Planning and Zoning Board
Agenda
September 12, 2023

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 12, 2023

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 7/11/23 PZB Minutes
B. Approval of the 8/08/23 PZB Minutes

C. Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet; Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/12/2023
SUBJECT: Approval of the 7/11/23 PZB Minutes

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:
Approve the 7/11/23 PZB Minutes.

Summary

Approval of the 7/11/23 PZB Minutes.

ATTACHMENTS:

Description

- 7/11/23 PZB Minutes

Planning and Zoning Board
Minutes
July 11, 2023

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: July 11, 2023

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. Members Joe Hancock and Tina Certain were absent.

INVOCATION

Member Bill Menadier led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Motion Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the June 13, 2023 PZB Meeting

Member Johns moved to approve the agenda; seconded by Member Dave Ferro.

Passed by unanimous consent.

B. Minor Subdivision – Replat of Lot 53 of Wyndswept Hills: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Nancy Bonner, property owner, for consideration of a minor subdivision / replat to adjust the front setback of Lot 53 of Wyndswept Hills from 25 feet to 20 feet; Tax Parcel 03863-020-053 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Diane Amendola swore in all parties entering testimony during the hearing.

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

Stephanie Sutton, of EDA Consultants, Inc., applicant and agent for the property owner, availed herself for questions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and recommends that the Board transmit the application to the City Commission of the City of Alachua with a recommendation to approve the Replat of Lot 53 of Wyndswept Hills; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

C. Site Plan – Lane Enterprises: A request by Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Lane Enterprises, LLC and Waco Properties, Inc., property owners, for consideration of a Site Plan proposing the construction of a ±100,840 square foot building and associated site improvements; Tax Parcel Number 03997-000-000 and portions of Tax Parcel Numbers 03983-008-000 and 03983-011-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all parties entering testimony during the hearing.

Principal Planner Tabor, AICP, presented the Staff Report.

Christopher Potts, P.E., of JBPro, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Chair Burgess discussed the comments received at the neighborhood meeting.

Mr. Potts responded.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Lane Enterprises, LLC and Waco Properties, Inc., subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the July 11, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

D. Site Plan – Wawa at Santa Fe Crossings: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Alachua 441/235 LLC., property owner, for consideration of a Site Plan proposing the construction of a ±6,119 square foot gasoline sales establishment with associated site improvements; Consisting of a portion of Tax Parcel Number 03044-003-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all parties entering testimony during the hearing.

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

Member Menadier inquired about the conveyance of stormwater from this project to the Santa Fe Crossing master system.

Principal Planner Hall responded.

Christopher Potts, P.E., of JBPro, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Chair Burgess inquired about modifications to the access for Santa Fe Crossing and the intersection of CR 235-A and US 441.

Mr. Potts responded.

Member Menadier inquired about the connection point of the road within Santa Fe Crossing and CR 235-A.

Mr. Potts responded.

Member Ferro moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application 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 441/235, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the July 11, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

E. LDR Text Amendment: A request by Adam Boukari of Abbfortiss Strategies to amend Article 4, Section 4.3.4 (L) relating to Use-specific Standards for Warehouse and Freight Movement (Legislative).

Planning & Community Development Director Kathy Winburn presented the Staff Report.

Member Menadier inquired if a Type D buffer required a fence.

Director Winburn responded.

Member Ferro inquired if there have been any issues with the code sections proposed to be amended.

Director Winburn responded that there were none that she was aware of.

Chair Burgess discussed the hours of operation of uses subject to the proposed amendments and the separation of such uses proximate to existing residential uses.

Member Menadier discussed the separation of such uses and existing residential uses.

Director Winburn responded.

Chair Burgess commented on the separation of such uses within other jurisdictions.

Adam Boukari, of Abbfortis Strategies, Inc., commented on past experiences and issues with the code sections proposed to be amended and provided further clarification regarding the intent of the proposed amendments.

Chair Burgess reiterated her comments regarding the separation of such uses from existing residential uses.

Mr. Boukari responded and clarified the applicability of the proposed amendments when adjacent to existing residential uses.

Member Ferro commented on separation of such uses in other jurisdictions and expressed an opinion that reduced separation is not desirable in the City of Alachua.

City Attorney Marian Rush discussed the opportunities for public comment and implementation of the LDRs at the time of development review.

Member Ferro inquired about the definition of a 'buffer'.

Mr. Boukari responded.

Member Ferro inquired if there is any consideration to sound in the definition of a buffer.

Mr. Boukari responded and commented that distance alone does not work and that trees and fences can attenuate sound.

Member Johns discussed the impacts the existing code requirements could have on new development.

Chair Burgess commented about the impacts of the existing code requirements on new businesses.

Mr. Boukari responded and commented that the proposed amendment cuts down on urban sprawl, promotes compact development, and is one tool in the entire LDRs.

Member Menadier commented on the applicability of the proposed amendments to smaller industrial developments.

Mr. Boukari responded and commented on the residential protection standards and the ability to place conditions on development such as hours of operation.

Chair Burgess inquired about the landscape buffering required under the current code.

Mr. Boukari responded.

Member Menadier inquired about the potential for land use changes to industrial and their affect existing residential areas.

Mr. Boukari responded.

Member Ferro discussed the uses permitted within the Commercial Intensive zone district and the Light & Warehouse Industrial zone district.

City Attorney Rush discussed the application of Planned Developments to address concerns of compatibility with uses adjacent to a development.

Member Johns moved to find the the proposed text amendments to the City's Land Development Regulations to be consistent with the City's Comprehensive Plan and in compliance with the City's Land Development Regulations and to transmit such finding to the City Commission with a recommendation to approve.

Motion Died for lack of a second.

Member Menadier moved to transmit the proposed text amendments to the City Commission with a recommendation of denial; seconded by Member Ferro.

Mr. Boukari requested the Board withdraw the motion and consider a motion to recommend approval with specified changes to the proposed text.

City Attorney Rush responded and advised the Board that due to recent legislation it is possible to postpone the consideration of the application to the next Board meeting.

Mr. Boukari clarified that he requests the Board identify specific concerns they would like to see addressed through revisions to the proposed amendments.

Chair Burgess noted there was a motion on the floor.

City Attorney Rush advised the Board that the motion may be held in abeyance so the Board could consider Mr. Boukari's request.

Member Menadier discussed the applicability of the proposed amendments on future industrial development.

Member Ferro commented that in his opinion there was no need for this amendment at this time.

Member Johns shared a desire to increase flexibility for Staff to coordinate with developers to address concerns regarding compatibility between industrial uses and existing residential uses.

Member Menadier noted there are other industrial uses that may be allowed but are less intense than those affected by the proposed amendments.

Mr. Boukari responded.

Chair Burgess inquired if the proposed setback reductions could be considered by Special Exception or variance.

Member Ferro inquired of the City Attorney how long consideration of the motion on the floor may be held in abeyance and expressed concerns regarding postponing consideration of the motion.

City Attorney Rush responded.

Mr. Boukari responded and noted the applicant may speak to the motion and no disrespect is intended to the maker of the motion.

City Attorney Rush responded and clarified the uses that would be subject to the proposed amendments.

Chair Burgess discussed the proposed amendment that would reduce the distance when adjacent to an arterial or collector road.

Mr. Boukari responded.

Member Menadier commented about the affect of industrial uses near large agricultural properties.

Mr. Boukari responded.

Member Menadier commented on the impact of code changes to residents over time.

Chair Burgess inquired of the applicant if there is any modification of the proposed text that could be considered to address the Board's concerns.

Mr. Boukari responded.

Member Menadier commented on the public input process at public hearings and the ability of the Board to require a development to address public concerns.

Mr. Boukari responded.

Chair Burgess discussed the Board's responsibility when considering a Site Plan.

City Attorney Rush responded.

Member Ferro inquired about the proposed amendments and the use of the terms 'shall' and 'may'.

Mr. Boukari responded.

City Attorney Rush noted that if the Board transmits the application to the City Commission and the City Commission wishes to amend the proposed text the application would need to be referred back to the Board.

Mr. Boukari acknowledged City Attorney Rush's statement.

City Attorney Rush advised the Board that they may return to consideration of the motion if there is no further discussion.

Mr. Boukari inquired if the Board may consider postponement of action on the application.

City Attorney Rush responded.

Mr. Boukari requested the application be postponed to the next meeting.

Director Winburn noted the next meeting is scheduled for August 8, 2023.

Member Ferro inquired how the request interfaces with the motion on the floor.

City Attorney Rush responded.

Chair Burgess acknowledged the applicant's request to postpone consideration of the item until the Board's next meeting scheduled for August 8, 2023.

III. BOARD COMMENTS/DISCUSSION

None.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn the meeting; seconded by Member Menadier.

Motion 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: 9/12/2023
SUBJECT: Approval of the 8/08/23 PZB Minutes

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:
Approve the 8/08/23 PZB Minutes

Summary

Approval of the 8/08/23 PZB Minutes

ATTACHMENTS:

Description

- 8/08/23 PZB Minutes

Planning and Zoning Board
Minutes
August 8, 2023

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 8, 2023

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

Led by Chair Sandy Burgess.

INVOCATION

Led by Chair Burgess.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

Member Bill Menadier moved to approve the agenda; seconded by Member Virginia Johns.

Chair Burgess opened the floor for comments.

There were no comments.

Motion Passed 5-0 on a roll call vote.

I. OLD BUSINESS

A. LDR Text Amendment: A request by Adam Boukari of Abbfortis Strategies to amend Article 4, Section 4.3.4 (L) relating to Use-specific Standards for Warehouse and Freight Movement (Legislative).

Planning & Community Development Director Kathy Winburn presented the Staff Report.

Applicant Adam Boukari, of Abbfortis Strategies Inc,
presented additional information and availed himself for questions.

Member Menadier asked several questions about screening and buffering.

Mr. Boukari responded.

Planning & Community Development Director Winburn clarified information from the LDR's to address questions.

Member Dave Ferro asked several questions about language.

City Attorney Rush responded.

Chair Burgess asked the board members for any additional questions or comments.

There were no other questions or comments.

Member Johns moved Based upon the presentation to the board, and Staff's recommendation, this Board finds that the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua's Comprehensive Plan, and in compliance with the City's Land Development Regulations, and transmits such finding to the City Commission with the recommendation to approve; Seconded by Vice Chair Joe Hancock.

Chair Burgess opened the floor for comments.

Mitch Glaeser with San Felasco Tech City stated he felt positive about the intent of the ammendment.

Motion Passed 3-2 on a roll call vote.

II. NEW BUSINESS

None.

III. BOARD COMMENTS/DISCUSSION

None.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Menadier.

Motion 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: 9/12/2023
SUBJECT: Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet; Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the five (5) conditions provided in Exhibit "A" and located on page 26 of the September 12, 2023 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 submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the five (5) conditions provided in Exhibit "A" and located on page 26 of the September 12, 2023 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet with associated site improvements. The project is known as the Convergence Research Park Bike Depot.

The Convergence Research Park Bike Depot previously received Site Plan approval however several revisions were proposed which necessitate the reconsideration of the development plan. The previously approved plan consisted of three (3) buildings including a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. The revised plan presented for consideration consists of six (6) buildings including the following:

- **Building 1:** A ±4,866 square foot building comprised of a ±3,080 square foot commercial recreation use and a ±1,786 square foot café;
- **Building 2:** A ±1,585 square foot building comprised of a ±285 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 3;
- **Building 3:** A ±1,606 square foot building comprised of a ±306 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 2;
- **Building 4:** A ±6,496 square foot microbrewery building comprised of ±4,089 square foot eating/drinking area and ±2,407 square foot manufacturing area;

- **Building 5:** A ±4,958 square foot retail building; and,
- **Building 6:** A ±4,330 square foot office building.

The subject property is ±6.42 acres in area and is located south of San Felasco Parkway. The proposed development will connect to an existing street stub located along the east road permitted by the Momentum Labs project.

The proposed development will convey the development's stormwater runoff to a stormwater management facility to the west of the subject property and located on the Momentum Labs site.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Convergence Research Park Bike Depot (Part 1)
- Site Plan - Convergence Research Park Bike Depot (Part 2)
- Site Plan - Convergence Research Park Bike Depot (Part 3)
- Application & Supporting Materials
- Public Notice Materials for the 9/12/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 12, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a total of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet with associated site improvements
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	South of San Felasco Parkway
PARCEL ID NUMBERS:	A portion of 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±6.42 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the five (5) conditions provided in Exhibit "A" and located on page 26 of the September 12, 2023 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the five (5) conditions provided in Exhibit "A" and located on page 26 of the September 12, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet with associated site improvements. The project is known as the Convergence Research Park Bike Depot.

The Convergence Research Park Bike Depot previously received Site Plan approval however several revisions were proposed which necessitate the reconsideration of the development plan. The previously approved plan consisted of three (3) buildings including a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. The revised plan presented for consideration consists of six (6) buildings including the following:

- **Building 1:** A ±4,866 square foot building comprised of a ±3,080 square foot commercial recreation use and a ±1,786 square foot café;
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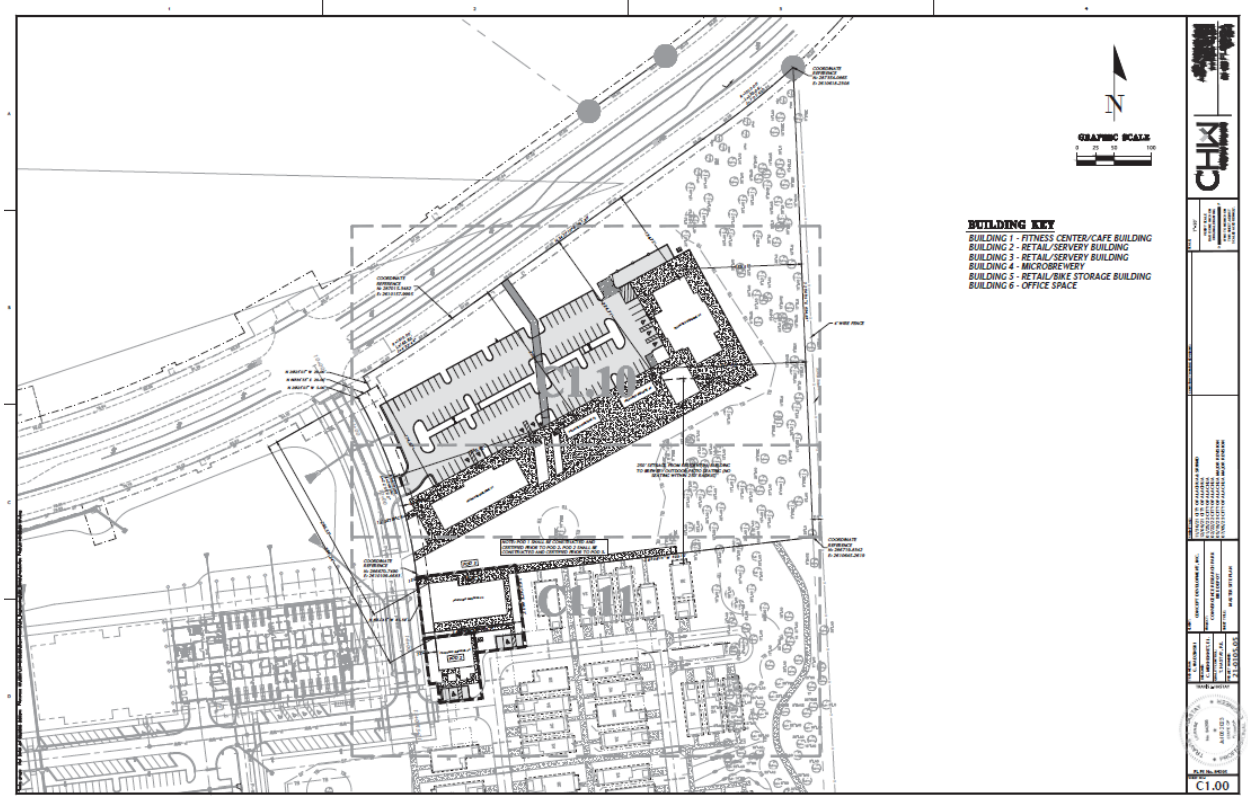
- **Building 3:** A ±1,606 square foot building comprised of a ±306 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 2;
- **Building 4:** A ±6,496 square foot microbrewery building comprised of ±4,089 square foot eating/drinking area and ±2,407 square foot manufacturing area;
- **Building 5:** A ±4,958 square foot retail building; and,
- **Building 6:** A ±4,330 square foot office building.

The subject property is ±6.42 acres in area and is located south of San Felasco Parkway. The proposed development will connect to an existing street stub located along the east road permitted by the Momentum Labs project.

The proposed development will convey the development's stormwater runoff to a stormwater management facility to the west of the subject property and located on the Momentum Labs site.

Illustration 1. Convergence Research Park Bike Depot – Master Site Plan



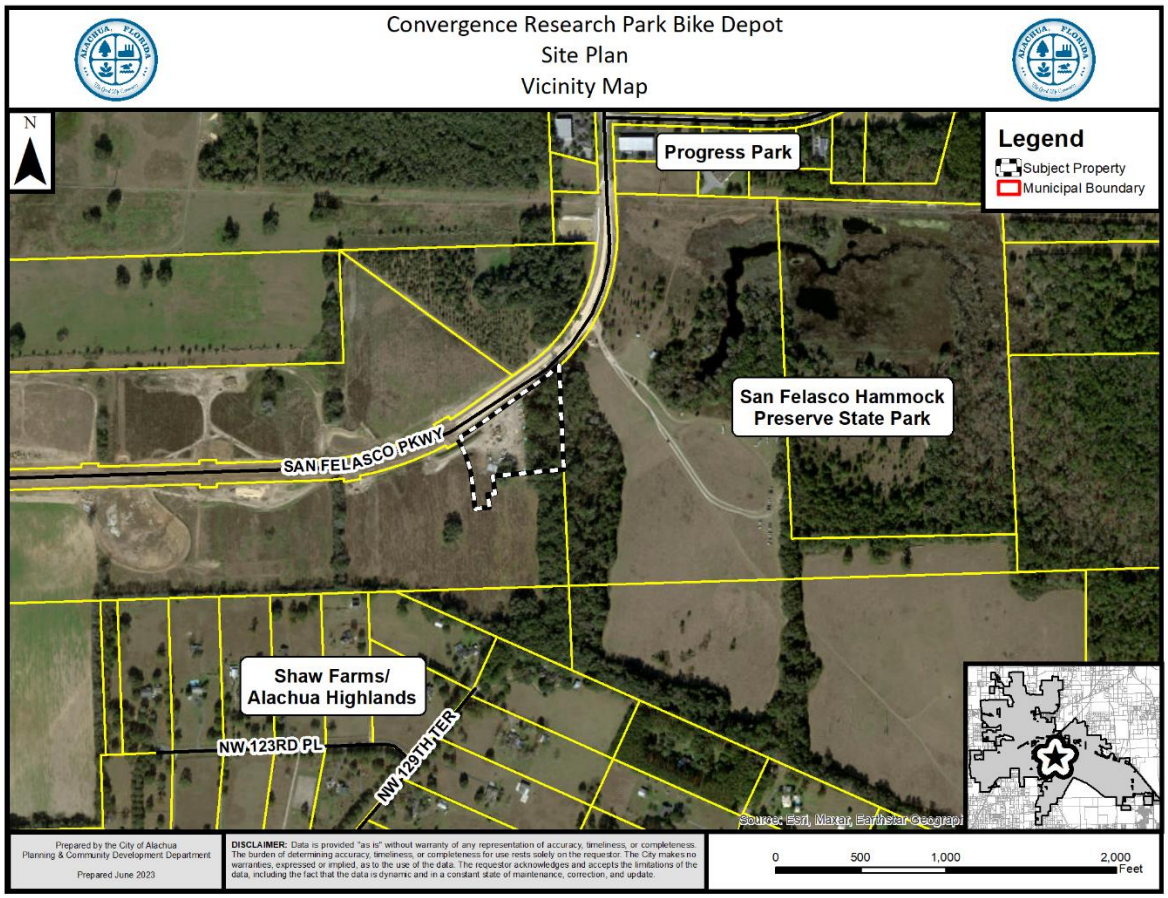
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Parkway; Vacant Lands	Corporate Park	Corporate Park (CP)
South	Vacant Lands; Shaw Farms / Alachua Highlands	Agriculture; Corporate Park	Agricultural (A); Corporate Park (CP)
East	San Felasco Hammock Preserve State Park	Agriculture	Agricultural (A)
West	Momentum Labs (under construction)	Corporate Park	Corporate Park (CP)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on May 18, 2023 at the offices of CHW, located at 11801 Research Drive, Alachua, FL. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) members of the public. A summary of the discussion that occurred during the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings: The proposed development will provide for the expansion and further growth of the City's established biotechnology industry and supporting uses, such as office space and restaurant space.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.4: *Corporate Park*

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

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

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

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

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

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation. This land use category is intended to provide a range of uses, including research and development, technology, and biotechnology industries, offices, and supporting retail uses. Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting. The proposed development incorporates pedestrian-friendly features, including pedestrian pathways, that interconnect the development with other adjacent development and provide for future connectivity between the proposed development and future adjacent development, as encouraged by Policy 1.4.b. The proposed development complies with the maximum floor area ratio established by Policy 1.4.c.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Maximum Area: Manufacturing Area/Storage	Maximum Building Size	Maximum Building Area Coverage
Regional Warehouse	None permitted	100,000 sq. ft.	50%
Manufacturing/ Assembly	75% of total area	100,000 sq. ft.	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

Evaluation and Findings: The proposed buildings comply with the requirements of Policy 1.4.e.2.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

Evaluation and Findings: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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

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

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 17.3% of the subject property will consist of landscaped areas, which exceeds the minimum 10% area required by Policy 2.4.a.

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

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 4.42 acres of open space (68.8% of the site), exceeding the minimum 10% open space requirement.

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

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of the first building permit for any building associated with the Site Plan.

