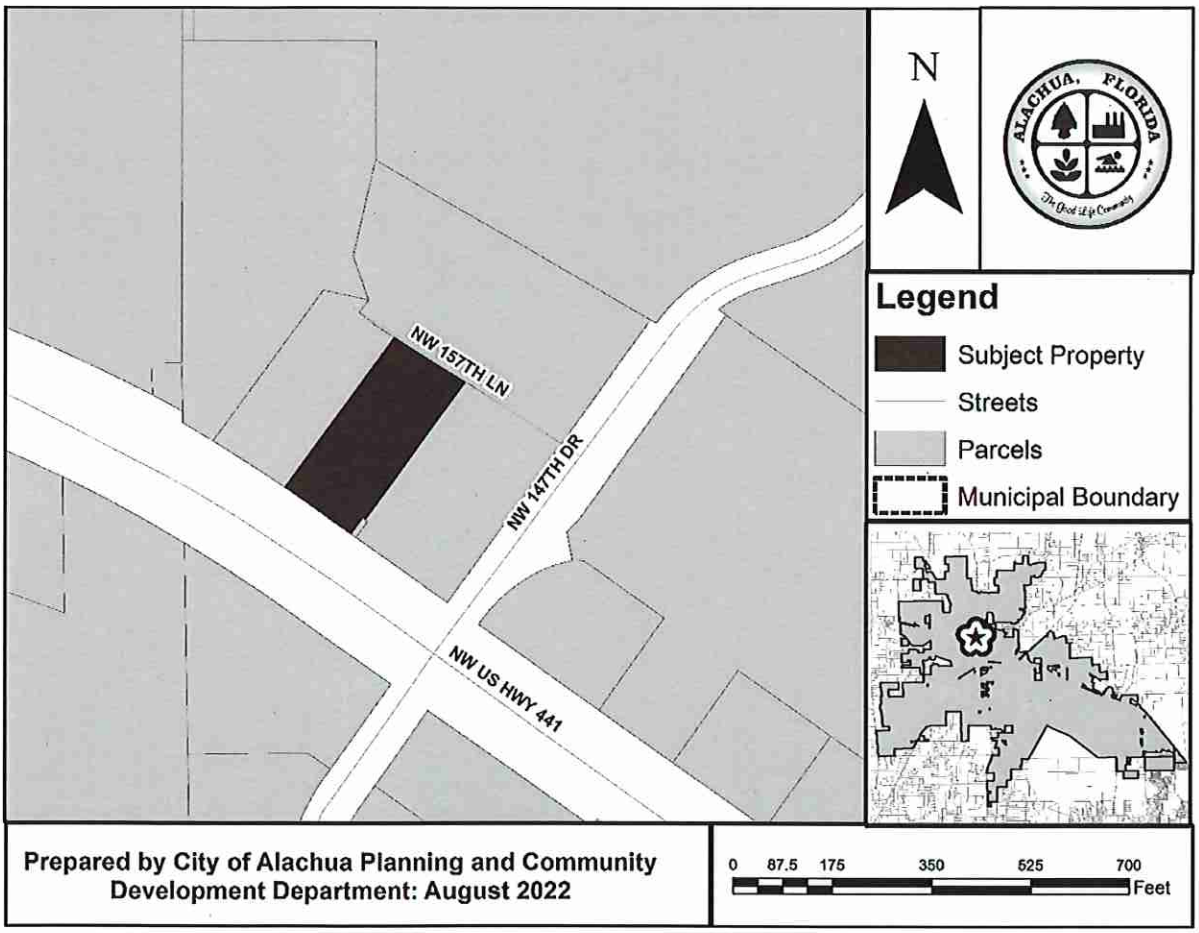
NOTICE OF PUBLIC HEARING BEFORE THE AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Daniel Young, P.E. of CHW, Inc., applicant and agent, on behalf of Alachua Development Co., LLC., property owner, for consideration of a Site Plan to construct a ±3,580 square foot drive-through restaurant with outdoor seating and associated site improvements on a ±1.14 acre subject property located north of US 441, west of NW 147th Drive, south of NW 157th Lane (Tax Parcel No. 03067-601-002) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-001
CANVAS CHURCH FL INC
PO BOX 219
ALACHUA, FL 32616

03067-001-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03067-003-000
ADVANCE AUTO PARTS INC
ADVANCE STORES CO INC #9236
PO BOX 2710 ATTN: TAX ACCOUNTING
ROANOKE, VA 24001

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-001
CAMPUS USA CREDIT UNION
14007 NW 1ST RD
NEWBERRY, FL 32669

03067-601-002
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-003
LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-001
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03869-003-001
ALACHUA TOWNE CENTRE ASSOCIATIO
13505 NW 88TH PL
ALACHUA, FL 32615

03869-005-000
MCCAULEY PROPERTIES LLC
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GAINESVILLE, FL 32608

03869-011-000
YOUNG ESTATES LLC
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Nicola Cowap, POSTED THE LAND USE
(Name)
SIGN ON 08/29/2022 FOR THE Site Plan – Mi APA Alachua
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Three (3)
(Number of signs)