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

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

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

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

Evaluation and Findings: The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

Evaluation and Findings: The site plan complies with the applicable standards of Section 6.1, *Off-street Parking and Loading Standards*, of the City's Land Development Regulations. The applicant has requested and received approval of a shared parking plan as set forth in Section 6.1.11(C) of the LDRs. Reference the section of this report entitled "Compliance with Land Development Regulations" for further information. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

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

Wastewater System Levels of Service

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

Conservation & Open Space Element

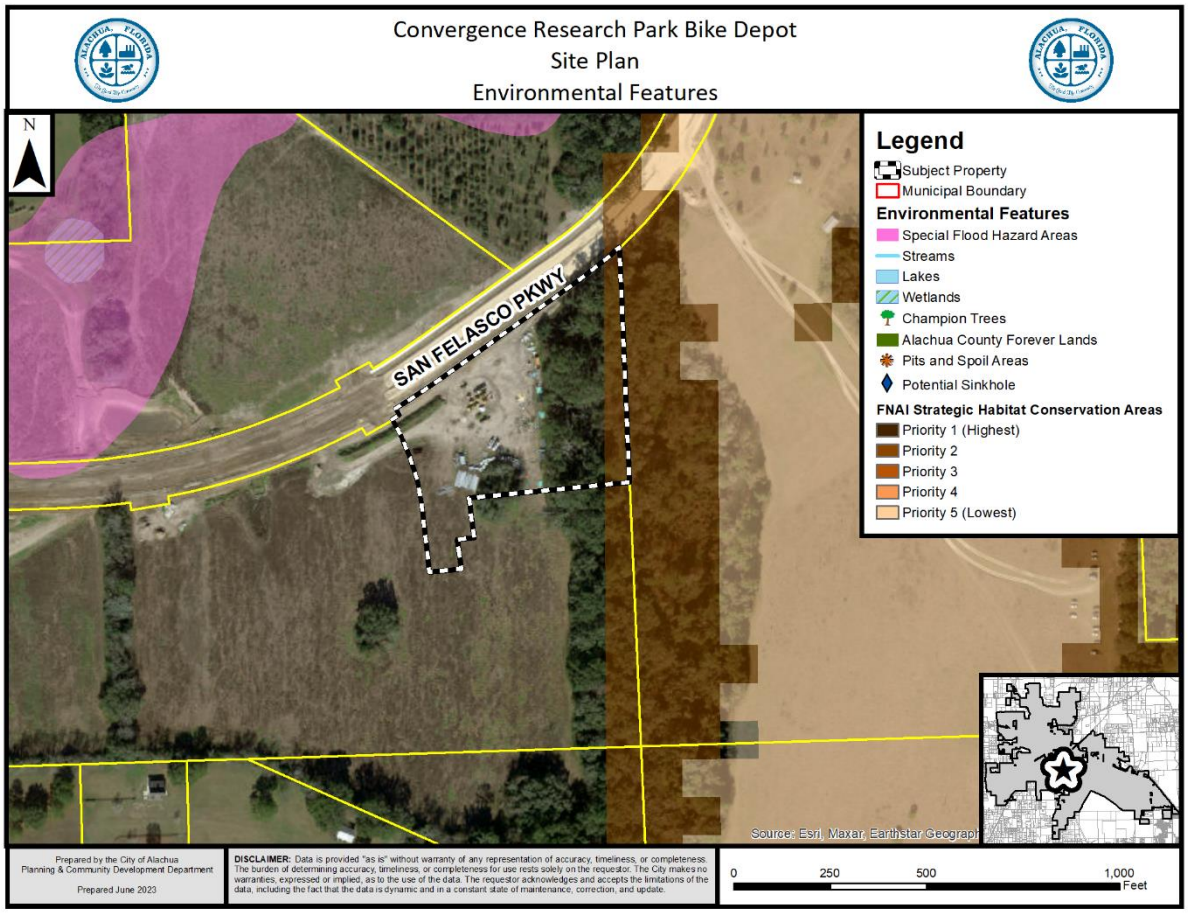
Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of the first building permit for any building associated with the Site Plan.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 2. Environmental Features



Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron.

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of the first building permit for any building associated with the Site Plan. If a regulated plant or animal species is identified at the time of this, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations and must obtain all required local, state, and federal permits required for relocation of the listed species.

Soil Survey

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

There are four (4) soil types found on the subject property:

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

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (5% - 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

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

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

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The site plan proposes a total of six (6) buildings:

- **Building 1:** A ±4,866 square foot building comprised of a ±3,080 square foot commercial recreation use and a ±1,786 square foot café;
- **Building 2:** A ±1,585 square foot building comprised of a ±285 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 3;
- **Building 3:** A ±1,606 square foot building comprised of a ±306 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 2;
- **Building 4:** A ±6,496 square foot microbrewery building comprised of ±4,089 square foot eating/drinking area and ±2,407 square foot manufacturing area;
- **Building 5:** A ±4,958 square foot retail building; and,
- **Building 6:** A ±4,330 square foot office building.

Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that these uses are permitted within the CP 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 4.3.4(A)(1) establishes the following Use-Specific Standards for restaurants with outdoor seating:

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.

Section 4.3.4(G)(11) establishes the following Use-Specific Standards for microbreweries:

Microbreweries. A microbrewery shall comply with the following standards:

(a) *Minimum separation from residential uses and zoning.* The following separation shall be required between microbreweries and a residential zone district or use:

(i) *Microbreweries with indoor seating only.* Except for microbreweries within the Corporate Park (CP) zoning district, a microbrewery with indoor seating only shall be located no closer than 100 feet from any residential zone district or use. The distance shall be measured by extending a straight line from the center of the main entrance of the microbrewery to the nearest property line of the residential zone district or use.

(ii) *Microbreweries with outdoor seating.* Outdoor seating areas for a microbrewery shall be located no closer than 250 feet from any residential zone district or use. The distance shall be measured by extending a straight line from the nearest point of the outdoor seating area to the nearest property line of the residential zone district or use.

(b) *Minimum separation from religious institutions.* Microbreweries (including any outdoor seating area) shall be located no closer than 450 feet from any religious institution, as defined by the City's Land Development Regulations. The distance shall be measured from the center of the main entrance of the microbrewery and follow the most direct public route of pedestrian travel to the main entrance of the religious institution.

(c) *Hours of operation.* For microbreweries with indoor seating only, hours of operation for sale and on-premises consumption shall be consistent with Chapter 4, Section 4.2 of the Alachua Code of Ordinances. For microbreweries with outdoor seating, the following hours of operation requirements for the outdoor seating areas shall apply (the following hours of operation requirements do not apply to on-premise consumption for the indoor areas of the microbrewery):

(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.

(d) *No obstruction of pedestrian movement.* Any microbrewery outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

(e) *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 a microbrewery outdoor seating area to ensure its compatibility with surrounding uses and its compliance with the City's building codes and ordinances, including noise, and all relevant state laws and regulations.

(f) *Applicability of residential protection standards.* As a condition of the approval of a microbrewery located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, the City may impose conditions as set forth in Section 6.6.3, Residential protection standards, to reduce or minimize any potential adverse impacts on the residential land or development.

The proposed development is found to comply with all applicable Use-Specific Standards that can addressed through site layout and design and that are applicable to restaurants with outdoor seating and microbreweries.

(4) ***Development and Design Standards***

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6.3*, Residential Protection Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards. The applicant has requested and received approval of a shared parking plan. Please see the section below for further information.

(5) ***Subdivision Standards***

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

Evaluation & Findings: No subdivision of land is currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

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

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

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

SHARED PARKING PLAN

In a letter dated August 22, 2023, the applicant submitted a request for the approval of a shared parking plan pursuant to Section 6.1.11(C) of the City of Alachua Land Development Regulations (LDRs). The request pertains to the Convergence Research Park Bike Depot and Momentum Labs projects.

Section 6.1.11 of the LDRs establishes provisions for alternative compliance with the provisions of Section 6.1, Off-Street Parking & Loading Standards. Section 6.1.11(C) states:

6.1.11(C) *Shared parking plan.* If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of:

(a) Unique characteristics of the site or the proposed uses;

(b) The property owner's desire to share parking spaces with nearby uses in a manner that is not authorized by Subsection 6.1.11(A) of this section; or

(c) The property owner's desire to have two or more adjacent properties considered as a single parcel for purposes of compliance with parking requirements, and the sum of the available parking on such lots is sufficient to meet the sum of the minimum off-street parking requirements for each use on such properties, the property owner may apply to the LDR Administrator for approval of a shared parking plan.

The LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs.

The Bike Depot Site Plan is comprised of six (6) buildings:

Building 1: A ±4,866 square foot building comprised of a ±3,080 square foot commercial recreation use and a ±1,786 square foot café;

Building 2: A ±1,585 square foot building comprised of a ±285 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 3;

Building 3: A ±1,606 square foot building comprised of a ±306 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 2;

Building 4: A ±6,496 square foot microbrewery building comprised of ±4,089 square foot eating/drinking area and ±2,407 square foot manufacturing area;

Building 5: A ±4,958 square foot retail building; and,

Building 6: A ±4,330 square foot office building.

The Momentum Labs building is comprised of a ±54,800 research & development building.

An analysis of the minimum required parking, maximum permitted parking, and total proposed for the Bike Depot and Momentum Labs projects are summarized below. Note the Momentum Labs project was approved by the Planning & Zoning Board on April 20, 2022. This Site Plan permitted a total of 221 parking spaces for the project under a shared parking plan previously granted for the Momentum Labs and Convergence Research Park Bike Depot projects. Instances where the minimum parking standard is not met or the maximum parking standard is exceeded are in red text.

Convergence Research Park Shared Parking Plan Summary						
Project	**Use**	**Parking Standard**	**SF/# Seats**	**Parking Required**	**Parking Maximum per 6.1.4(B)(5)**	**Proposed Number of Spaces**
Momentum Labs	Light Manufacturing	1 space / 350 square feet	54,800	157	196	**221**
Bike Depot	Building 1: Commercial Recreation	1 space / 350 square feet	3,080	9	11	11
Bike Depot	Building 1: Cafe	1 space / 100 square feet	1,786	18	23	21
Bike Depot	Building 2: Retail	1 space / 305 square feet	285	1	1	1
Bike Depot	Building 2: Servery	1 space / 100 square feet	3,227	**36**	45	**15**
Bike Depot	Building 3: Retail	1 space / 305 square feet	306	1	1	1
Bike Depot	Building 3: Servery	1 space / 100 square feet	3,227	**36**	45	**15**
Bike Depot	Building 4: Microbrewery	1 space / 200 square feet of eating/drinking areas; 1 space / 1,000 square feet of manufacturing/ processing	4,089	21	26	26
Bike Depot	Building 4: Microbrewery	1 space / 200 square feet of eating/drinking areas; 1 space / 1,000 square feet of manufacturing/ processing	2,407	2	3	2
Bike Depot	Building 5: Bike Shop	1 space / 350 square feet	4,958	14	18	17
Bike Depot	Building 6: Amenities Building	1 space / 330 square feet	4,330	13	16	16
Total				**308**	**385**	**346**

The request for a shared parking plan contends that during typical business hours (Monday – Friday, 8:00 AM – 5:00 PM) that the Momentum Labs building and Buildings 5 and 6 of the Bike Depot project will be the primary uses that demand parking, and that the majority of parking demand for the Buildings 1 – 4 will occur outside typical business hours.

This represents a unique characteristic of the proposed uses which are supportive of a shared parking plan pursuant to the provisions of Section 6.1.11(C) which states, "*[t]he LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs.*"

Upon consideration of the request and in a letter dated September 5, 2023, the LDR Administrator approved the request for a shared parking plan for the Bike Depot project and Momentum Labs project with the following one (1) condition:

A copy of this letter has been included within Exhibit "B" of this report.

PUBLIC FACILITIES IMPACT

Table 2. Affected Comprehensive Plan Roadway Segments[1]

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

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Recreational Community Center (ITE Code 495)	157 (78/79)	38 (25/13)	27 (13/14)
General Office Building (ITE Code 710)	21 (10/11)	28 (24/4)	3 (0/3)
Shopping Center (ITE Code 820)	232 (116/116)	6 (4/2)	69 (33/36)
High-Turnover (Sit-Down) Restaurant (ITE Code 932)	729 (364/365)	65 (33/29)	63 (39/24)
Total	**1,139 (568/571)**	**137 (89/48)**	**162 (85/77)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 495: AADT: 28.82 trips per 1,000 square feet x 5,454 square feet (50% entering/50% exiting); AM Peak Hour – 1.76 trips per 1,000 square feet x 5,454 square feet (66% entering/34% exiting); PM Peak Hour –2.31 trips per 1,000 square feet x 5,454 square feet (47% entering/53% exiting); ITE Code 710: AADT: 9.74 trips per 1,000 square feet x 2,138 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 2,138 square feet (84% entering/14% exiting); PM Peak Hour –1.15 trips per 1,000 square feet x 2,138 square feet (16% entering/84% exiting); ITE Code 820: AADT: 37.75 trips per 1,000 square feet x 6,139 square feet (50% entering/50% exiting) less 34% pass-by; AM Peak Hour – 0.94 trips per 1,000 square feet x 6,139 square feet (62% entering/38% exiting) less 34% pass-by; PM Peak Hour –3.81 trips per 1,000 square feet x 6,139 square feet(48% entering/52% exiting) less 34% pass-by; ITE Code 932: AADT: 112.18 trips per 1,000 square feet x 6,496 square feet (50% entering/50% exiting) less 43% pass-by; AM Peak Hour – 9.94 trips per 1,000 square feet x 6,496 square feet (55% entering/45% exiting) less 43% pass-by; PM Peak Hour –9.77 trips per 1,000 square feet x 6,496 square feet less (62% entering/38% exiting) less 43% pass-by.

Table 4a. Potential Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,586
Reserved Trips[4]	6,144
Available Capacity[4]	20,970
Increase in Daily Trips Generated by Development[5]	1,139
Residual Capacity After Development's Impacts[6]	19,831

1 For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Potential Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,776
Reserved Trips[4]	521
Available Capacity[4]	1,813
Increase in PM Peak Hour Trips Generated by Development[5]	162
Residual Capacity After Development's Impacts[6]	1,651

1 For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the project's impact is therefore acceptable.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	303,751
Available Capacity	605,416
Projected Potable Water Demand from Application[3]	9,678
Residual Capacity	**595,738**
Percentage of Permitted Design Capacity Utilized	**74.10%**

Sources:
1 City of Alachua Public Services Department, April 2023.
2 City of Alachua July 2023 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code.

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for potable water facilities, and the project's impacts are therefore acceptable. 4

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	286,220
Available Capacity	494,530
Projected Sanitary Sewer Demand from Application[3]	9,678
Residual Capacity	**484,852**
Percentage of Permitted Design Capacity Utilized	**67.68%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua January 2022 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code.

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	39,228.18	7,157.87
Demand Generated by Application[3]	242.74	44.30
New River Solid Waste Facility Capacity[4]	50 years	

Sources:
2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).
1 City of Alachua July 2023 Development Monitoring Report.
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
3 New River Solid Waste Facility, April 2023.

Evaluation: The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK BIKE DEPOT)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location prior to the issuance of a building permit for the proposed building. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of the first building permit for any building associated with the Site Plan, and shall be valid for a period of 3 years from the original date of survey.
2. The Applicant agrees it shall address all comments provided by Rodolfo Valladares, P.E., Public Services Director, in a letter dated August 30, 2023. 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.
3. The Applicant agrees it shall provide Public Utilities Easements (the "PUEs") as depicted on the Site Plan. The PUEs 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 PUEs.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
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 development shall comply with Conditions 1 – 5 as stated herein.

EXHIBIT "B"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK BIKE DEPOT)
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

August 28, 2023

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Convergence Research Park Bike Depot Site Plan

Dear Mr. Hastay:

On August 14, 2023, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot. 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 12, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, September 5, 2023.*** 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 29, 2023***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 11, 2023***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 5, 2023

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Shared Parking Plan Request: Convergence Research Park Bike Depot (2023) Site Plan

Dear Mr. Hastay:

The City has received your memorandum dated August 22, 2023 and requesting the approval of a shared parking plan pursuant to Section 6.1.11(C) of the City of Alachua Land Development Regulations (LDRs). The request pertains to the Convergence Research Park Bike Depot and Momentum Labs projects.

Section 6.1.11 of the LDRs establishes provisions for alternative compliance with the provisions of Section 6.1, Off-Street Parking & Loading Standards. Section 6.1.11(C) states:

6.1.11(C) *Shared parking plan.* If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of:

(a) Unique characteristics of the site or the proposed uses;

(b) The property owner's desire to share parking spaces with nearby uses in a manner that is not authorized by Subsection 6.1.11(A) of this section; or

(c) The property owner's desire to have two or more adjacent properties considered as a single parcel for purposes of compliance with parking requirements, and the sum of the available parking on such lots is sufficient to meet the sum of the minimum off-street parking requirements for each use on such properties, the property owner may apply to the LDR Administrator for approval of a shared parking plan.

The LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs.

The Bike Depot Site Plan is comprised of six (6) buildings:

Building 1: A ±4,866 square foot building comprised of a ±3,080 square foot commercial recreation use and a ±1,786 square foot café;

Building 2: A ±1,585 square foot building comprised of a ±285 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 3;

Building 3: A ±1,606 square foot building comprised of a ±306 square foot retail space and a ±1,300 square foot servery underneath a ±6,454 square foot canopy shared with Building 2;

Building 4: A ±6,496 square foot microbrewery building comprised of ±4,089 square foot eating/drinking area and ±2,407 square foot manufacturing area;

Building 5: A ±4,958 square foot retail building; and,

Building 6: A ±4,330 square foot office building.

The Momentum Labs building is comprised of a ±54,800 research & development building.

An analysis of the minimum required parking, maximum permitted parking, and total proposed for the Bike Depot and Momentum Labs projects are summarized below. Note the Momentum Labs project was approved by the Planning & Zoning Board on April 20, 2022. This Site Plan permitted a total of 221 parking spaces for the project under a shared parking plan previously granted for the Momentum Labs and Convergence Research Park Bike Depot projects. Instances where the minimum parking standard is not met or the maximum parking standard is exceeded are in red text.

Convergence Research Park Shared Parking Plan Summary						
Project	Use	Parking Standard	SF/# Seats	Parking Required	Parking Maximum per 6.1.4(B)(5)	Proposed Number of Spaces
Momentum Labs	Light Manufacturing	1 space / 350 square feet	54,800	157	196	221
Bike Depot	Building 1: Commercial Recreation	1 space / 350 square feet	3,080	9	11	11
Bike Depot	Building 1: Cafe	1 space / 100 square feet	1,786	18	23	21
Bike Depot	Building 2: Retail	1 space / 305 square feet	285	1	1	1
Bike Depot	Building 2: Servery	1 space / 100 square feet	3,227	36	45	15
Bike Depot	Building 3: Retail	1 space / 305 square feet	306	1	1	1
Bike Depot	Building 3: Servery	1 space / 100 square feet	3,227	36	45	15
Bike Depot	Building 4: Microbrewery	1 space / 200 square feet of eating/drinking areas; 1 space / 1,000 square feet of manufacturing/ processing	4,089	21	26	26
Bike Depot	Building 4: Microbrewery	1 space / 200 square feet of eating/drinking areas; 1 space / 1,000 square feet of manufacturing/ processing	2,407	2	3	2
Bike Depot	Building 5: Bike Shop	1 space / 350 square feet	4,958	14	18	17
Bike Depot	Building 6: Amenities Building	1 space / 330 square feet	4,330	13	16	16
Total				308	385	346

The aforementioned request for a shared parking plan contends that during typical business hours (Monday - Friday, 8:00 AM - 5:00 PM) that the Momentum Labs building and Buildings 5 and 6 of the Bike Depot project will be the primary uses that demand parking, and that the majority of parking demand for the Buildings 1 - 4 will occur outside typical business hours.

This represents a unique characteristic of the proposed uses which are supportive of a shared parking plan pursuant to the provisions of Section 6.1.11(C) which states, "*[t]he LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on*

hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs."

Upon consideration of the request, the LDR Administrator approves the request for a shared parking plan for the Bike Depot project and Momentum Labs project as further described above.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

c: Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, Planner (*by electronic mail*)
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 30, 2023**

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

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

RE: **Bike Depot Site Plan**

TR 8/29/2023

Public Services has reviewed the subject project (August 11, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

This document includes review of updated sheets forwarded to Public Services on Aug 29.

NO.	COMMENTS
1.	**Previous Comment** Following comments are contingent on City approval of the utility infrastructure that leads to the project and the roadway entering site. Wastewater Utility – end of city maintenance at manhole located within roadway running north/south. Water Utility – place meters along right-of-way prior to entering site. Engineer or Record is encouraged to meet with CoA Public Service Department. Meeting to address project design criteria, coordinate with future and ongoing infrastructure work and/or future requirements. **[REVISE AND RESUBMIT]** **Comments on July 5th Submittal**

NO.	COMMENTS
	See comments below. **APPROVED AS NOTED**
2.	**Comments on July 5th Submittal** **Sheet C0.10** **Paving, Grading, and Drainage General Notes** Please add Note 22, as follows: "22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." **Water & Wastewater General Notes** **Modify Note 27 as follows:** "DURING CONSTRUCTION, **FOR EACH WATER METER AND** FOR EACH WASTEWATER CLEANOUT…." Add the following notes: "30. WET TAP(S) SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 31. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY." Please **resubmit** this sheet. **Comment on August 11th Submittal** The following comment does not appear to have been addressed & is repeated herein: **Sheet C0.10** **Paving, Grading, and Drainage General Notes** Please add Note 22, as follows: "22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." **Conditional Approval** Please address the above comment. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
	Comment on updated sheet C2.10 received on Aug 29th. **Approved**
3	**Comments on July 5th Submittal** **Sheets C2.32 – C2.34** Please add reference detail 264. Please add reference details 209 & 212. Is a doghouse manhole needed for MH-4, or will MH-4 be new manhole? If a doghouse manhole, add the appropriate detail. Please **resubmit** this sheet. **Comment on August 11th Submittal** MH-4 has been deleted. **Approved**
4	**Comments on July 5th Submittal** **Sheets C3.00 – C3.11** **MH2 & MH-4 appear to require drop assemblies.** If so, for MH-2 & MH-4, suggest the following be added to the structure type column of the Sanitary Sewer Structure Table: "DROP BOX ASSEMBLY REQUIRED". Please **resubmit** this sheet. **Comment on August 11th Submittal** Due to redesign, drops not required. **Approved**
5	**Comments on July 5th Submittal** **Sheet C3.10** After 6" RPZ BFP WITH REMOTE FDC (DESIGNED BY OTHERS), add the following: **"END COA MAINTENANCE JUST UPSTREAM THE RPZ BFP."** For the fire line, on this & sheet C3.11, replace "P-W" with "P-FIRE", as per legend sheet.

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on August 11th Submittal** **Approved**
6	**Sheet C3.10 & Sheets IR-1 & IR-2** The irrigation plans (sheets IR-1& IR-2) do not show the point of connection to the PWS. Suggest that it be shown on IR-X. Is the P-W irrigation line in a convenient relative location to facilitate connection to the irrigation system? Please coordinate with irrigation system designer. Sheets C3.10 & C3.11 show a total of two irrigation meters, but IR-X sheets appear to show only one irrigation meter total. Please **resubmit** these sheets. **Comment on August 11th Submittal** Sheet now consistent in showing only one irrigation meter **Approved**
7	**Sheet C3.11** **Inset C-C:** Please confirm that the 1" PVC WATER SERVICE remains entirely on private property. Please clarify COA END OF MAINTENANCE as follows:. To the 1-inch WATER & IRRIGATION METERS, please add "COA END OF MAINTENANCE". From "(2)-1" RPZ…", suggest deleting "(POINT OF SERVICE END COA MAINTENANCE)" Please **resubmit** this sheet. **Comment on August 11th Submittal** **Approved**
8	**Sheet C3.11** **WW COA End Of Maintenance:** Buildings 5 & 6: For the P-WW, please clarify the COA END OF MAINTENANCE. If MH-4 is the COA EOM, then the property owner is responsible to maintain the P-WW line in the roadway ROW, which is problematic. COA proposes that a cleanout be installed at the interface of the ROW & the PUE. At this

NO.	COMMENTS
	cleanout, call out "COA END OF MAINTENANCE". Also, on the applicable sheet, call out the roadway work, including repair, required to install the manhole. This issue needs to be evaluated and, if necessary, discussed with COA. **Comment on August 11th Submittal** New gravity WW system has been rerouted to existing gravity WW system on property site. **Approved**
9	**Sheet C3.11** Please evaluate the water supply to Building 6. There does not appear to be a meter. Is this because the line being tapped is part of the Cottages, whose water supply is already being metered? The water service connection to Bldg 6 is 1-inch. If this is a COA-owned line, the service connection must be 2 inches. Please **submit** response and this sheet, if necessary. **Comment on August 11th Submittal** **Sheet C3.11** Please clarify that COA does not have maintenance responsibility for the 1-inch PVC water service to Building 6. To text "1" PVC WATER SERVICE", add the following or equivalent note: NOTE: COA IS NOT RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THIS WATER SERVICE. **Conditional Approval** Please address the above comment. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on updated sheet C3.11 received on Aug 29th.** **Approved**
10	**Sheet C3.10** Even though called out on the Sanitary Sewer Structure Table, please also call out "COA

NO.	COMMENTS
	END OF MAINTENANCE" at the MH-1 symbol shown in Plan. Please **resubmit** this sheet. **Comment on August 11th Submittal** Sheet now consistent in showing only one irrigation meter **Approved**
11	**Sheet E-4** **Preliminary Load Information** Please update load information to include all 6 buildings. Please **resubmit** this sheet. **Comment on August 11th Submittal** **Approved**
12	After a review of past submittals, the water meter sizing calculations could not be found. Please **submit** water meter sizing calculations for each meter. **Comment on August 11th Submittal** The water meter sizing calculations could not be found. **Conditional Approval** Please address the above comment. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services can download the complete PDF set. 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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

August 16, 2023

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

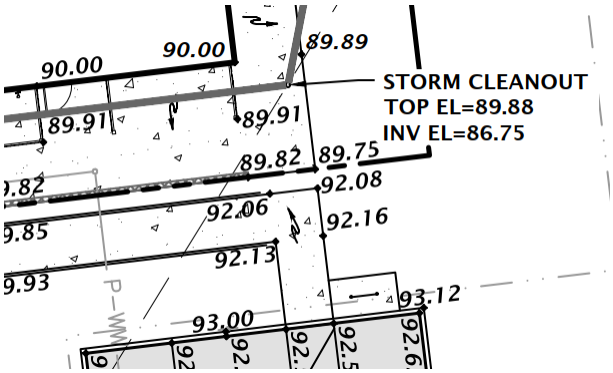
Re: Convergence Bike Depot

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.

C2.11 – Detailed Grading and Drainage Plan

1. There is a drop-off of over 10" from the sidewalk without a 2' clear space near the southeast corner of Building #5. There is over a 2' drop over approximately 3'. A handrail should be provided along the entirety of the drop-off. Additionally, please provide contour lines showing how grading of this steep drop-off will be done and how it will connect to the development to the east.



Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

RE: Request for Review - Convergence Bike Depot Site Plan (2023)

Silver Ware <sware@alachuacounty.us>

Tue 8/15/2023 2:28 PM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good afternoon

ACFR has comment at this time.

Thanks

Chip

Silver Ware
Fire Prevention Officer Level 1
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: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Tuesday, August 15, 2023 11:21 AM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: Re: Request for Review - Convergence Bike Depot Site Plan (2023)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members:

August 11, 2023

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Project Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from June 19, 2023:

- Revised plans
- Shared Parking Memo

PAT Comments

1. Article 6, Development Standards
   a. Section 6.1, Off-Street Parking & Loading Standards
      i. Per Section 6.1.4(D)(1)(b), bicycle parking facilities shall be located within 50 linear feet of a building's front facade, and located near the building's main entrance where feasible. Bicycle parking is not provided proximate to each building. Revise accordingly.
      Remaining Issue: Bicycle parking not provided within 50 linear feet of Buildings 1, 4, and 5. Revise accordingly.
         - **Bike Parking adjusted to fall within 50' of doors.**

      ii. Per Section 6.1.5(C)(1), one (1) off-street loading space is required for the microbrewery. Identify the location of the off-street loading space on the plans.
      Remaining Issue: Off-street loading space does not meet the dimensional requirements of Section 6.1.5(C)(1). Revise accordingly
         - **Outdoor loading space dimensioned accordingly.**

      iii. Provide a summary of total number of parking spaces required and total number provided.
      Remaining Issue: Comment was not addressed.
         - **Total parking counts added to beginning of parking section on C0.00.**

      iv. Update request for a shared parking plan to address revisions to parking calculations. Request for approval of a shared parking plan is pending approval following these revisions.
      Remaining Issue: The applicant's response states, "Refer to cover sheet. Parking calculation updated accordingly." This comment is referring to the "Shared Parking Narrative" provided in a memorandum from Travis Hastay, P.E., and dated May 21, 2023. This narrative was not revised/resubmitted.
         - **Shared parking narrative added to submittal as requested.**

2. Miscellaneous
   a. Sheet C0.00: General Note 8 – Update reference to self-service storage.
      Remaining Issue: Comment was not addressed.
      - **Note revised accordingly.**

New Comments – 7/6/23 Submittal

3. Article 6, Development Standards
   a. Section 6.2, Landscape Standards
      i. Off-site tree mitigation is now proposed. Request for off-site tree mitigation must be approved by the City Commission prior to consideration of the Site Plan by the Planning & Zoning Board.
         - **Noted**

      ii. Correct reference to project name in the first sentence of off-site tree mitigation memo. Confirm project description in off-site tree mitigation memo is applicable to this project.
         - **Mitigation memo revised**

      iii. Sheet LS-2:
      1. Verify the number of trees identified @2" Caliper / Tree for 1:1 replacement (19 trees, not 159 trees).
         - **Mitigation calculations on LS-2 revised**

      2. Total Mitigation Summary state 178" of total trees are required. It appears this should be 178 trees, not 178".
         - **Mitigation calculations on LS-2 revised**

   b. Section 6.3, Fencing Standards
      i. An 8' wooden fence has been added along the pavement area to the north of Building 4. This area is considered to be a front yard per the LDRs. Per Section 6.3.3(B) the maximum height of fences within front yards is six (6) feet. Revise accordingly.
         - **Fence revised to 6' in height**

4. 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 19, 2023.
      - **Acknowledged**

   b. The applicant must address the comments provided by Tim Boehlein, P.E., of JBPro, dated July 19, 2023.
      - **Acknowledged**

<u>Public Services</u>

2. Water & Wastewater General Notes
   Modify Note 27 as follows:
   "DURING CONSTRUCTION, FOR EACH WATER METER AND FOR EACH WASTEWATER CLEANOUT…"
   Add the following notes:
   "30. WET TAP(S) SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
   31. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY."

Please resubmit this sheet.

- **Notes added as requested.**

3. Comments on July 5th Submittal
   Sheets C2.32-C2.34
   Please add reference detail 264.
   Please add reference details 209 & 212.
   Is a doghouse manhole needed for MH-4, or will MH-4 be new manhole? If a doghouse manhole, add the appropriate detail.
   Please resubmit this sheet.
   - **Details added to plans. Removed MH-4 from plans.**

4. Comments on July 5th Submittal
   Sheets C3.00-C3.11
   MH2 & MH4 appear to require drop assemblies.
   If so, for MH-2 & MH-4, suggest the following be added to the structure type column of the Sanitary Sewer Structure Table:
   "DROP BOX ASSEMBLY REQUIRED".
   Please resubmit this sheet.
   - **MH-4 removed from plans. Drop connection added at MH-1.**

5. Comments on July 5th Submittal
   Sheet C3.10
   After 6" RPZ BFP WITH REMOTE FDC (DESIGNED BY OTHERS), add the following: "END COA MAINTENANCE JUST UPSTREAM THE RPZ BFP."
   - **Note added accordingly.**

   For the fire line, on this & sheet C3.11, replace "P-W" with "P-FIRE", as per legend sheet.
   - **Label revised accordingly.**

6. Sheet C3.10 & Sheets IR-1 & IR-2
   The irrigation plans (sheets IR-1 & IR-2) do not show the point of connection to the PWS. Suggest that it be shown on IR-X.
   Is the P-W irrigation line in a convenient relative location to facilitate connection to the irrigation system? Please coordinate with irrigation system designer.
   Sheets C3.10 & C3.11 show a total of two irrigation meters, but IR-X sheets appear to show only one irrigation meter total.
   Please resubmit these sheets.
   - **Irrigation and civil plan updated to show only one irrigation meter.**

7. Sheet C3.11
   Inset C-C:
   Please confirm that the 1" PVC WATER SERVICE remains entirely on private property.
   - **Confirmed. It is all private property, but the 1" stays on the property specific to the building it serves.**

   Please clarify COA END OF MAINTENANCE as follows:
   To the 1-inch WATER & IRRIGATION METERS, please add "COA END OF MAINTENANCE".
   From "(2)-1" RPZ…" suggest deleting "(POINT OF SERVICE END COA MAINTENANCE)"
   - **End of maintenance note adjusted accordingly.**

8. Sheet C3.11
   WW COA End of Maintenance:
   Buildings 5 & 6: For the P-WW, please clarify the COA END OF MAINTENANCE. If MH-4 is the COA EOM, then the property owner is responsible to maintain the P-WW line in the roadway ROW, which is problematic.
   - **Removed MH-4. Sewer connects to the private sewer on the Cottages East project.**

   COA proposes that a cleanout be installed at the interface of the ROW & the PUE. At this cleanout, call out "COA END OF MAINTENANCE".
   Also, on the applicable sheet, call out the roadway work, including repair, required to install the manhole.
   This issue needs to be evaluated and, if necessary, discussed with COA.
   Please resubmit this sheet.
   - **Sewer connection adjusted to avoid reworking existing roadway.**

9. Sheet C3.11
   Please evaluate the water supply to Building 6. There does not appear to be a meter. Is this because the line being tapped is part of the Cottages, whose water supply is already being metered?
   The water service connection to Bldg 6 is 1-inch. If this is a COA-owned line, the service connection must be 2 inches.
   - **Connection is intended after COA maintenance. This building will be sub-metered as part of the Cottages East overall development.**

10. Sheet C3.10
    Even though called out on the Sanitary Sewer Structure Table, please also call out "COA END OF MAINTENANCE" at the MH-1 symbol shown in Plan.
    - **Additional "end of maintenance" label added to plans.**

11. Sheet E-4
    Preliminary Load Information
    Please update load information to include all 6 buildings.
    Please resubmit this sheet.
    - **Load information has been updated accordingly**

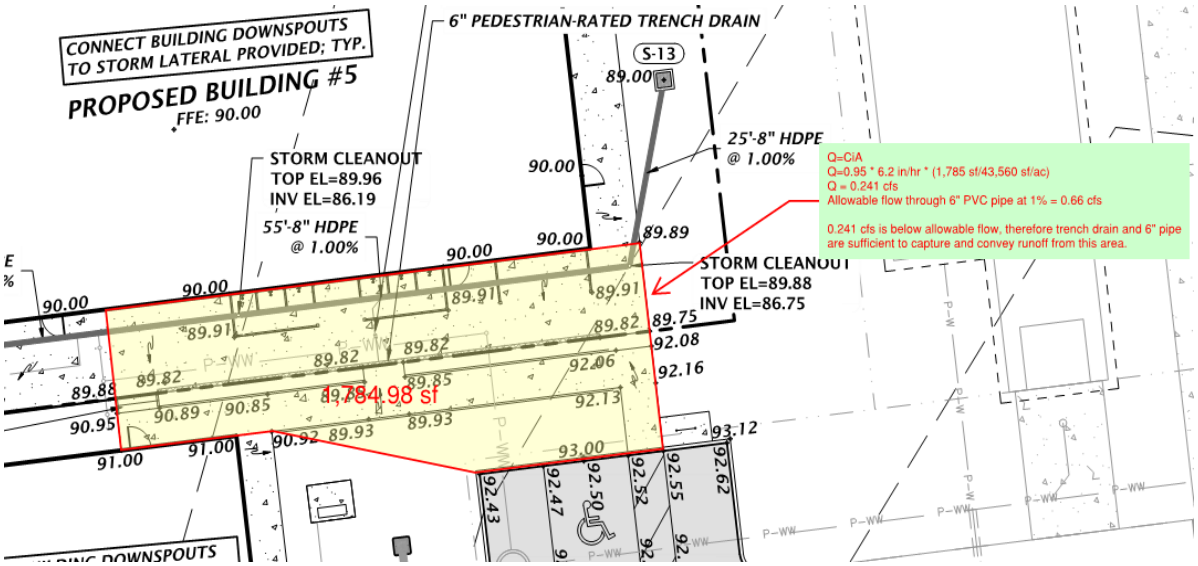
12. After a review of past submittals, the water meter sizing calculations could not be found.
    Please submit water meter sizing calculations for each meter.
    - **Updated meter sizing calculations have been included with this submittal.**

<u>JBPro Comments</u>

C2.11 – Detailed Grading and Drainage Plan

1. Please show the doors on the buildings to clarify where the accessible path is required and confirm that there is an accessible path to each building entrance.
   - **Doors have been added to the proposed site and grading plans as requested.**

2. There is a fairly significant amount of water which will drain towards the trench drain in front of Building #5. Please provide catchment area calculations showing that this drain has the capacity to handle the flow and that water will not back up into the building.



3. Suggest revising grading surrounding 70” trees to be outside of tree barricade zone.
   - **Grading adjusted accordingly.**

4. There is a drop-off of over 10” from the sidewalk without a 2’ clear space near the southeast corner of Building #5. Additional hand rails will be required in this area.
   - **Railing adjusted accordingly.**

5. Please show grading tiebacks on the east side of the sidewalk to the east of Building 5 and revise silt fence to be outside of grading impacts.
   - **Grading on this side of the sidewalk will be accomplished by the adjacent project. SF removed since this area is uphill.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com.

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 20, 2023

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Second Project Assistance Team (PAT) Review: Convergence Research Park Bike Depot Site Plan Application

Dear Mr. Hastay:

On July 6, 2023, the City of Alachua received your revised application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The application proposes the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

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 can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, August 3, 2023**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

Previous Comments – 6/26/23 PAT Review Comments

1. *Article 6, Development Standards*
   a. Section 6.1, Off-Street Parking & Loading Standards
      i. Per Section 6.1.4(D)(1)(b), bicycle parking facilities shall be located within 50 linear feet of a building's front facade, and located near the building's main entrance where feasible. Bicycle parking is not provided proximate to each building. Revise accordingly.

         Remaining Issue: Bicycle parking not provided within 50 linear feet of Buildings 1, 4, and 5. Revise accordingly.

ii. Per Section 6.1.5(C)(1), one (1) off-street loading space is required for the microbrewery. Identify the location of the off-street loading space on the plans.

Remaining Issue: Off-street loading space does not meet the dimensional requirements of Section 6.1.5(C)(1). Revise accordingly

iii. Provide a summary of total number of parking spaces required and total number provided.

Remaining Issue: Comment was not addressed.

iv. Update request for a shared parking plan to address revisions to parking calculations. Request for approval of a shared parking plan is pending approval following these revisions.

Remaining Issue: The applicant's response states, "Refer to cover sheet. Parking calculation updated accordingly." This comment is referring to the "Shared Parking Narrative" provided in a memorandum from Travis Hastay, P.E., and dated May 21, 2023. This narrative was not revised/resubmitted.

b. Section 6.8, Design Standards for Business Uses

i. Per Section 6.8.2(A)(2)(b), front facades and street-facing facades must incorporate wall offsets or a defined alternative. Wall offsets must be at least two feet in depth (projections or recesses) a minimum of every 30 feet and each required offset shall have a minimum width of ten feet. This is applicable to:

1. The north and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.

Revise accordingly.

Remaining Issues: The applicant's response states, "It is not the intent for the building to front the street. A screening fence has been added to the plans to better gain this effect." It appears this response is specific to the north elevation of the microbrewery. This façade is considered to be a 'street-facing façade'. The proposed screening method does not fulfill the requirements of Section 6.8.2(A)(2)(b). Furthermore, the response does not address any of the other facades identified in the comment. Please address.

ii. Per Section 6.8.2(A)(2)(d)(i), metal siding may not account for more than 50 percent of a façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses. This is applicable to:

1. The north, east, and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.

Revise accordingly.

Remaining Issues:

(1) The applicant's response states, "It is not the intent for the building to front the street. A screening fence has been added to the plans to better gain this effect." It appears this response is specific to the north elevation of the microbrewery and does not address any of the other facades identified in the comment. The proposed screening method does not fulfill the requirements of Section 6.8.2(A)(2)(d)(i). Revise accordingly.

(2) Other materials are now utilized on the facades identified within the comment. However, the percentage of metal siding on each applicable façade must be included on the plans to demonstrate compliance with Section 6.8.2(A)(2)(d)(i). Revise accordingly.

2. *Miscellaneous*
   a. Sheet C0.00: General Note 8 – Update reference to self-service storage.

      Remaining Issue: Comment was not addressed.

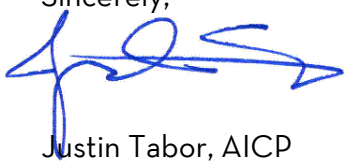
New Comments – 7/6/23 Submittal

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. Off-site tree mitigation is now proposed. Request for off-site tree mitigation must be approved by the City Commission prior to consideration of the Site Plan by the Planning & Zoning Board.
      ii. Correct reference to project name in the first sentence of off-site tree mitigation memo. Confirm project description in off-site tree mitigation memo is applicable to this project.
      iii. Sheet LS-2:
         1. Verify the number of trees identified @2" Caliper / Tree for 1:1 replacement (19 trees, not 159 trees).
         2. Total Mitigation Summary state 178" of total trees are required. It appears this should be 178 trees, not 178".
   b. Section 6.3, Fencing Standards
      i. An 8' wooden fence has been added along the pavement area to the north of Building 4. This area is considered to be a front yard per the LDRs. Per Section 6.3.3(B) the maximum height of fences within front yards is six (6) feet. Revise accordingly.

4. *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 19, 2023.
   b. The applicant must address the comments provided by Tim Boehlein, P.E., of JBPro, dated July 19, 2023.

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, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures *(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 19, 2023**

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

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

TR 7/19/2023 2

RE: **Bike Depot Site Plan**

Public Services has reviewed the subject project (July 05, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Previous Comment** Following comments are contingent on City approval of the utility infrastructure that leads to the project and the roadway entering site. Wastewater Utility – end of city maintenance at manhole located within roadway running north/south. Water Utility – place meters along right-of-way prior to entering site. Engineer or Record is encouraged to meet with CoA Public Service Department. Meeting to address project design criteria, coordinate with future and ongoing infrastructure work and/or future requirements. **[REVISE AND RESUBMIT]** **Comments on July 5th Submittal** See comments below.

NO.	COMMENTS
	APPROVED AS NOTED
2.	**Comments on July 5th Submittal** **Sheet C0.10** **Paving, Grading, and Drainage General Notes** Please add Note 22, as follows: "22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." **Water & Wastewater General Notes** **Modify Note 27 as follows:** "DURING CONSTRUCTION, **FOR EACH WATER METER AND** FOR EACH WASTEWATER CLEANOUT…." Add the following notes: "30. WET TAP(S) SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 31. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY." Please **resubmit** this sheet.
3	**Comments on July 5th Submittal** **Sheets C2.32 – C2.34** Please add reference detail 264. Please add reference details 209 & 212. Is a doghouse manhole needed for MH-4, or will MH-4 be new manhole? If a doghouse manhole, add the appropriate detail. Please **resubmit** this sheet.
4	**Comments on July 5th Submittal** **Sheets C3.00 – C3.11** **MH2 & MH-4 appear to require drop assemblies.** If so, for MH-2 & MH-4, suggest the following be added to the structure type column of the Sanitary Sewer Structure Table:

NO.	COMMENTS
	"DROP BOX ASSEMBLY REQUIRED". Please **resubmit** this sheet.
5	**Comments on July 5th Submittal** **Sheet C3.10** After 6" RPZ BFP WITH REMOTE FDC (DESIGNED BY OTHERS), add the following: **"END COA MAINTENANCE JUST UPSTREAM THE RPZ BFP."** For the fire line, on this & sheet C3.11, replace "P-W" with "P-FIRE", as per legend sheet. Please **resubmit** this sheet.
6	**Sheet C3.10 & Sheets IR-1 & IR-2** The irrigation plans (sheets IR-1& IR-2) do not show the point of connection to the PWS. Suggest that it be shown on IR-X. Is the P-W irrigation line in a convenient relative location to facilitate connection to the irrigation system? Please coordinate with irrigation system designer. Sheets C3.10 & C3.11 show a total of two irrigation meters, but IR-X sheets appear to show only one irrigation meter total. Please **resubmit** these sheets.
7	**Sheet C3.11** **Inset C-C:** Please confirm that the 1" PVC WATER SERVICE remains entirely on private property. Please clarify COA END OF MAINTENANCE as follows:. To the 1-inch WATER & IRRIGATION METERS, please add "COA END OF MAINTENANCE". From "(2)-1" RPZ…", suggest deleting "(POINT OF SERVICE END COA MAINTENANCE)" Please **resubmit** this sheet.
8	**Sheet C3.11** **WW COA End Of Maintenance:** Buildings 5 & 6: For the P-WW, please clarify the COA END OF MAINTENANCE. If MH-4 is the COA EOM, then the property owner is responsible to maintain the P-WW line

NO.	COMMENTS
	in the roadway ROW, which is problematic. COA proposes that a cleanout be installed at the interface of the ROW & the PUE. At this cleanout, call out "COA END OF MAINTENANCE". Also, on the applicable sheet, call out the roadway work, including repair, required to install the manhole. This issue needs to be evaluated and, if necessary, discussed with COA. Please **resubmit** this sheet.
9	**Sheet C3.11** Please evaluate the water supply to Building 6. There does not appear to be a meter. Is this because the line being tapped is part of the Cottages, whose water supply is already being metered? The water service connection to Bldg 6 is 1-inch. If this is a COA-owned line, the service connection must be 2 inches. Please **submit** response and this sheet, if necessary.
10	**Sheet C3.10** Even though called out on the Sanitary Sewer Structure Table, please also call out "COA END OF MAINTENANCE" at the MH-1 symbol shown in Plan. Please **resubmit** this sheet.
11	**Sheet E-4** **Preliminary Load Information** Please update load information to include all 6 buildings. Please **resubmit** this sheet.
12	After a review of past submittals, the water meter sizing calculations could not be found. Please **submit** water meter sizing calculations for each meter.
	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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

July 19, 2023

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Convergence Bike Depot

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.

C2.11 – Detailed Grading and Drainage Plan

1. Please show the doors on the buildings to clarify where the accessible path is required and confirm that there is an accessible path to each building entrance.
2. There is a fairly significant amount of water which will drain towards the trench drain in front of Building #5. Please provide catchment area calculations showing that this drain has the capacity to handle the flow and that water will not back up into the building.
3. Suggest revising grading surrounding 70” trees to be outside of tree barricade zone.
4. There is a drop-off of over 10” from the sidewalk without a 2’ clear space near the southeast corner of Building #5. Additional hand rails will be required in this area.
5. Please show grading tiebacks on the east side of the sidewalk to the east of Building 5 and revise silt fence to be outside of grading impacts.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

RE: Request for Review - Convergence Bike Depot Site Plan (2023)

Silver Ware <sware@alachuacounty.us>

Mon 7/10/2023 1:16 PM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good afternoon

ACFR has no comment at this time.

Thanks

Chip

Silver Ware
Fire Prevention Officer Level 1
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: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Monday, July 10, 2023 10:16 AM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: Request for Review - Convergence Bike Depot Site Plan (2023)

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 revised Site Plan Application application from CHW, Inc. submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The Convergence Bike Depot project was previously approved in March 2022 and proposed the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. The project has been revised to propose a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet. Proposed uses include a bike shop/storage building, fitness center, cafe, serveries/retail buildings (2), and a microbrewery.

Project Review Schedule
Application Submitted: May 18, 2023
Completeness Review Letter Issued: May 24, 2023
Completeness Resubmittal Deadline: May 30, 2023
PAT Comments Deadline: Thursday, June 15, 2023
Staff PAT: June 19, 2023
Applicant PAT: N/A
PAT Comment Resubmittal Deadline: July 5, 2023
Actual PAT Comment Resubmittal Date: July 6, 2023
Second PAT Review Comment Deadline: Wednesday, July 19, 2023 at 5 PM

Please review the application and provide any comments in writing no later than **5 PM on Wednesday, July 19, 2023.**

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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From: Justin Tabor
Sent: Wednesday, May 31, 2023 4:18 PM
To: Chip Ware; Adler, John; Mark Avery; Eiman Abbas; Thomas Ridgik; Rodolfo Valladares; Timothy Hunt; Adam Hall; Justin Tabor; Kathy Winburn; Mike DaRoza; Anne-Marie DiRocco; Grafton Wilson; Jeanene Carrillo
Subject: Request for Review - Convergence Bike Depot Site Plan (2023)

PAT Members:

The Planning Department has received a new Site Plan Application application from CHW, Inc. submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The Convergence Bike Depot project was previously approved in March 2022 and proposed the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. The project has been revised to propose a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet. Proposed uses include a bike shop/storage building, fitness center, cafe, serveries/retail buildings (2), and a microbrewery.

Project Review Schedule
Application Submitted: May 18, 2023
Completeness Review Letter Issued: May 24, 2023
Completeness Resubmittal Deadline: May 30, 2023
PAT Comments Deadline: Thursday, June 15, 2023 at 5 PM
Staff PAT: TBD
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, June 15, 2023.**

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

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office by phone or in writing.

July 6, 2023

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Project Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from June 19, 2023:

- Revised plans
- Tree Mitigation Memo
- Signed and Sealed Fire Flow Memo

PAT Comments

1. Article 6, Development Standards
   a. Section 6.1, Off-Street Parking & Loading Standards
      i. Per Section 6.1.4(D)(1)(b), bicycle parking facilities shall be located within 50 linear feet of a building's front facade, and located near the building's main entrance where feasible. Bicycle parking is not provided proximate to each building. Revise accordingly.
   - **Bicycle parking has been adjusted to be located near each proposed building entry.**

      ii. Per Section 6.1.5(C)(1), one (1) off-street loading space is required for the microbrewery. Identify the location of the off-street loading space on the plans.
   - **Off-street loading is provided north of the proposed building. See C1.10 for location.**

      iii. The City is currently amending the LDRs to establish a parking standard for microbreweries. The standard which is anticipated to be adopted on 6/26/23 is 1 space per 200 square feet of floor area of eating/drinking areas and 1 space per 1,000 square feet of manufacturing/processing operations. This standard must be utilized for parking calculations for the proposed microbrewery.
   - **Refer to cover sheet. Parking calculation updated accordingly.**

      iv. The parking calculations on Sheet C0.00 include self-service storage but this is not a use identified in the project description. Revise accordingly.
   - **Refer to cover sheet. Parking calculation updated accordingly.**

      v. Provide a summary of total number of parking spaces required and total number provided.
   - **Refer to cover sheet. Parking calculation updated accordingly.**

      vi. Parking calculations do not reflect the actual number of parking spaces provided. Revise accordingly.
   - **Refer to cover sheet. Parking calculation updated accordingly.**

vii. Update request for a shared parking plan to address revisions to parking calculations. Request for approval of a shared parking plan is pending approval following these revisions.

- **Refer to cover sheet. Parking calculation updated accordingly.**

b. Section 6.2, Landscape Standards

i. Tree credits are being utilized for tree mitigation. Per Section 6.2.2(D)(4), tree credits may be used to fulfill the landscape requirements of Sections 6.2.2(D)(1) – (3) (site landscaping, parking lot landscaping, or perimeter buffers) but may not be utilized for tree mitigation (Section 6.2.1(D)(4)). Note that up to 75% of the landscape requirements of Section 6.2.2(D)(1) – (3) may be fulfilled through the utilization of tree credits.

- **Tree mitigation calculations updated and tree mitigation memo provided.**

ii. Mitigation trees must be demarcated on the landscape plans. This is typically accomplished by marking each mitigation tree symbol with an "M" next to the mitigation trees.

- **Mitigation trees marked on plans.**

c. Section 6.8, Design Standards for Business Uses

i. Per Section 6.8.2(A)(2)(a)(i) 20% of the ground floor façade area must be comprised of glazing when it faces a street. This is applicable to the north elevation of the microbrewery, however, only 14% of the north elevation is comprised of glazing. Revise accordingly.

- **It is not the intent for the building to front the street. A screening fence has been added to the plans to better gain this effect.**

ii. Per Section 6.8.2(A)(2)(b), front facades and street-facing facades must incorporate wall offsets or a defined alternative. Wall offsets must be at least two feet in depth (projections or recesses) a minimum of every 30 feet and each required offset shall have a minimum width of ten feet. This is applicable to:
1. The north and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.
Revise accordingly.

- **It is not the intent for the building to front the street. A screening fence has been added to the plans to better gain this effect.**

iii. Per Section 6.8.2(A)(2)(d)(i), metal siding may not account for more than 50 percent of a façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4,RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses. This is applicable to:
1. The north, east, and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.
Revise accordingly.

- **It is not the intent for the building to front the street. A screening fence has been added to the plans to better gain this effect.**

2. Miscellaneous

a. General Comment: Please include a legend indicating what uses are proposed within each building number (e.g., Building 4 – Microbrewery).

- **C1.00 for requested legend**

b. Sheet C0.00: There is a typographical error in the parking standard for the microbrewery.
- **Parking calcs updated**

c. Sheet C0.00: General Note 8 – Update reference to self-service storage.
- **Refence updated**

d. Sheet C1.11: Shade proposed features, including parking spaces. Verify line type for all existing improvements such as Momentum Labs roads.
- **Adjusted line types and shading to better show existing vs proposed.**

e. Sheet E1: Confirm no lighting is proposed for Building #5 parking area.
- **Lighting for this parking area will be covered from the general roadway lighting for Cottage East.**

f. For clarification, label buildings consistently throughout civil plans and architectural plans.
- **Labeling has been updated as requested**

g. Neighborhood meeting materials submitted with the application are for a meeting held in July 2021 but the application indicates a meeting was held on May 18, 2023. Submit materials for the May 2023 meeting.
- **Most recent meeting materials have been included with this submittal**.

h. Submit signed and sealed fire flow calculations.
- **Signed and sealed fire flow calculations have been included in this package.**

3. 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 8, 2023.
   - **Acknowledged.**

   b. The applicant must address the comments provided by Tim Boehlein, P.E., of JBPro, dated June 13, 2023.
   - **Acknowledged.**

<u>Public Services Comments</u>

1. Following comments are contingent on City approval of the utility infrastructure that leads to the project and the roadway entering site.
   Wastewater Utility – end of city maintenance at manhole located within roadway running north/south.
   Water Utility – place meters along right-of-way prior to entering site.
   Engineer or Record is encouraged to meet with CoA Public Service Department. Meeting to address project design criteria, coordinate with future and ongoing infrastructure work and/or future requirements.
   [REVISE AND RESUBMIT]
   - **End of City maintenance for sewer has been moved to Manhole #1.**
     Water meters have been moved to western property line.

<u>JBPro Comments</u>

C1.10 – Detailed Horizontal Control and Site Plan

1. Is 24” stop bar at entrance existing? Please ensure stop bar is depicted.
   - **Stop bar labeled added as new**

2. Please label one ADA accessible space as the van accessible space.
   - **Van space labeled as requested**.

3. Please depict ramp or curb taper at the northernmost crosswalk on the site.
   - **Taper label added. Not intended to be curb ramp.**

C1.11 – Detailed Horizontal Control and Site Plan

1. Is there existing curb adjacent to the parking spaces for Building 5 or will curb tapers be put in?
   - **Curb taper label added.**

C2.10 – Detailed Grading and Drainage Plan

1. Please show energy dissipator at S-10 and S-12 to prevent erosion.
   - **Energy dissipator added**

2. Please show and provide additional spot elevations for the ADA curb ramps at Proposed Building #4.
   - **Additional sidewalk joint lines have been added for clarification.**

C2.11 – Detailed Grading and Drainage Plan

1. Please show the limits of the curb ramp to the ADA space and provide grade at top of ramp.
   - **No curb ramp proposed. Sidewalk grades down to proposed ramp landing shall be less than 5%.**

2. Please label the number of stairs and the height/width of each stair.
   - **Label added for proposed stair**

3. The flow arrow along the pathway leading from the parking spaces to Building 5 is pointing backwards. It appears that the grading scheme will result in water flowing towards the building and collecting at a low point at the sidewalk connection to Building 5. There is also concern that water could stage up at this point towards the building. Please review this area.
   - **Flow arrow fixed.**

C2.20 - Stormwater Management Facility Plan

1. Please revise the elevation of S-11 in the structure table to match the outfall structure detail. Additionally, please revise the label for the outfall structure which reads S-13.
   - **Revised accordingly.**

2. The outfall structure has a pipe invert of 86.50 with a 15” pipe. This does not appear to be enough cover to place the grate. Please correct detail to show storm pipe to scale.
   - **Structure adjusted accordingly.**

3. Suggest placing S-12 at 86.00 rather than 86.21.
   - **Structure adjusted accordingly.**

4. Please remove additional text and elevations below structure table if it is not necessary.
   - **Revised accordingly.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com.

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 19, 2023

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Mr. Hastay:

On May 18, 2023, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The application proposes the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

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 can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, July 5, 2023**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Article 6, Development Standards*
   a. Section 6.1, Off-Street Parking & Loading Standards
      i. Per Section 6.1.4(D)(1)(b), bicycle parking facilities shall be located within 50 linear feet of a building's front facade, and located near the building's main entrance where feasible. Bicycle parking is not provided proximate to each building. Revise accordingly.
      ii. Per Section 6.1.5(C)(1), one (1) off-street loading space is required for the microbrewery. Identify the location of the off-street loading space on the plans.
      iii. The City is currently amending the LDRs to establish a parking standard for microbreweries. The standard which is anticipated to be adopted on 6/26/23 is 1 space per 200 square feet of floor area of eating/drinking areas and 1 space per

1,000 square feet of manufacturing/processing operations. This standard must be utilized for parking calculations for the proposed microbrewery.

iv. The parking calculations on Sheet C0.00 include self-service storage but this is not a use identified in the project description. Revise accordingly.

v. Provide a summary of total number of parking spaces required and total number provided.

vi. Parking calculations do not reflect the actual number of parking spaces provided. Revise accordingly.

vii. Update request for a shared parking plan to address revisions to parking calculations. Request for approval of a shared parking plan is pending approval following these revisions.

b. Section 6.2, Landscape Standards

i. Tree credits are being utilized for tree mitigation. Per Section 6.2.2(D)(4), tree credits may be used to fulfill the landscape requirements of Sections 6.2.2(D)(1) – (3) (site landscaping, parking lot landscaping, or perimeter buffers) but may not be utilized for tree mitigation (Section 6.2.1(D)(4)). Note that up to 75% of the landscape requirements of Section 6.2.2(D)(1) – (3) may be fulfilled through the utilization of tree credits.

ii. Mitigation trees must be demarcated on the landscape plans. This is typically accomplished by marking each mitigation tree symbol with an "M" next to the mitigation trees.

c. Section 6.8, Design Standards for Business Uses

i. Per Section 6.8.2(A)(2)(a)(i) 20% of the ground floor façade area must be comprised of glazing when it faces a street. This is applicable to the north elevation of the microbrewery, however, only 14% of the north elevation is comprised of glazing. Revise accordingly.

ii. Per Section 6.8.2(A)(2)(b), front facades and street-facing facades must incorporate wall offsets or a defined alternative. Wall offsets must be at least two feet in depth (projections or recesses) a minimum of every 30 feet and each required offset shall have a minimum width of ten feet. This is applicable to:

1. The north and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.

Revise accordingly.

iii. Per Section 6.8.2(A)(2)(d)(i), metal siding may not account for more than 50 percent of a façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses. This is applicable to:

1. The north, east, and west elevations of the microbrewery;
2. The north elevation of the multi-use building;
3. The north and west elevations of the fitness/café building; and,
4. The north and west elevations of the bike retail building.

Revise accordingly.

2. *Miscellaneous*
   a. General Comment: Please include a legend indicating what uses are proposed within each building number (e.g., Building 4 – Microbrewery).
   b. Sheet C0.00: There is a typographical error in the parking standard for the microbrewery.
   c. Sheet C0.00: General Note 8 – Update reference to self-service storage.
   d. Sheet C1.11: Shade proposed features, including parking spaces. Verify line type for all existing improvements such as Momentum Labs roads.
   e. Sheet E1: Confirm no lighting is proposed for Building #5 parking area.
   f. For clarification, label buildings consistently throughout civil plans and architectural plans.
   g. Neighborhood meeting materials submitted with the application are for a meeting held in July 2021 but the application indicates a meeting was held on May 18, 2023. Submit materials for the May 2023 meeting.
   h. Submit signed and sealed fire flow calculations.

3. *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 8, 2023.
   b. The applicant must address the comments provided by Tim Boehlein, P.E., of JBPro, dated June 13, 2023.

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, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures *(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: **June 8, 2023**

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

FROM: **Rodolfo Valladares, P.E.** 6/8/2023
Public Services Director RJV
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Bike Depot Site Plan**

Public Services has reviewed the subject project (May 31, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Following comments are contingent on City approval of the utility infrastructure that leads to the project and the roadway entering site. Wastewater Utility – end of city maintenance at manhole located within roadway running north/south. Water Utility – place meters along right-of-way prior to entering site. Engineer or Record is encouraged to meet with CoA Public Service Department. Meeting to address project design criteria, coordinate with future and ongoing infrastructure work and/or future requirements. [REVISE AND RESUBMIT]
END OF COMMENTS	

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

June 13, 2023

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Convergence Bike Depot

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.

C1.10 – Detailed Horizontal Control and Site Plan

1. Is 24" stop bar at entrance existing? Please ensure stop bar is depicted.
2. Please label one ADA accessible space as the van accessible space.
3. Please depict ramp or curb taper at the northernmost crosswalk on the site.

C1.11 – Detailed Horizontal Control and Site Plan

1. Is there existing curb adjacent to the parking spaces for Building 5 or will curb tapers be put in?

C2.10 – Detailed Grading and Drainage Plan

1. Please show energy dissipator at S-10 and S-12 to prevent erosion.
2. Please show and provide additional spot elevations for the ADA curb ramps at Proposed Building #4.

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1. Please show the limits of the curb ramp to the ADA space and provide grade at top of ramp.
2. Please label the number of stairs and the height/width of each stair.
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C2.20 - Stormwater Management Facility Plan

1. Please revise the elevation of S-11 in the structure table to match the outfall structure detail. Additionally, please revise the label for the outfall structure which reads S-13.
2. The outfall structure has a pipe invert of 86.50 with a 15” pipe. This does not appear to be enough cover to place the grate. Please correct detail to show storm pipe to scale.
3. Suggest placing S-12 at 86.00 rather than 86.21.
4. Please remove additional text and elevations below structure table if it is not necessary.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

RE: Request for Review - Convergence Bike Depot Site Plan (2023)

Silver Ware <sware@alachuacounty.us>

Thu 6/1/2023 3:26 PM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good afternoon

ACFR has no comment at this time.

Thank you

Chip

Silver Ware
Fire Prevention Officer Level 1
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: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Wednesday, May 31, 2023 4:18 PM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>
Subject: Request for Review - Convergence Bike Depot Site Plan (2023)

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 application from CHW, Inc. submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The Convergence Bike Depot project was previously approved in March 2022 and proposed the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. The project has been revised to propose a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet. Proposed uses include a bike shop/storage building, fitness center, cafe, serveries/retail buildings (2), and a microbrewery.

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Application Submitted: May 18, 2023
Completeness Review Letter Issued: May 24, 2023
Completeness Resubmittal Deadline: May 30, 2023
PAT Comments Deadline: Thursday, June 15, 2023 at 5 PM
Staff PAT: TBD
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, June 15, 2023.**

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
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June 1, 2023

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Completeness Review: Convergence Research Park Bike Depot Site Plan Application (2023)

Dear Justin:

Please find attached the following items to address your comments from May 24th, 2023:

- Four (4) Hard copies of the following:
  - Proof of Tax Payment
  - Revised Architectural Sheets

- Two (2) Hard copies of the following:
  - Stormwater Report referenced in the previously submitted Stormwater Memo;

- One (1) FTP Link to the documents listed above.

1. Site Plan Application.
a. Sections A.12. and A.13.: Verify the total building square footage and existing impervious surface area proposed for the development.
- **Building sizes added to architectural sheets. Proposed impervious area can be found on C0.00.**

2. Site Plan Attachment #1, Site Plan.
a. #1.x, Tree Mitigation: Regulated trees are proposed for removal however plans do not address tree mitigation.
- **Tree mitigation is addressed on sheet LS-2.**

b. #1.cc., Architectural Plans.
i. It is difficult to determine the building materials when plans are printed in grayscale. Submit color drawings.
- **Color prints have been provided**

ii. All buildings are subject to the design standards for business uses as set forth in Section 6.8.2.
- **Acknowledged**

iii. Glazing calculations are required for:
(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. Provide calculations of the area of all façades subject to glazing.
- **Glazing calculations have been added to the proposed drawings.**

v. Provide detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).

- **Additional renderings have been provided to address massing.**

3. Site Plan Attachment #2, Stormwater Management Plan. Include all reports referenced in the stormwater memorandum, including the Geotechnical Report submitted with the original application.

- **The Report referenced in the stormwater memo has been included as part of this submittal.**

4. Site Plan Attachment #3, Fire Department Access & Water Supply Demand. The maximum needed fire flow for the proposed buildings is 1,750 gallons per minute at 20 pounds per square inch (PSI). The hydrant test report submitted is dated 8/5/2021 produced a flow of 1,875 gallons per minute at 20 PSI. Due to the age of the hydrant test report, an updated hydrant test shall be necessary.

- **An updated fire flow test has been requested. Results will be provided upon completion.**

5. Site Plan Attachment #4, Proof of Payment of Taxes. Proof of payment of taxes was not submitted with the application.

- **Proof of payment of taxes has been provided with this submittal.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2023

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: Convergence Research Park Bike Depot Site Plan Application (2023)

Dear Mr. Hastay:

On May 18, 2023, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Bike Depot project. The application proposes the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, May 30, 2023**.

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 scheduled after the application is determined to be complete.

Please address the following:

1. **Site Plan Application.**
   a. **Sections A.12. and A.13.:** Verify the total building square footage and existing impervious surface area proposed for the development.

2. **Site Plan Attachment #1, Site Plan.**
   a. **#1.x, Tree Mitigation:** Regulated trees are proposed for removal however plans do not address tree mitigation.
   b. **#1.cc., Architectural Plans.**
      i. It is difficult to determine the building materials when plans are printed in grayscale. Submit color drawings.
      ii. All buildings are subject to the design standards for business uses as set forth in Section 6.8.2.
      iii. Glazing calculations are required for:
         (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. Provide calculations of the area of all façades subject to glazing.
      v. Provide detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).

3. **Site Plan Attachment #2, Stormwater Management Plan.** Include all reports referenced in the stormwater memorandum, including the Geotechnical Report submitted with the original application.

4. **Site Plan Attachment #3, Fire Department Access & Water Supply Demand.** The maximum needed fire flow for the proposed buildings is 1,750 gallons per minute at 20 pounds per square inch (PSI). The hydrant test report submitted is dated 8/5/2021 produced a flow of 1,875 gallons per minute at 20 PSI. Due to the age of the hydrant test report, an updated hydrant test shall be necessary.

5. **Site Plan Attachment #4, Proof of Payment of Taxes.** Proof of payment of taxes was not submitted with the application.

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, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures *(by electronic mail)*
Project File

SITE PLANS
FOR:

CONVERGENCE RESEARCH PARK BIKE DEPOT

ALACHUA COUNTY, FLORIDA

SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 19 EAST

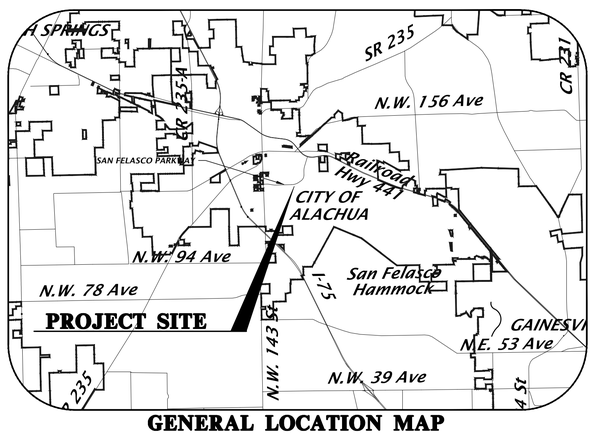
SUBMITTED TO:

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

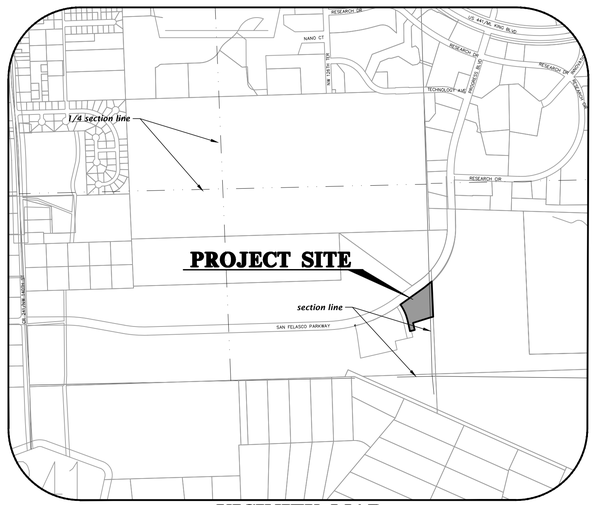
BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

1-800-432-4770

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



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

GENERAL NOTES

1. *DEVELOPMENT DATA:* *PROPOSED DEVELOPMENT*

OVERALL SITE AREA=	*279,540 S.F.*	*100.0 %*	*6.42 ACRES*
BUILDING FOOTPRINT AREA=	*22,603*	*8.1 %*	
CONC./PAVE AREA=	*83,438 S.F.*	*29.8 %*	
TOTAL IMPERVIOUS AREA=	*106,041 S.F.*	*37.9 %*	
OPEN AREA=	*173,499 S.F.*	*62.1 %*	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±4,330 SF AMENITIES BUILDING, ±4,958 SF BIKE SHOP, ±5,454 SF FITNESS/CAFE BUILDING, ±672 RETAIL/SERVERY BUILDING, ±693 RETAIL/SERVERY BUILDING, ±6,496 SF MICROBREWERY, STORMWATER MANAGEMENT SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. *MINIMUM BUILDING / YARD SETBACKS PER CP ZONING ARE AS FOLLOWS:*
   PRIMARY BUILDING (CP)
   FRONT: 20'
   SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.
   REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.

MINIMUM LOT AREA	*NONE*
MINIMUM LOT WIDTH	*NONE*
MAX BUILDING HEIGHT	*100'*
MAX LOT COVERAGE	*NONE*
MAX FAR	*0.50*

3. *PARKING CALCULATIONS:*

TOTAL REQUIRED PARKING: 105
TOTAL PROVIDED PARKING: 125

TOTAL REQUIRED BIKE PARKING: 8
TOTAL PROVIDED BIKE PARKING: 24

BREAKDOWN SUMMARY PER BUILDING:

BUILDING 1 (FITNESS/CAFE):

COMMERCIAL RECREATION
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
3080 SQ. FT. / 350 SQ. FT. = MINIMUM 9 SPACES

CAFE
CAR: 1 SPACE PER 100 SQ. FT. FLOOR AREA
1,786 SQ. FT. / 100 SQ. FT. = MINIMUM 18 SPACES

BICYCLE: 1 SPACE/10 CAR SPACES = 27 / 10 = 3 SPACES REQUIRED;

ACCESSIBLE SPACES REQUIRED: 2 SPACES REQUIRED;

PROVIDED SPACES: 32
PROVIDED ACCESSIBLE SPACES: 2
PROVIDED BIKE SPACES: 6

BUILDING 2 (RETAIL/SERVERY):

RETAIL
CAR: 1 SPACE PER 305 SQ. FT. FLOOR AREA
285 SQ. FT. / 305 SQ. FT. = MINIMUM 1 SPACE

SERVERY
CAR: 1 SPACE PER 100 SQ. FT. SEATING AREA
1,300 SQ. FT. / 100 SQ. FT. = MINIMUM 13 SPACES

BICYCLE: 1 SPACE/10 CAR SPACES = 14 / 10 = 1 SPACE REQUIRED;

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

PROVIDED SPACES: 16
PROVIDED ACCESSIBLE SPACES: 1
PROVIDED BIKE SPACES: 6

BUILDING 3 (RETAIL/SERVERY):

RETAIL
CAR: 1 SPACE PER 305 SQ. FT. FLOOR AREA
306 SQ. FT. / 305 SQ. FT. = MINIMUM 1 SPACE

SERVERY
CAR: 1 SPACE PER 100 SQ. FT. SEATING AREA
1,300 SQ. FT. / 100 SQ. FT. = MINIMUM 13 SPACES

BICYCLE: 1 SPACE/10 CAR SPACES = 14 / 10 = 1 SPACE REQUIRED;

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

PROVIDED SPACES: 16
PROVIDED ACCESSIBLE SPACES:1
PROVIDED BIKE SPACES: 2

BUILDING 4 (MICROBREWERY):

EATING/DRINKING AREA
CAR: 1 SPACE PER 200 SQ. FT. FLOOR AREA
4,089 SQ. FT. / 200 SQ. FT. = MINIMUM 21 SPACES

MANUFACTURING/PROCESSING OPERATIONS
CAR: 1 SPACE PER 1,000 SQ. FT. FLOOR AREA
2,407 SQ. FT. / 1,000 SQ. FT. = MINIMUM 2 SPACES

BICYCLE: 1 SPACE/10 CAR SPACES = 23 / 10 = 2 SPACES REQUIRED;

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

PROVIDED SPACES: 28
PROVIDED ACCESSIBLE SPACES: 3
PROVIDED BIKE SPACES: 6

BUILDING 5 (BIKE SHOP):

RETAIL
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
4,958 SQ. FT. / 350 SQ. FT. = MINIMUM 14 SPACES

BICYCLE: 1 SPACE/10 CAR SPACES = 14 / 10 = 1 SPACE REQUIRED;

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

PROVIDED SPACES: 17
PROVIDED ACCESSIBLE SPACES: 1
PROVIDED BIKE SPACES: 2

BUILDING 6 (AMENITIES BUILDING):

OFFICE SPACE
CAR: 1 SPACE PER 330 SQ. FT. FLOOR AREA
4,330 SQ. FT. / 330 SQ. FT. = MINIMUM 13 SPACE

BICYCLE: 1 SPACE/10 CAR SPACES = 13 / 10 = 1 SPACE REQUIRED;

ACCESSIBLE SPACES REQUIRED: 1 SPACE REQUIRED;

PROVIDED SPACES: 16
PROVIDED ACCESSIBLE SPACES: 1
PROVIDED BIKE SPACES: 2

4. *DATE OF BOUNDARY SURVEY:*
   A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED JUNE 7, 2021.

5. *UTILITIES:*
   -POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -NATURAL GAS SERVICE WILL BE PROVIDED BY GRU.

6. *DRAINAGE:*
   A PORTION OF THE ON-SITE STORMWATER RUNOFF WILL BE COLLECTED BY A STORM SEWER CONVEYANCE SYSTEM WHICH DISCHARGES TO STORMWATER MANAGEMENT FACILITY 3A1 (SMF-3A1), WHICH IS LOCATED ON THE MOMENTUM LABS PROJECT SITE. STORMWATER RUNOFF FROM THE REMAINDER OF THE SITE WILL BE ROUTED TO SMF-3A2.1, WHICH IS LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SITE. BOTH FACILITIES MEET CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. *NATURAL FEATURES:*
   TOPOGRAPHY SLOPES FROM SOUTH TO NORTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
   EACH OF THE PROPOSED FACILITIES ARE LISTED AS ALLOWABLE USES IN ARTICLE 4 OF THE LDRS. PER TABLE 4.1-1, RESTAURANTS WITH INDOOR/OUTDOOR SEATING, BREWERY, RETAIL, OFFICE SPACE, COMMERCIAL RECREATION (INDOOR), AND MANUFACTURING/PROCESSING OPERATIONS ARE PERMITTED USES WITHIN THE CORPORATE PARK ZONING DISTRICT.

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

   CORPORATE PARK (CP) ZONING DISTRICT DESIGNATION.

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

10. *LEGAL DESCRIPTION:*
    SEE SURVEY

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1-5 OF 14	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.22	STORMWATER POLLUTION PREVENTION PLAN
C0.23	STORMWATER POLLUTION PREVENTION DETAILS
C0.30 - C0.31	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10 - C2.11	DETAILED GRADING AND DRAINAGE PLAN
C2.20	STORMWATER MANAGEMENT FACILITY PLAN
C2.30 - C2.34	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.11	DETAILED UTILITY PLAN
LS-1	LANDSCAPE SCHEDULE, DETAILS, & NOTES
LS-2 - LS-3	LANDSCAPE PLAN
IR-1 - IR-2	IRRIGATION PLAN
E-1	PHOTOMETRIC SITE PLAN
E-2 - E-3	ELECTRIC SITE PLAN
E-4	SPECIFICATIONS AND LEGEND
E-5	ELECTRIC UTILITY DETAILS
E-6	SCHEDULE, DETAILS, AND STATISTICS
A1.01	FLOOR PLAN - BREWERY
A1.02	EXTERIOR ELEVATIONS - BREWERY
A1.03	EXTERIOR RENDERINGS - BREWERY
A1.01	DIMENSIONS & FEATURES PLAN - BIKE RETAIL AND STORAGE
A3.01	BUILDING ELEVATIONS - BIKE RETAIL AND STORAGE
A3.02	BUILDING ELEVATIONS - BIKE RETAIL AND STORAGE
A3.03	BUILDING 3D VIEWS - BIKE RETAIL AND STORAGE
A1.01	FLOOR PLAN - FITNESS/CAFE
A2.01	EXTERIOR ELEVATIONS - FITNESS/CAFE
A2.10	3D VIEWS - FITNESS/CAFE
A1.01	FLOOR PLAN & ELEVATIONS - MULTI-USE BUILDING
A1.02	3D VIEWS - MULTI-USE BUILDING

SURVEYOR OF RECORD
AARON H. HICKMAN P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
MATT CASON, PRESIDENT
CONCEPT DEVELOPMENT, INC
5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL. 32606
(352) 333-3233

PROPERTY OWNER
SAN FELASCO RESEARCH VENTURES, LLC
12469 WEST STATE ROAD 100
LAKE BUTLER, FLORIDA 32615

PHOTOMETRIC
BILL STORMANT
5304 NW 173RD STREET
ALACHUA, FLORIDA 32615
(352) 665-1426

ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-4075
CHW Professional Consultants

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

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/27/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: G. WADZINSKI
DESIGNER: E. HENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.00

Tools: grego Plot Date: Aug 08,2023 9:48am Filename: N:\2021\21-0105.05\Departments\04_Engineering\03_DWGs\Production Files\21-0105.05 CV.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AN ALTA/LAND TITLE SURVEY PREPARED BY CHW, DATED 6/07/2021.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

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

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

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2020-21 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2021, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

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

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

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

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

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

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

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2021 EDITION, SECTION 120.

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

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

MAINTENANCE OF TRAFFIC (MOT) NOTES

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

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

DEMOLITION GENERAL NOTES

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

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

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

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

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

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

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

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

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

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

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

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILLE (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFIED AND RAKE BOTTOM AND VEGETATE.

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

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

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

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

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

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

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

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

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

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

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA, OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 120-001 AND 120-002.

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

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

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

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

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

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

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

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

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

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

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

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

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

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

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

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

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE. PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.
28. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
29. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE.
30. WET TAP(S) SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
31. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALL

ABBREVIATIONS

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

SIGNAGE

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

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

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- *EX. PROPERTY LINE*
- *LANDSCAPE BUFFER LINE*
- *BUILDING SETBACK LINE*
- *WETLAND LIMITS LINE*
- *P.U.E. LINE*
- *CENTER LINE*
- *EASEMENT LINE*
- *RIGHT-OF-WAY LINE*
- *SILT FENCE LINE*
- *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*
- *EX. ELEVATION CONTOUR*
- *PROPOSED CONTOUR*
- *EX. SPOT ELEVATION*
- *PROPOSED SPOT ELEVATION*
- *DIRECTION OF SURFACE DRAINAGE FLOW*
- *PROPOSED SWALE LINE*
- *EX. FENCE*
- *PROPOSED FENCE*
- *EX. TREE (SIZE & TYPE)*
- *EX. TREE (TREE ID)*
- *EX. TREE TO BE REMOVED (SIZE & TYPE)*
- *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.

- *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)*
- *EX. STORMWATER MANHOLE*
- *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*
- *PROPOSED CIRCULAR AREA DRAIN*
- *PROPOSED SQUARE AREA DRAIN*
- *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*
- *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*
- *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*
- *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*
- *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

- *EX. POTABLE WATER MAIN*
- *PROPOSED POTABLE WATER MAIN*
- *EX. RECLAIMED WATER MAIN*
- *PROPOSED RECLAIMED WATER MAIN*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *TEE (POTABLE AND RCW)*
- *CROSS (POTABLE AND RCW)*
- *BLOWOFF ASSEMBLY (POTABLE AND RCW)*
- *REDUCER (POTABLE AND RCW)*
- *EX. GATE VALVE AND BOX (POTABLE AND RCW)*
- *PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)*
- *EX. AIR RELEASE VALVE (POTABLE AND RCW)*
- *POST INDICATOR VALVE (POTABLE AND RCW)*
- *EX. FIRE HYDRANT ASSEMBLY*
- *PROPOSED FIRE HYDRANT ASSEMBLY*
- *PROPOSED SAMPLE POINT*
- *EX. WATER METER (POTABLE AND RCW)*
- *PROPOSED POTABLE WATER METER*
- *PROPOSED POTABLE WATER BACK FLOW PREVENTER*
- *PROPOSED RECLAIMED WATER METER*
- *EX. WATER WELL*
- *EX. HOSE BIB (POTABLE AND RECLAIMED)*
- *PROPOSED HOSE BIB (POTABLE AND RECLAIMED)*
- *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

- *EX. GRAVITY WASTEWATER MAIN*
- *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- *EX. WASTEWATER FORCE MAIN*
- *PROPOSED WASTEWATER FORCE MAIN*
- *EX. WASTEWATER MANHOLE*
- *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.

- *PROPOSED AT&T LINE*
- *EX. BURIED CABLE LINE*
- *PROPOSED BURIED CABLE LINE*
- *EX. BURIED TELEPHONE LINE*
- *PROPOSED TELEPHONE LINE*
- *EX. CABLE TELEVISION LINE*
- *PROPOSED CABLE/TELEVISION LINE*
- *EX. FIBER OPTIC LINE*
- *EX. UNDERGROUND TELEPHONE LINE*
- *EX. TELEPHONE PEDESTAL*
- *EX. TELEVISION/CABLE PEDESTAL*
- *EX. CHILLED WATER MAIN*
- *PROPOSED CHILLED WATER MAIN*
- *EX. FIRE MAIN*
- *PROPOSED FIRE MAIN*
- *EX. IRRIGATION LINE*
- *PROPOSED IRRIGATION LINE*
- *EX. STEAM LINE*
- *PROPOSED STEAM LINE*
- *PROPOSED CLAY ELECTRIC LINE*
- *EX. ELECTRIC LINE*
- *PROPOSED ELECTRIC LINE*
- *EX. ENERGY LINE*
- *PROPOSED PRIVATE LIGHTING LINE*
- *EX. OVERHEAD WIRE LINE*
- *EX. UNDERGROUND ELECTRIC LINE*
- *EX. LIGHT*
- *EX. UTILITY POLE*
- *EX. UTILITY POLE*
- *EX. WOOD POWER POLE*
- *EX. GUY ANCHOR*
- *PROPOSED TRANSFORMER*
- *EX. GAS LINE*
- *PROPOSED GAS LINE*
- *EX. GAS MARKER*
- *EX. GAS MARKER*

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

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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
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est. 1988 FLORIDA CA-0075

CHW Professional Consultants

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

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/24/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
09/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LEGEND

TECHNICIAN: C. WALDZINSKI
DESIGNER: J. MEHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.11

CONSTRUCTION/BID REVISIONS:

Tech: grwp Plot Date: Aug 08,2023 9:48am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 CV.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE; CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°07'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 0°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1138.57 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°07'34" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 178.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

LESS & EXCEPT

RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°06'02", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1334.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°23'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'70", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 126.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING ITS INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM(26/27/A01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE" AND Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
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NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
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= ASPHALT SURFACE
= CONCRETE SURFACE
= RIPRAP
= METAL LID
= DIRT/GRASS SURFACE

SCHEDULE B-II TITLE EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021)

ITEM NO. 13: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 73, PAGE 517, AS AMENDED BY QUIT CLAIM DEED AND PARTIAL RELEASE IN BOOK 1993, PAGE 345, (SHOWN GRAPHICALLY HEREON)

ITEM NO. 14: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 155. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 15: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 156. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 16: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 222. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 17: THIS PROPERTY IS SUBJECT TO THE PUBLIC UTILITIES EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1184. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 18: THIS PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1213. (SHOWN GRAPHICALLY HEREON)

SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE :

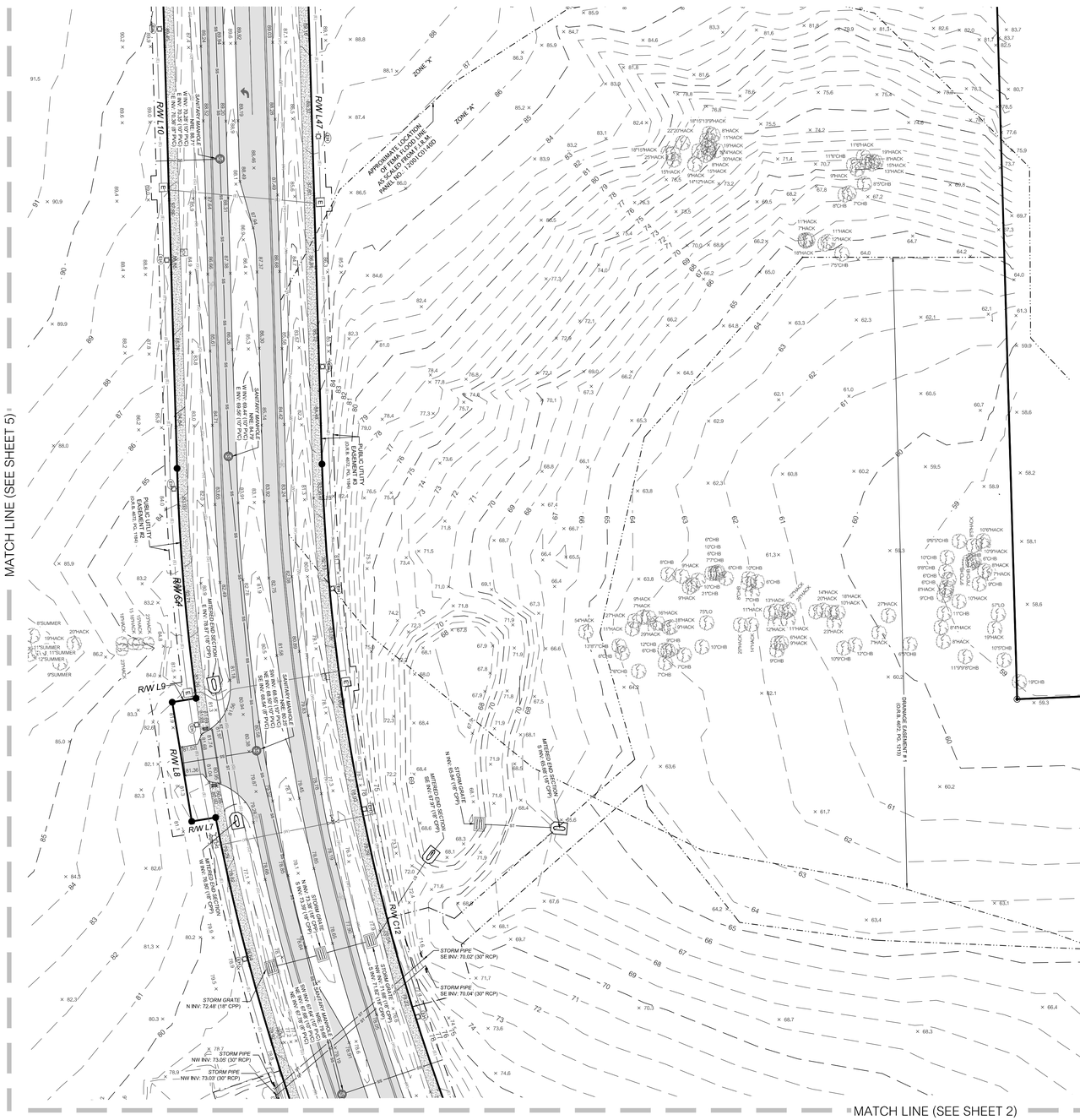
a. ORIGINAL FIELD NOTES AND TOWNSHIP PLAT FOR TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE GENERAL LAND OFFICE, 1826-1852.
b. RIGHT-OF-WAY MAP FOR S-241, NOW KNOWN AS COUNTY ROAD 241 BY THE STATE OF FLORIDA, STATE ROAD DEPARTMENT DATED 12 JULY, 1954.
c. SURVEY IN SECTIONS 23, 24, 25, & 26 OF TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE PERRY C. MCGRIFF COMPANY DATED 24 NOVEMBER 1956.
d. SURVEY AND WORKSHEET FOR SECTION 23, TOWNSHIP 8 SOUTH RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 29 JANUARY 1975.
e. SURVEY AND WORKSHEET IN TOWNSHIP 8 SOUTH, RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 11 JUNE 1975.
f. BOUNDARY SURVEY OF UNIVERSITY OF FLORIDA FOUNDATION LANDS BY CHANCE, ENG & DENMAN, INC. DATED 14 FEBRUARY 1983.
g. PLAT OF SHAW FARMS OF ALACHUA, PLAT BOOK "L" PAGE 64.
h. PLAT OF REPLAT OF PROGRESS CENTER, PLAT BOOK "P", PAGES 48-49.
i. PLAT OF HIDDEN M

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S00°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
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6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
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RIGHT OF WAY LINE DATA TABLE (M)(R)		
LINE	DIRECTION	LENGTH
R/W L7	S 9°19'39" E	20.00'
R/W L8	S 80°40'21" W	100.00'
R/W L9	N 9°19'39" W	20.00'
R/W L10	S 88°18'04" W	551.14'
R/W L47	N 88°18'04" E	551.14'

RIGHT OF WAY CURVE DATA TABLE (M)(R)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
R/W C4	190.99'	1810.00'	6°02'45"	95.58'	190.90'	S 85°16'42" W
R/W C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E

GRAPHIC SCALE
0 25 50 100

18801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS 2" INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
CREW CHIEF: JMM
DRAWN BY: AIH
CHECKED BY: AIH
FIELD BOOK & PAGE: 612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
3 OF 14

Tech: nickd Plot Date: Jun 16,2021 5:14pm Filename: C:\Users\nickd\appdata\local\temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
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SURVEYOR'S NOTES:

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10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
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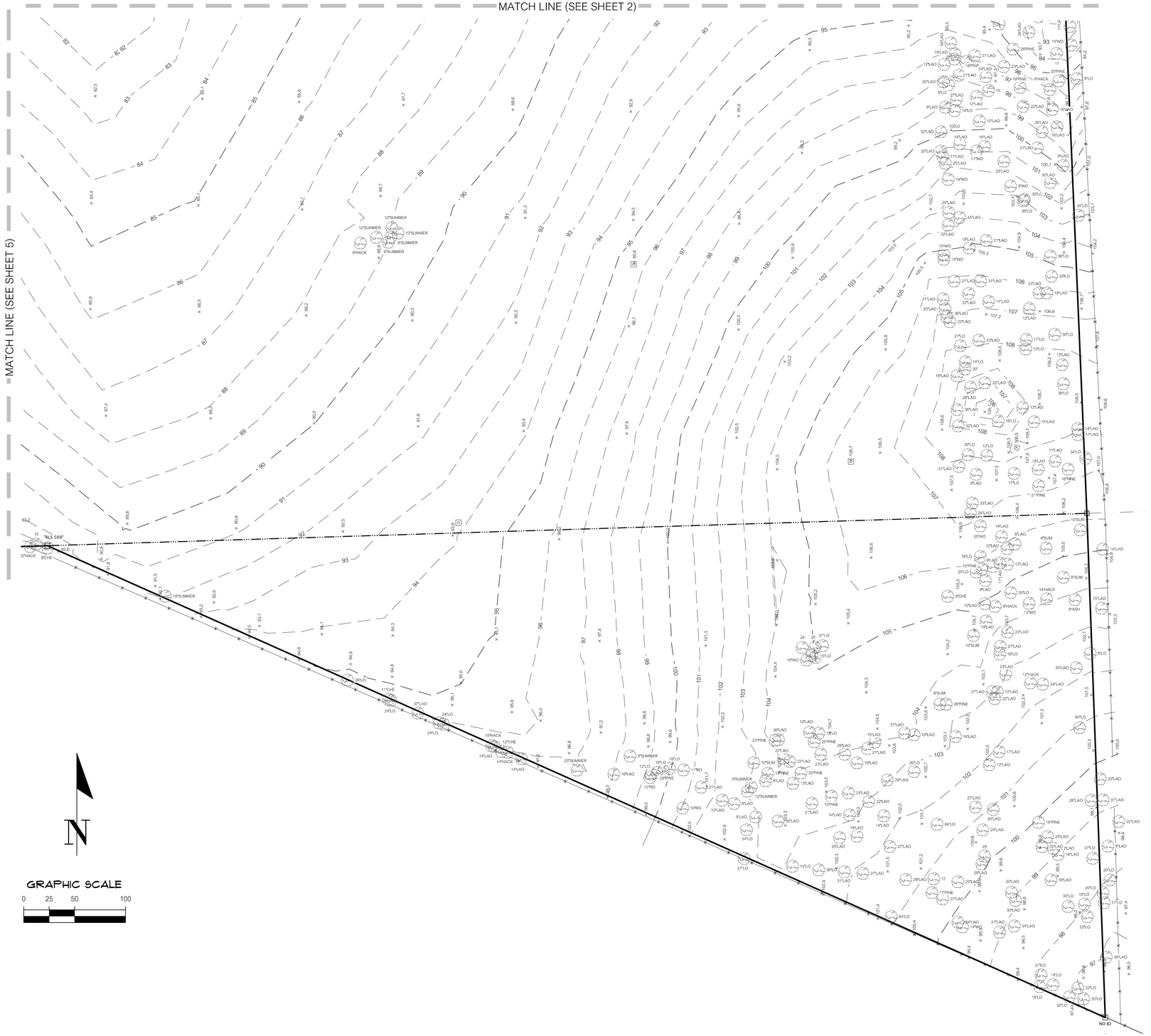

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
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N

GRAPHIC SCALE
0 25 50 100

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Alachua, FL 32615-7525
(352) 331-1976
www.chw-inc.com
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CHW
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SCALE: 1" = 50'

VERIFY SCALE
BAR IS ONE INCH ON
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CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
DREW CHIEF: JW
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

This map prepared by:

AARON H. HICKMAN

(SEE SURVEYORS CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Flo. License No. 6791

Certificate of Authorization No. LB. 5075

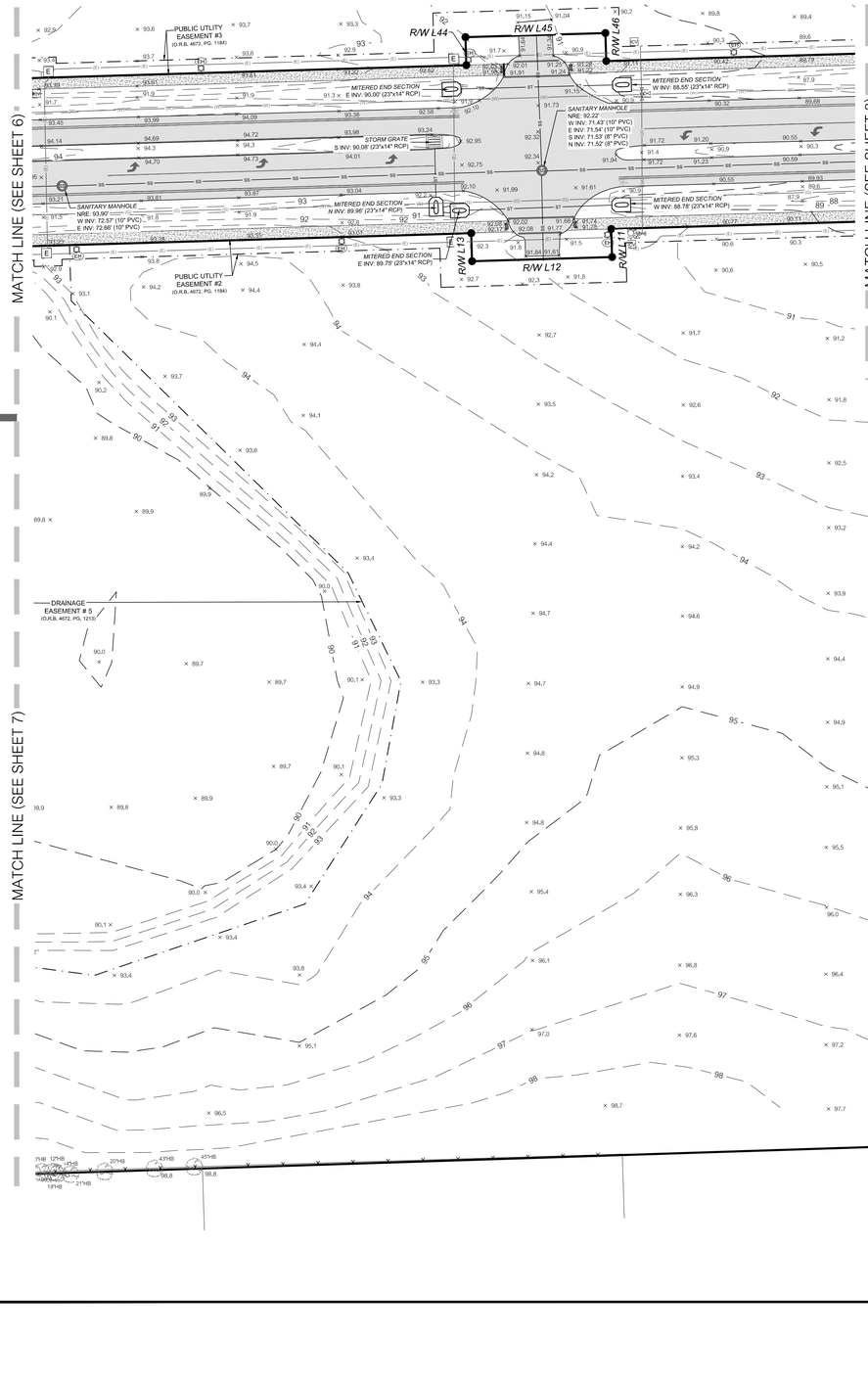
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 14

Tech: nickd Plot Date: Jan 18,2021 5:14pm Filename: C:\Users\nickd\Appdata\Local\Temp\AcPublish_15440\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
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N

GRAPHIC SCALE
0 25 50 100

RIGHT OF WAY LINE DATA TABLE (M)(R)

LINE	DIRECTION	LENGTH
R/W L11	S 1°41'56" E	20.00'
R/W L12	S 88°18'04" W	100.00'
R/W L13	N 1°41'56" W	20.00'
R/W L44	N 1°41'56" W	20.00'
R/W L45	N 88°18'04" E	100.00'
R/W L46	S 1°41'56" E	20.00'

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Alachua, FL 32615
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SHEET NO.:
5 OF 14

Tech: Aaronh Plot Date: Aug 11,2021 3:13pm Filename: W:\2021\21-0105\Departments\01_Survey\SHP\21-0105.01 ALTA.dwg

I. INTRODUCTION

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

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTIONS 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*PORTION OF 03929-000-000*
STREET ADDRESS:	*SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF SAN FELASCO STATE PARK*
PROJECT AREA:	*6.42 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±2,138 SF AMENITIES BUILDING, ±4,800 SF BIKE SHOP/STORAGE BUILDING, ±5,454 SF FITNESS/CAFE BUILDING, ±665 RETAIL/SERVERY BUILDING, ±674 SF RETAIL/SERVERY BUILDING, ±6,496 SF BREWERY, PARKING AREA, STORMWATER MANAGEMENT SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE. THE PROJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF SAN FELASCO STATE PARK, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 6.42 ACRES.

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

DAYS	
FROM_____TO_____	*PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.*
FROM_____TO_____	*THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
FROM_____TO_____	*ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
FROM_____TO_____	*THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
FROM_____TO_____	*IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
FROM_____TO_____	*THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
FROM_____TO_____	*THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
FROM_____TO_____	*THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
FROM_____TO_____	*UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
FROM_____TO_____	*UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*6.42 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*4.21 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*2.43 ACRES*
TOTAL DETENTION VOLUME:	*6.01 ACRE-FEET*
TOTAL OPEN AREA:	*2.21 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF MILLHOPPER SAND (0 TO 5 PERCENT SLOPE), MILLHOPPER SAND (5 TO 8 PERCENT SLOPE), ARREDONDO FINE SAND (0 TO 5 PERCENT SLOPE), ARREDONDO FINE SAND (5 TO 8 PERCENT SLOPE), FORT MEADE FINE SAND (0 TO 5 PERCENT SLOPE), BLICHTON SAND (5 TO 8 PERCENT SLOPE), LOCHLOOSA FINE SAND (2 TO 5 PERCENT SLOPE), LOCHLOOSA FINE SAND (5 TO 8 PERCENT SLOPE), KENDRICK SAND (2 TO 5 PERCENT SLOPE), AND KENDRICK SAND (5 TO 8 PERCENT SLOPE). GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN MAY OF 2021. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*0 FEET (NAVD88)*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*40 FEET (NAVD88)*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*3.5 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.5 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	POST DEVELOPMENT AREA (ACRES)	POST DEVELOPMENT RUNOFF FACTOR (CN)	POST DEVELOPMENT IMPERVIOUS AREA (ACRES)	STORMWATER MANAGEMENT FACILITY TYPE	FACILITY DETENTION CAPACITY (ACRE-FEET)	100-YEAR FLOOD ELEVATION (FT)
MODIFIED POST DA-3A2	*2.79*	*79*	*1.83*	*DRY RETENTION*	*5.51*	*79.97*
POST DA-3A2.1	*1.28*	*76*	*0.60*	*DRY RETENTION*	*0.50*	*87.18*

E. SITE MAP

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

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE SMF-3A1 OUTFALL STRUCTURE IS LOCATED AT THE NORTH PORTION OF THE PROJECT (29°46'22.3" N, 82°28'44.2" W). THE SMF-3A2.1 OUTFALL STRUCTURE IS LOCATED AT THE NORTHEAST PORTION OF THE PROJECT (29°46'24.4"N, 82°28'36.9"W). THE ASSOCIATED RECEIVING WATER BODY IS CELLON CREEK.

III. CONTROLS TO REDUCE POLLUTION

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

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

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

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF TWO DRY RETENTION FACILITIES 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 4.57 ACRES AND WILL CONSIST OF APPROXIMATELY 4.21 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

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

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

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

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

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

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

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

B. DUST CONTROL

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

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

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

D. FERTILIZER & PESTICIDES

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

E. TOXIC MATERIAL

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

F. HAZARDOUS MATERIALS

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

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

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

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

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

VII. APPROVED STATE AND LOCAL PLANS

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

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

VIII. CONSTRUCTION ACTIVITY DISCHARGES

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

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

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

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

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

XII. INSPECTIONS

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

A. DISTURBED AREAS

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

B. MAINTENANCE PERFORMANCE

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

C. REPORTING REQUIREMENTS

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

XIII. NON-STORMWATER DISCHARGES

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

XIV. CONTRACTORS CERTIFICATION

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

XV. RETENTION OF RECORDS

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

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

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

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

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

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

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

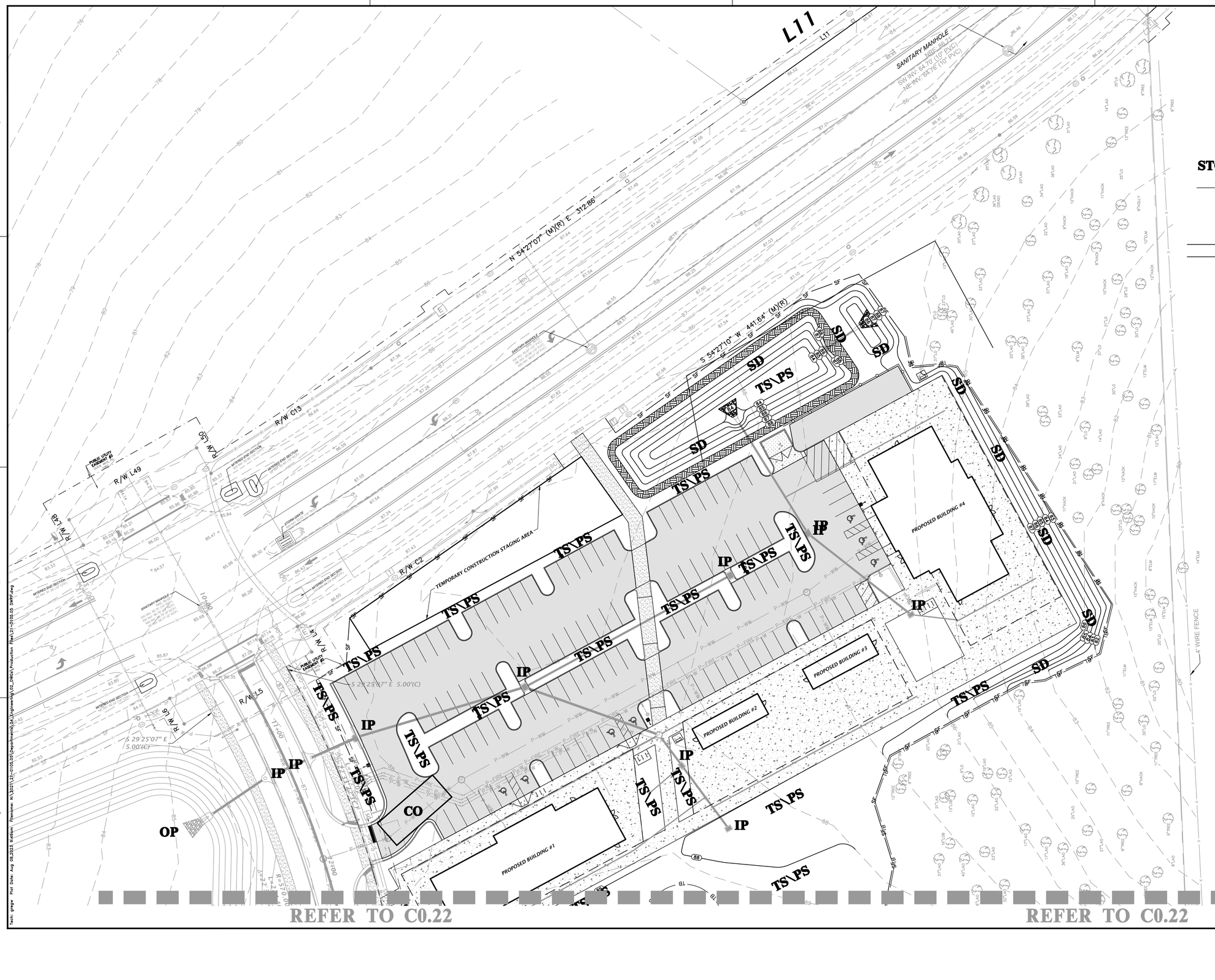
Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Bike Depot at Convergence Research Park
Site Location: San Felasco Parkway
Alachua County, Florida

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

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

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



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*

CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0075

SCALE: 1"=30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/24/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: C. MENNENET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.21

Tech: greye Plot Date: Aug 08,2023 9:49pm Filename: N:\2021\21-0105.05\Departments\04_Engineering\03_Design Production Files\21-0105.05 SWPP.dwg

REFER TO C0.21

REFER TO C0.21

STORMWATER POLLUTION PREVENTION LEGEND

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PROPOSED BUILDING #1

PROPOSED BUILDING #2

PROPOSED BUILDING #3

PROPOSED BUILDING #4

PROPOSED BUILDING #5

PROPOSED BUILDING #6

50 kVA

25 kVA

4' WIRE FENCE

R/W L49

R/W L5

R/W L6

R/W C2

S 29°25'07" E 5.00'(C)

S 65°15'E 240.13'(C)

S 51°14'E 30.00'(C)

R=570.00'
L=224.40'
Δ=22°33'42"(C)

Tech: gray• Plot Date: July 28,2023 8:40am Filename: H:\2021\21-0105.05\Departments\04_Civil\working\03_PMDA\Production Files\21-0105.05 SWPP.dwg

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Professional Consultants

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0 1"

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11/30/21 CITY OF ALACHUA & SRWMD
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01/27/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/07/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

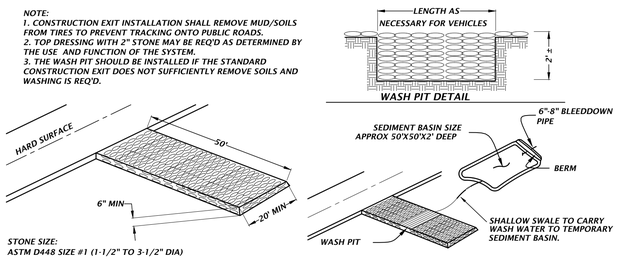
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: J. MEHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.22

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.



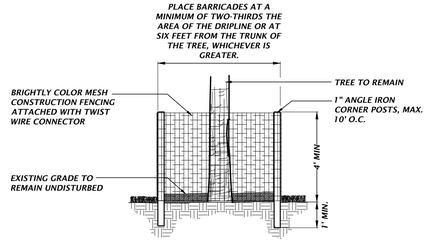
STANDARD CONSTRUCTION EXIT

CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

WASH PIT DETAIL



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

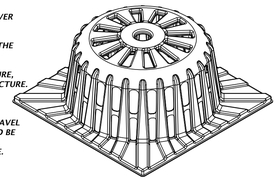
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

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

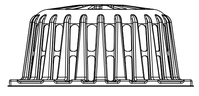
3. SLIDE THE FILTER OVER THE FRAME.

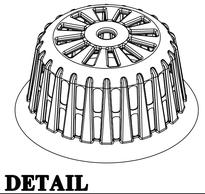
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

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



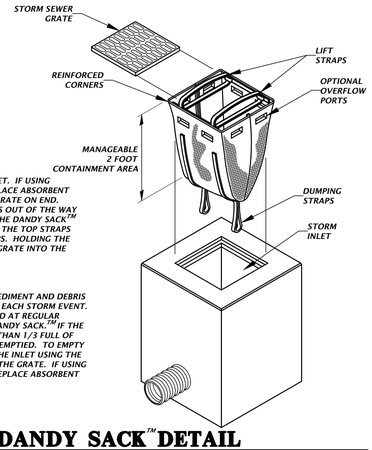
BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS



INSTALLATION:

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

MAINTENANCE:

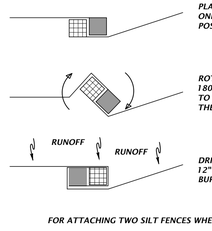
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING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

DANDY SACK™ DETAIL

NTS

INLET PROTECTION OPTIONS DETAIL

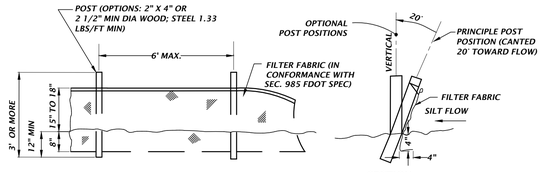
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



ELEVATION

SECTION

TYPE III SILT FENCE DETAIL

NTS

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SCALE: N/A

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0 1"

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/04/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MINOR REVISION

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

TECHNICIAN: G. WADZINSKI

ENGINEER: C. MEHENNET, E.I.

QA/QC CONTROL: T. HASTAY, P.E.

PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.23

Tools: grey● Plot Date: Aug 08,2023 9:49am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_Design\Production Files\21-0105.05 SWPP.dwg

L11
N 54°27'07" (M)(R) E 312.86'
S 54°27'10" W 441.64' (M)(R)
S 29°25'07" E 5.00'(C)
REMOVE EX. 4' ON-SITE WIRE FENCE
REMOVE EXISTING INLET AND REPLACE WITH CURB INLET PER SHEET C2.10
4' WIRE FENCE
SANITARY MANHOLE
SW INV: 64.70' (10" PVC)
NE INV: 64.76' (10" PVC)
PROPOSED BUILDING #1
PROPOSED BUILDING #2
PROPOSED BUILDING #3
R/W C13
R/W L49
R/W L48
R/W L50
R/W L5
R/W C2
R=570.00'
T=11.60'
L=23.21'
CB 1
CB 2
CB 3
CB 4
CB 5
CB 6
CB 7
CB 8
CB 9
CB 10
CB 11
CB 12
CB 13
CB 14
CB 15
CB 16
CB 17
CB 18
CB 19
CB 20
CB

REFER TO C0.30

REFER TO C0.30

N

SF = SILT FENCE LINE

TB = TREE BARRICADE LINE

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

REMOVE EXISTING INLET AND REPLACE WITH CURB INLET PER SHEET C2.10

REMOVE EX. 4' ON-SITE WIRE FENCE

4' WIRE FENCE

PROPOSED BUILDING #1

PROPOSED BUILDING #2

PROPOSED BUILDING #3

PROPOSED BUILDING #5

PROPOSED BUILDING #6

S 29°25'07" E 5.00'(C)

N 83°08'31" E 20.00'(C)

S 6°51'45" E 240.13'(C)

S 5°51'29" E

R=570.00'
L=224.40'
Δ=22°33'21"(C)

11.6'

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SCALE: 1"=30'

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01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: J. SCHWENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C0.31

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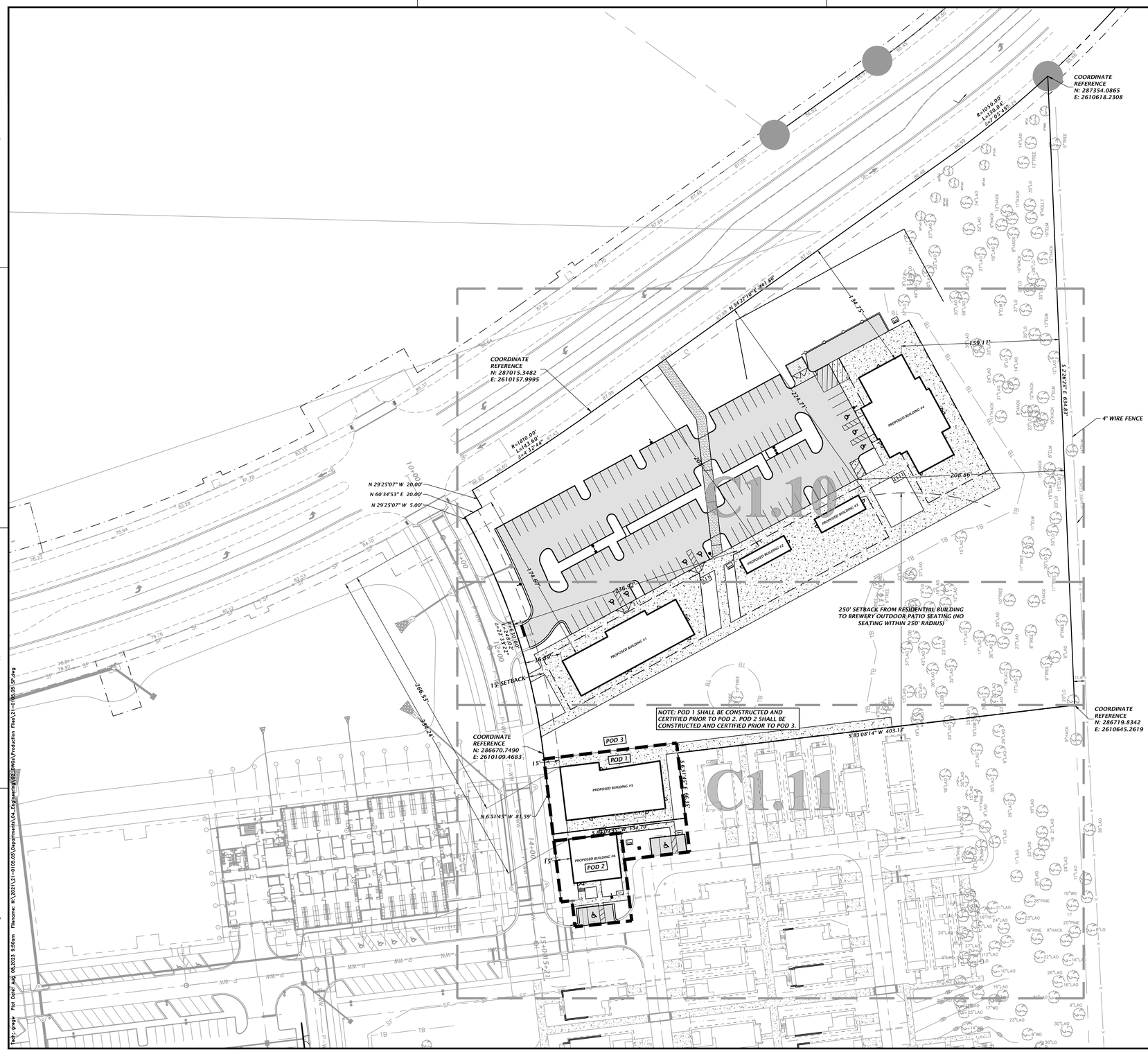

N

GRAPHIC SCALE

0 25 50 100

BUILDING KEY

BUILDING 1 - FITNESS CENTER/CAFE BUILDING
BUILDING 2 - RETAIL/SERVERY BUILDING
BUILDING 3 - RETAIL/SERVERY BUILDING
BUILDING 4 - MICROBREWERY
BUILDING 5 - RETAIL/BIKE STORAGE BUILDING
BUILDING 6 - OFFICE SPACE

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SCALE: 1"=50'

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12/09/21 CITY OF ALACHUA
01/27/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/07/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: MASTER SITE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: E.L. HEHNENET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C1.00

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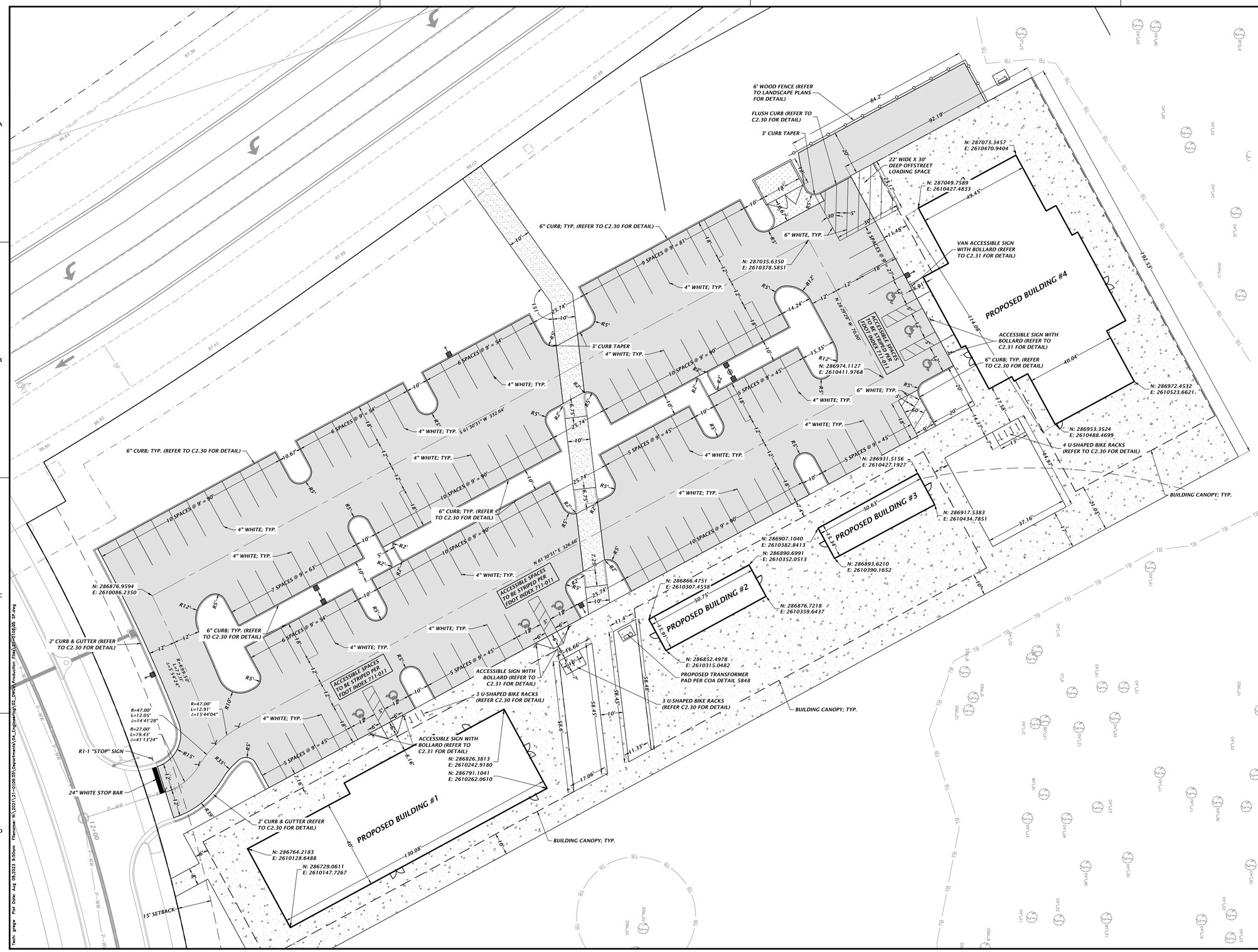
6' WOOD FENCE (REFER TO LANDSCAPE PLANS FOR DETAIL)
FLUSH CURB (REFER TO C2.30 FOR DETAIL)
3' CURB TAPER
22' WIDE X 30' DEEP OFFSTREET LOADING SPACE
N: 287073.3457
E: 2610470.9404
N: 287049.7589
E: 2610427.4833
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
6" WHITE, TYP.
N: 287035.6350
E: 2610378.5851
4" WHITE; TYP.
VAN ACCESSIBLE SIGN WITH BOLLARD (REFER TO C2.31 FOR DETAIL)
PROPOSED BUILDING #4
ACCESSIBLE SIGN WITH BOLLARD (REFER TO C2.31 FOR DETAIL)
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
N: 286974.1127
E: 2610411.9768
N: 286972.4532
E: 2610523.6621
N: 286953.3524
E: 2610488.4699
4 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)
N: 286931.5156
E: 2610427.1927
BUILDING CANOPY; TYP.
N: 286917.5383
E: 2610434.7851
PROPOSED BUILDING #3
N: 286907.1040
E: 2610382.8413
N: 286890.6991
E: 2610352.0513
N: 286893.6210
E: 2610390.1652
N: 286866.4751
E: 2610307.4558
PROPOSED BUILDING #2
N: 286876.7218
E: 2610359.6437
N: 286852.4978
E: 2610315.0482
PROPOSED TRANSFORMER PAD PER COA DETAIL 5848
3 U-SHAPED BIKE RACKS (REFER C2.30 FOR DETAIL)
ACCESSIBLE SIGN WITH BOLLARD (REFER TO C2.31 FOR DETAIL)
3 U-SHAPED BIKE RACKS (REFER C2.30 FOR DETAIL)
N: 286826.3813
E: 2610242.9180
N: 286791.1041
E: 2610262.0610
PROPOSED BUILDING #1
N: 286764.2183
E: 2610128.6488
N: 286729.0611
E: 2610147.7267
BUILDING CANOPY; TYP.
15' SETBACK
2' CURB & GUTTER (REFER TO C2.30 FOR DETAIL)
R1-1 "STOP" SIGN
24" WHITE STOP BAR
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
N: 286876.9594
E: 2610086.2350
ACCESSIBLE SPACES TO BE STRIPED PER FDOT INDEX 711-011
N 61°30'31" E 326.66'
S 61°30'31" W 332.64'
N 28°29'29" W 70.00'
4" WHITE; TYP.
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
3' CURB TAPER
6" WHITE, TYP.
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
4" WHITE; TYP.
6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)
4" WHITE; TYP.
4" WHITE; TYP.
4" WHITE; TYP.

PROPOSED BUILDING #1

N: 286826.3813
E: 2610242.9180

N: 286791.1041
E: 2610262.0610

N: 286764.2183
E: 2610128.6488

N: 286729.0611
E: 2610147.7267

R=47.00'
L=12.05'
Δ=14°41'28"

R=27.00'
L=19.43'
Δ=41°13'24"

R=47.00'
L=12.91'
Δ=15°44'04"

PROPOSED BUILDING #5

N: 286657.3624
E: 2610126.1876

61.22'

N: 286663.4956
E: 2610226.8979

39.54'

54.32'

15' SETBACK

18.99' SETBACK

N: 286615.4438
E: 2610232.6586

N: 286603.4330
E: 2610132.6780

100.69'

PIPE GUARDRAIL; TYP. (REFER TO FDOT INDEX 515-070)

5.72'

1 U-SHAPED BIKE RACK
(REFER TO C2.30 FOR DETAIL)

(2)-2" RISERS, 12" TREAD DEPTH
(REFER TO FDOT INDEX 515-070)

48.37'

N: 286590.3410
E: 2610182.9725

N: 286584.5725
E: 2610134.9479

PROPOSED BUILDING #6

47.78'

N: 286545.8741
E: 2610188.3136

N: 286540.1173
E: 2610140.2981

25'-11" SETBACK

3' CURB TAPER

6" CURB (REFER TO
C2.30 FOR DETAIL)

ACCESSIBLE SPACE
TO BE STRIPED PER
FDOT INDEX 711-011

(3)-6" RISERS , 12" TREAD DEPTH
(REFER TO FDOT INDEX 515-070)

PROPOSED TRANSFORMER PAD PER COA DETAIL 5848

ACCESSIBLE SIGN WITH BOLLARD
(REFER TO C2.31 FOR DETAIL)

11.77'

2' CURB AND GUTTER (REFER
TO C2.30 FOR DETAIL)

ACCESSIBLE SPACE
TO BE STRIPED PER
FDOT INDEX 711-011

12+00

13+00

14+00

15+00

P-WW

SF

GRAPHIC SCALE
0 10 20 40

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING

=CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)

=HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)

=STANDARD DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

= GRAVEL SURFACE (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.

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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12/09/21 CITY OF ALACHUA
01/06/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT:
CONCEPT DEVELOPMENT, INC.

PROJECT:
CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE:
DETAILED HORIZONTAL CONTROL
AND SITE PLAN

TECHNICIAN:
G. WADZINSKI

DESIGNER:
J. MEINHENNET, E.I.

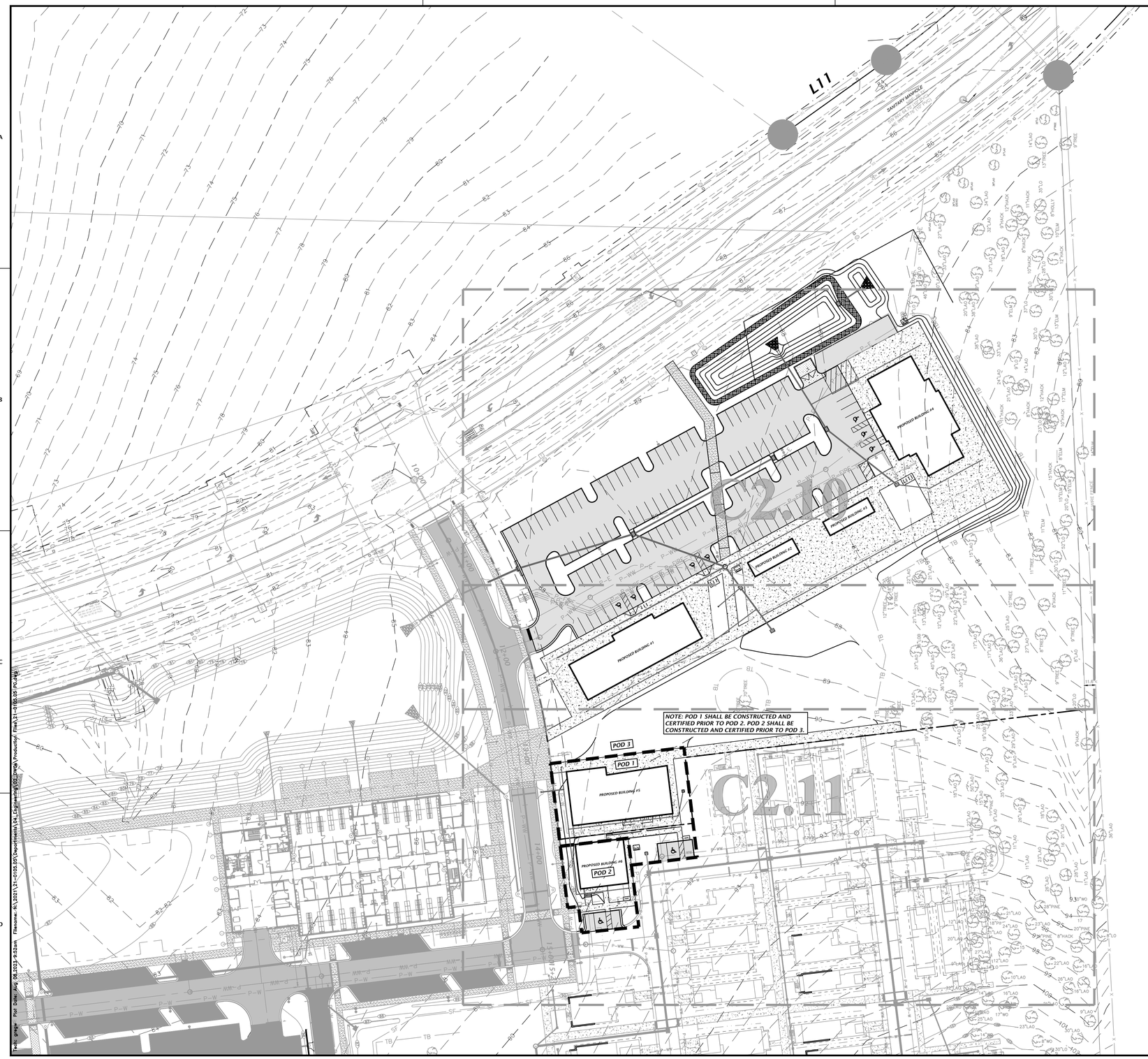
QUALITY CONTROL:
T. HASTAY, P.E.

PROJECT NUMBER:
21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO:
C1.11

Tools: gwpw Plot Date: Aug 08,2023 9:51am Filename: N:\2021\21-0105.05\Department\04_Engineering\03_DWGs\Production Files\21-0105.05_SP.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-021 AND 425-010	87.50	81.73 E 81.73 SW	18" 18"	N: 286861.07 E: 2610078.88
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.48	82.56 E 82.56 W 82.56 NE	18" 18" 15"	N: 286895.10 E: 2610193.18
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.52	83.36 SW	15"	N: 286971.34 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 AND 425-010	88.39	83.21 SE 83.21 W 83.21 NE 83.21 SW	15" 18" 8" 12"	N: 286862.50 E: 2610284.93
S-5	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	88.36	83.37 SE 83.37 NW 83.37 SW	15" 15" 8"	N: 286841.56 E: 2610300.45
S-6	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.25	83.49 NW	15"	N: 286798.51 E: 2610332.34
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.50	84.30 E 84.30 NW	8" 15"	N: 286944.63 E: 2610456.96
S-9	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	87.13	83.86 SE 83.86 NW	15" 15"	N: 287000.08 E: 2610386.46
S-10	FLARED END SECTION PER FDOT INDEX 430-020	N/A	83.38 SE	15"	N: 287080.19 E: 2610336.65
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	88.00	86.14 NE	15"	N: 287125.64 E: 2610398.35
S-12	FLARED END SECTION PER FDOT INDEX 430-020	N/A	86.00 SW	15"	N: 287141.86 E: 2610422.37
S-13	2'X2' AREA DRAIN	89.00	87.00 S	8"	N: 286638.01 E: 2610243.04

GRAPHIC SCALE
0 25 50 100

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01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

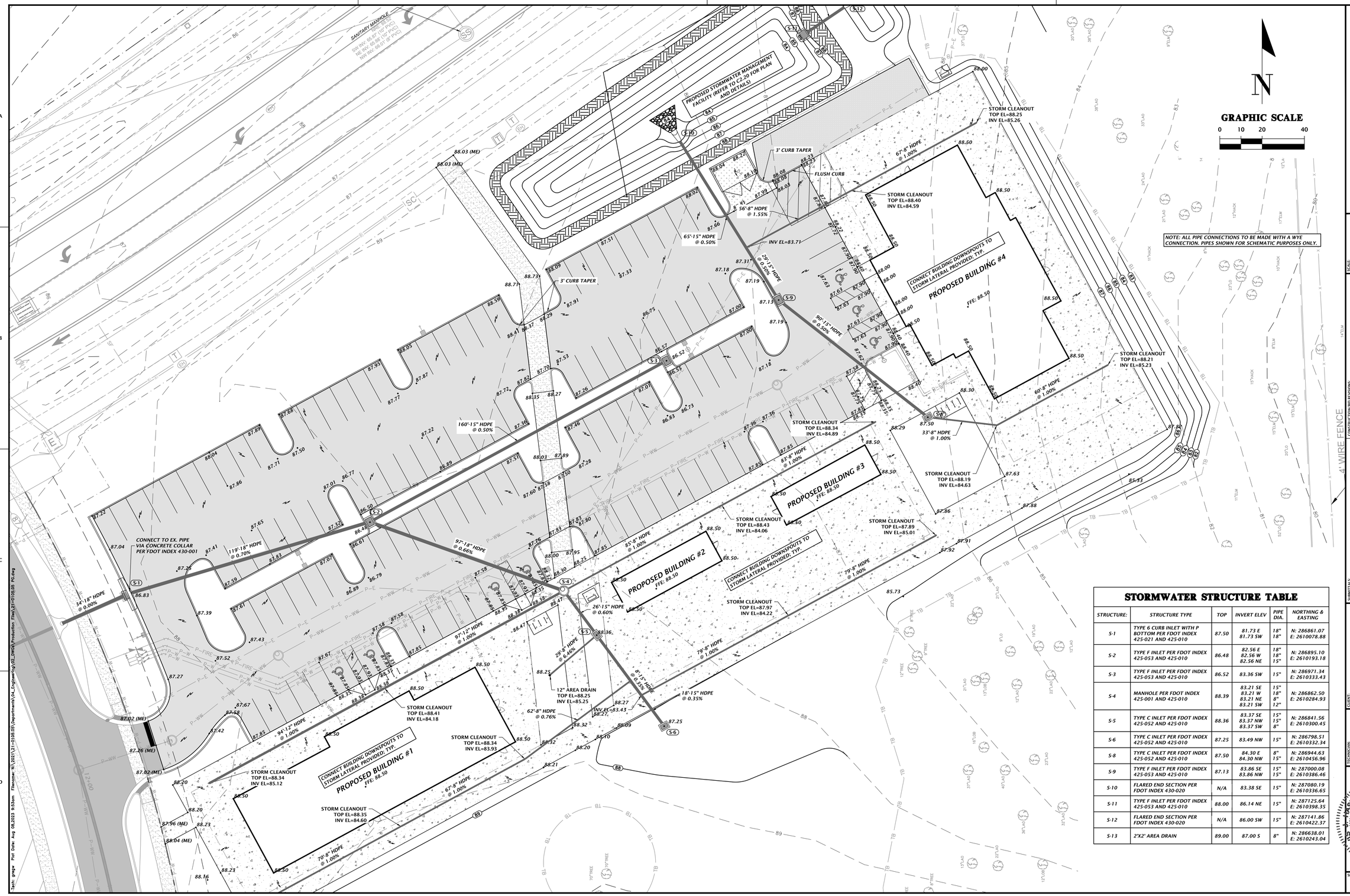
SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: J. ASHENHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-01105.05

TRAVIS J. HASTAY
LICENSE * No. 84295 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.00

Path: (proje Plot Date: Aug 08,2023 - 8:52am Filename: M:\2021\21-01105.05\Department\01_Engineering\02_Civil\Productio Final 21-01105.05 P1.dwg)



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-021 AND 425-010	87.50	81.73 E 81.73 SW	18" 18"	N: 286861.07 E: 2610078.88
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.48	82.56 E 82.56 W 82.56 NE	18" 18" 15"	N: 286895.10 E: 2610193.18
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.52	83.36 SW	15"	N: 286971.34 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 AND 425-010	88.39	83.21 SE 83.21 W 83.21 NE 83.21 SW	15" 18" 8" 12"	N: 286862.50 E: 2610284.93
S-5	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	88.36	83.37 SE 83.37 NW 83.37 SW	15" 15" 8"	N: 286841.56 E: 2610300.45
S-6	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.25	83.49 NW	15"	N: 286798.51 E: 2610332.34
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.50	84.30 E 84.30 NW	8" 15"	N: 286944.63 E: 2610456.96
S-9	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	87.13	83.86 SE 83.86 NW	15" 15"	N: 287000.08 E: 2610386.46
S-10	FLARED END SECTION PER FDOT INDEX 430-020	N/A	83.38 SE	15"	N: 287080.19 E: 2610336.65
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	88.00	86.14 NE	15"	N: 287125.64 E: 2610398.35
S-12	FLARED END SECTION PER FDOT INDEX 430-020	N/A	86.00 SW	15"	N: 287141.86 E: 2610422.37
S-13	2'X2' AREA DRAIN	89.00	87.00 S	8"	N: 286638.01 E: 2610243.04

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est. 1988 FLORIDA CA-4075
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02/18/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WALDZINSKI
DESIGNER: J. MENNENET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.10

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STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-021 AND 425-010	87.50	81.73 E 81.73 SW	18" 18"	N: 286861.07 E: 2610078.88
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.48	82.56 E 82.56 W 82.56 NE	18" 18" 15"	N: 286895.10 E: 2610193.18
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.52	83.36 SW	15"	N: 286971.34 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 AND 425-010	88.39	83.21 SE 83.21 W 83.21 NE 83.21 SW	15" 18" 8" 12"	N: 286862.50 E: 2610284.93
S-5	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	88.36	83.37 SE 83.37 NW 83.37 SW	15" 15" 8"	N: 286841.56 E: 2610300.45
S-6	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.25	83.49 NW	15"	N: 286798.51 E: 2610332.34
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.50	84.30 E 84.30 NW	8" 15"	N: 286944.63 E: 2610456.96
S-9	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	87.13	83.86 SE 83.86 NW	15" 15"	N: 287000.08 E: 2610386.46
S-10	FLARED END SECTION PER FDOT INDEX 430-020	N/A	83.38 SE	15"	N: 287080.19 E: 2610336.65
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	88.00	86.14 NE	15"	N: 287125.64 E: 2610398.35
S-12	FLARED END SECTION PER FDOT INDEX 430-020	N/A	86.00 SW	15"	N: 287141.86 E: 2610422.37
S-13	2'X2' AREA DRAIN	89.00	87.00 S	8"	N: 286638.01 E: 2610243.04

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-4075
CHW Professional Consultants

SCALE: 1"=20'

VERIFY SCALE BAR IS ACCURATE ON DRAWING

0 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
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01/24/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WALDZINSKI

DESIGNER: BENJAMIN HENNET, E.I.

QUALITY CONTROL: T. HASTAY, P.E.

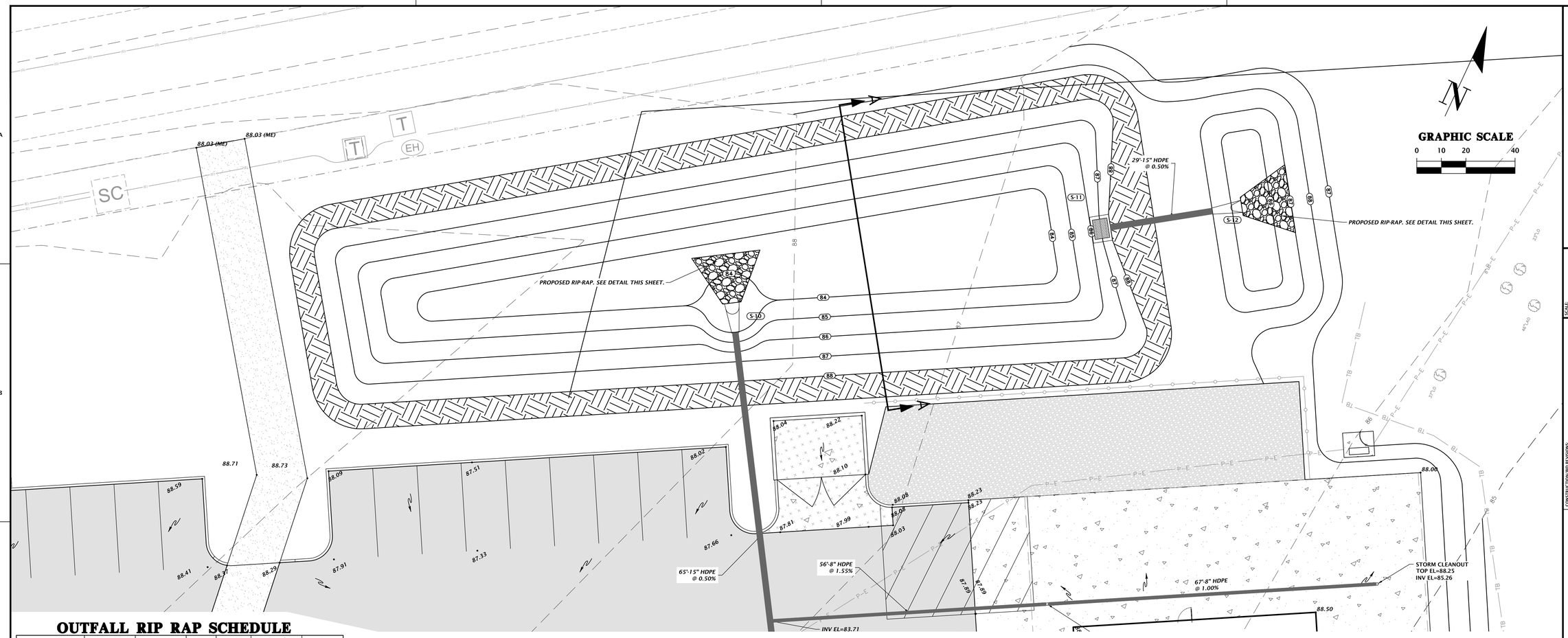
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.11

Tech: gwlze Plot Date: Aug 08,2023 9:54am File name: M:\2021\21-0105.05\Department\04_Engineering\02_DWG\Production Files\21-0105.05 PS.dwg

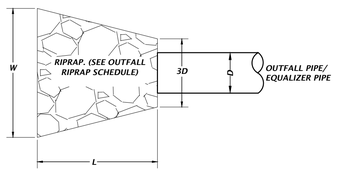


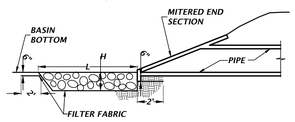
OUTFALL RIP RAP SCHEDULE

STRUCTURE	D	3D(ft)	L (ft)	W (ft)	d_{50}/ft**	H (ft)
S-10	15"	3.75	10	14	0.5	1
S-12	15"	3.75	10	14	0.5	1

* MAXIMUM STONE SIZE IS 1.5 TIMES d50. THICKNESS OF PAD IS 1.5 TIMES MAX SIZE d50 OR NOT LESS THAN 6 INCHES.

** d50 DEFINITION IS 50 PERCENT BY WEIGHT OF A ROCK MIXTURE THAT IS GREATER OR LESS THAN d50 SIZE.





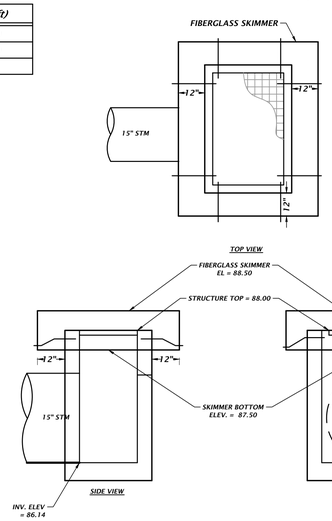
SECTION A-A

NOTES:

1. ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
2. RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
3. ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.
4. BROKEN SLOPE IS NOT ACCEPTABLE.

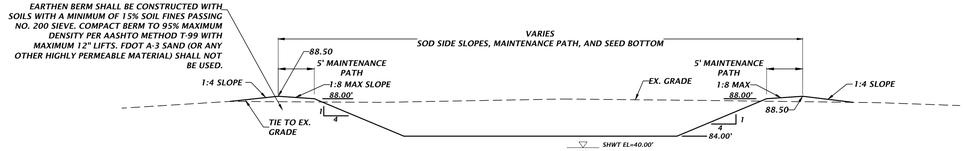
RIP-RAP EROSION PROTECTION

NTS



S-11; OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'E' INLET PER FDOT INDEX 425-052

NTS



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 3 FEET AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A

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TRAVIS J. HASTAY
LICENSE
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SHEET NO.: C2.20

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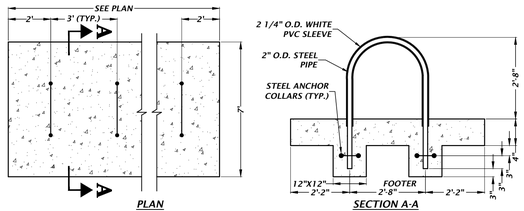
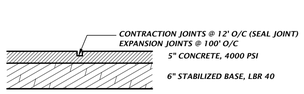


U-SHAPE BIKE RACK

NTS



NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO FC & PA STANDARDS.

HEAVY DUTY CONCRETE DETAIL

NTS

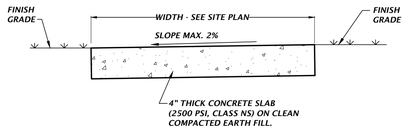
NOTE:
JOINT PATTERN AND TYPE PER FLORIDA CONCRETE & PRODUCTS ASSOCIATION SPECIFICATIONS

STANDARD DUTY ASPHALT DETAIL

HEAVY DUTY ASPHALT DETAIL

ASPHALT PAVEMENT DETAILS

NTS



NOT ADJACENT TO PAVEMENT

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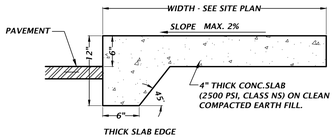


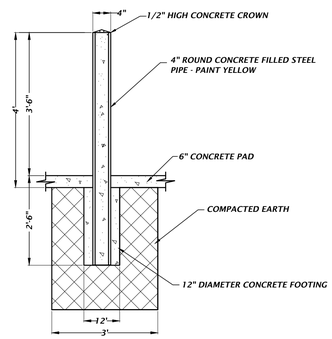
ADJACENT TO PAVEMENT

NTS

NOTES:

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

CONCRETE SIDEWALK DETAILS



PIPE BOLLARD DETAIL

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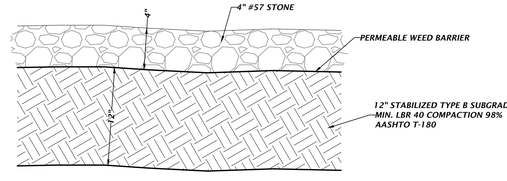
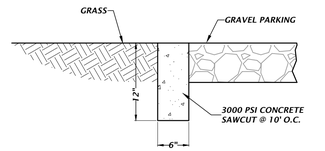


NOTE: GRAVEL MATERIAL SHALL BE FDOT CERTIFIED MATERIAL.

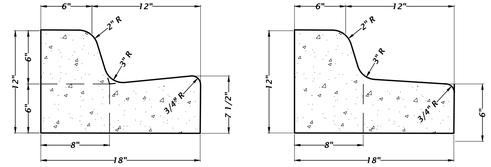
GRAVEL DETAIL

NTS



FLUSH CURB DETAIL

NTS

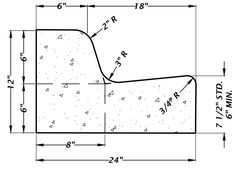


CATCH CURB

SPILL CURB

MODIFIED TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS

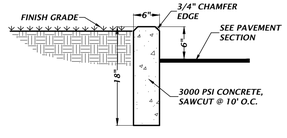


NOTE:

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

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



TYPICAL 6" CURB DETAIL

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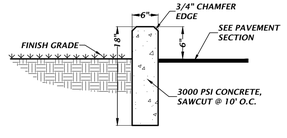

6" BOX CURB DETAIL

NTS

TYPE III SILT FENCE DETAIL

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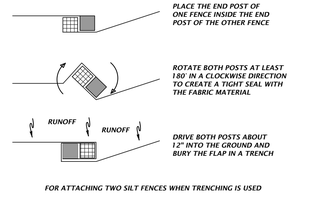
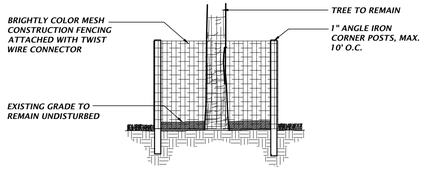


FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

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TRAVIS J. HASTAY

LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER Aug 11 2023

FL PE No. 84295

SHEET NO: C2.30

Tech: gregw Plot Date: Aug 08,2023 9:55am Filename: M:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 DT.dwg

DUMPSTER KEY NOTES

TOP OF WALL, BOND BEAM SOLID POURED CONT. W//(2) #5 REBAR

SOLID POURED CELL EVERY 48" W/(1) #5 CONT. DRILLED & EPOXIED FROM TOP TO BOTTOM W/12" HOOK EACH END AND MIN. 30" SPLICE

8" SPLI-FACED CMU W/(1) #5 AT 48" O.C. TYP. (PAINT BLOCK TO MATCH BUILDING

4" THICK FINISHED SLAB

20"x18" CONCRETE FOOTING

(2) #5 CONT. W/12" STANDARD HOOK

6" STEEL BOLLARD, POUR SOLID. PAINT TO MATCH BUILDING/CMU. SEE CIVIL PLANS FOR EMBEDMENT.

DUMPSTER (NIC)

CONCRETE FOOTING W/REINFORCED CONCRETE AS SHOWN

CONCRETE SHALL BE STANDARD MIX F'c=3000 PSI FOR ALL FOOTINGS AND SLABS OR SHALL BE STANDARD PUMP MIX F'x=3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE PER ACI STANDARDS.

CONCRETE SHALL BE PER MANUFATURER'S PRODUCT GUIDE ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH.

MORTAR SHALL BE TYPE 'M' OR 'N' FOR ALL MASONRY UNITS.

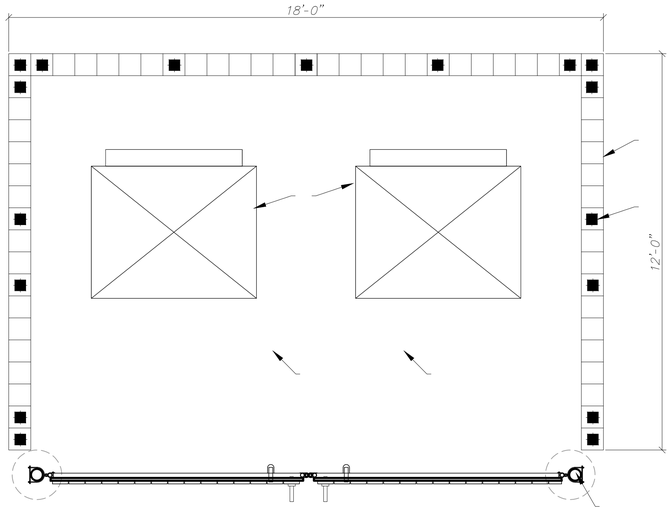
DUMPSTER ENCL. CONCRETE SPECS:

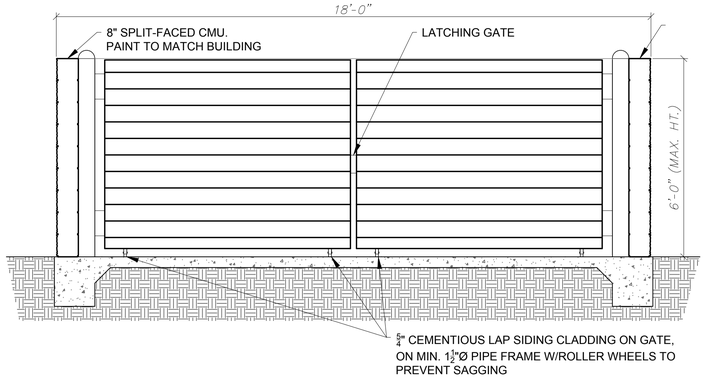
CONSTRUCT FOOTING w/REINFORCED CONCRETE AS SHOWN.

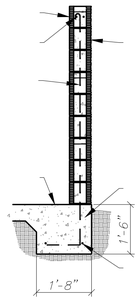
CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FOOTINGS AND SLABS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.

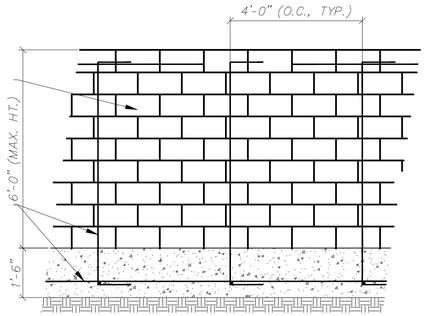
CONCRETE BLOCK PER ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH. SEE SPECS ON A-12.

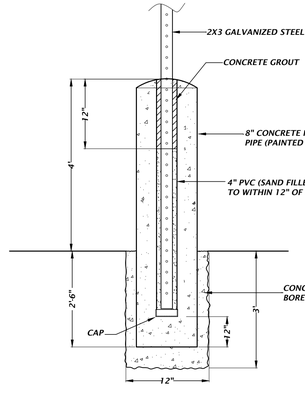
USE TYPE 'M' OR 'N' MORTAR TO LAY UP CONCRETE MASONRY BLOCK.





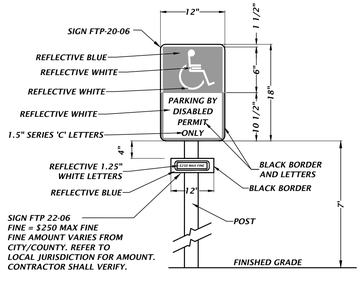






BOLLARD & ACCESSIBLE SIGN DETAIL

NTS

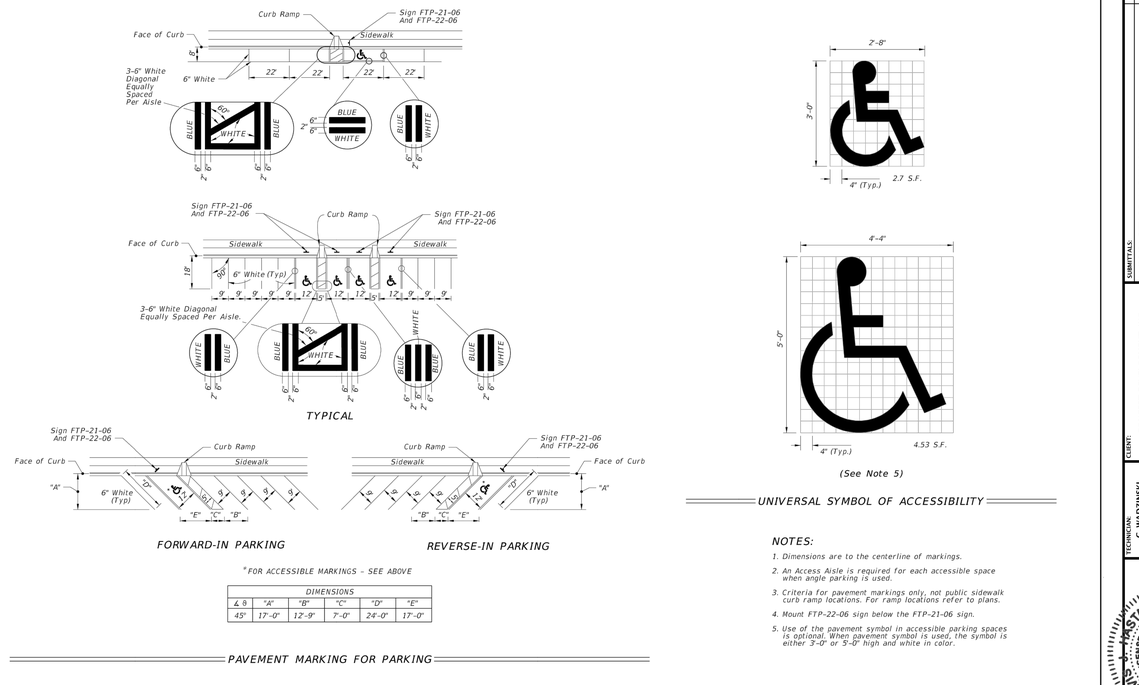


SIGN NOTES:

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

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

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

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

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	11 of 13

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0075
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.

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/04/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: C. MEINHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.31

Tech: grego Plot Date: Aug 08,2023 9:55am Filename: N:\2021\21-0105.05\Departments\04_Engineering\03_DWGs\Production Files\21-0105.05 DT.dwg

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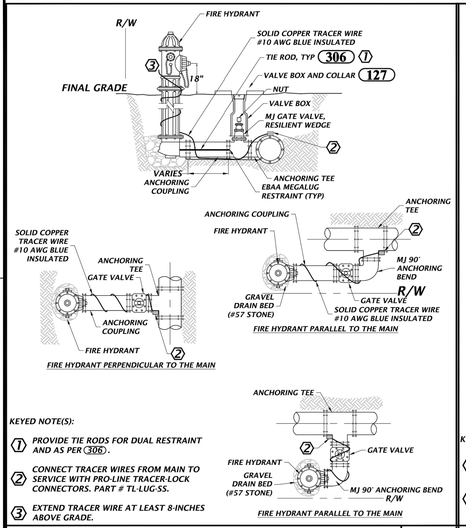


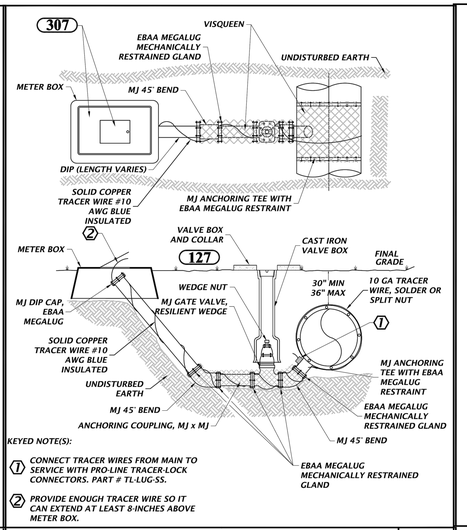
KEYED NOTE(S):

(1) PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER (306).

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

(3) EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

(103) FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS

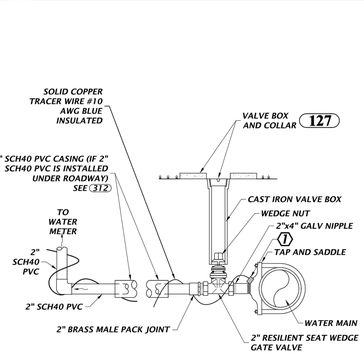


KEYED NOTE(S):

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

(2) PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

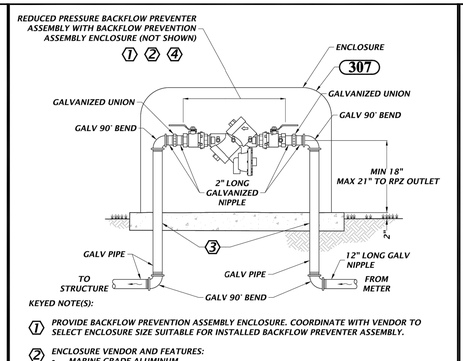
(106) 2" AND 3" BLOW OFF ASSEMBLY
NTS



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):

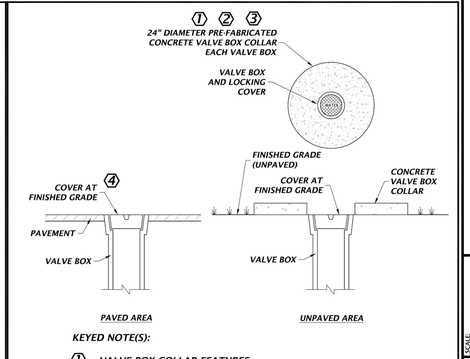
(1) PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

(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):

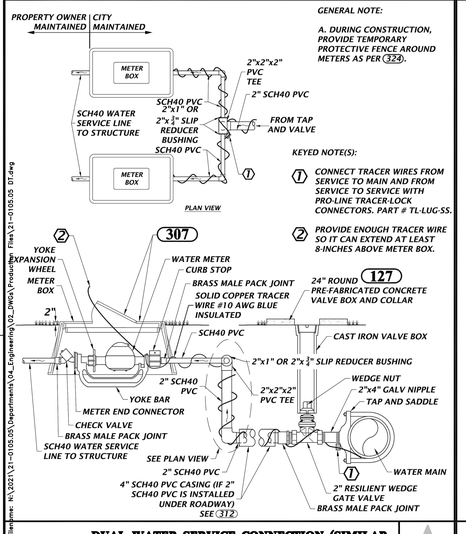
(1) VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

(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)

(4) COVER SHALL BE TRAFFIC RATED AS PER DETAIL (264)

(127) VALVE BOX COVER
NTS



GENERAL NOTE:

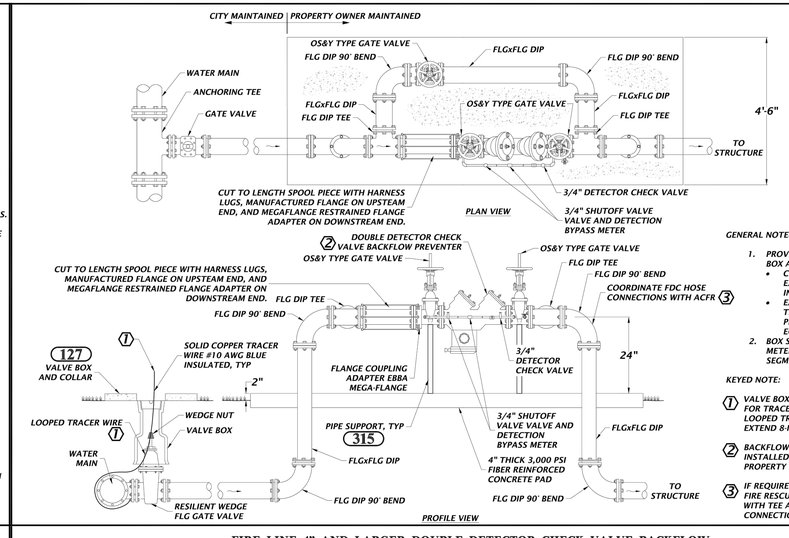
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER (324).

KEYED NOTE(S):

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

(2) PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

(130) DUAL WATER SERVICE CONNECTION (SIMILAR FOR MULTIPLE SERVICE CONNECTIONS)
NTS



GENERAL NOTE(S):

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

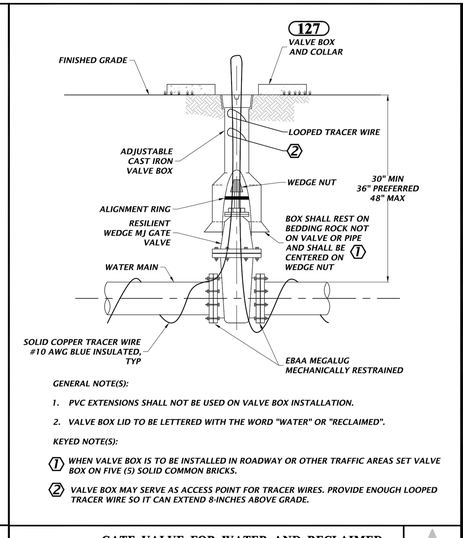
KEYED NOTE:

(1) VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.

(2) BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

(3) IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.

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



GENERAL NOTE(S):

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

KEYED NOTE(S):

(1) WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

(2) VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

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

ABBREVIATIONS

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

(151) DETAIL ABBREVIATIONS
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-4075

SCALE: N/A

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/04/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MINOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: G. WADZINSKI

ENGINEER: C. MENNENNET, E.I.

QUALITY CONTROL: T. HASTAY, P.E.

PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY

LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER Aug 11 2023

FL PE No. 84295

SHEET NO.: C2.32

CONSTRUCTION/BID REVISIONS:

Plot Date: Aug 08,2023 9:55am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 07.dwg Texts: gray

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 4" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. 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 SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.

(2) THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.

(3) INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.

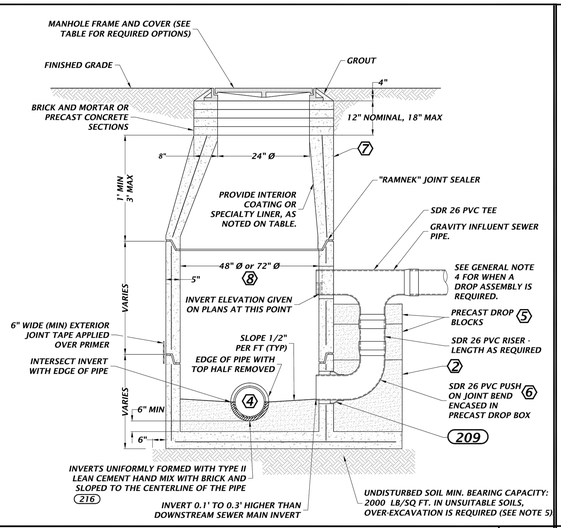
(4) GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER (216)

(5) FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.

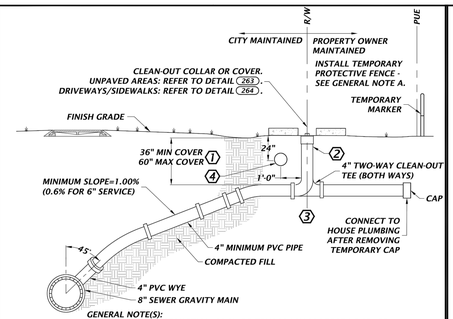
(6) FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX

(7) FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.

(8) MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER WITH COVER SIZE AS PER DETAILS (212) (213) (214)



215 STANDARD MANHOLE AND DROP, AS REQUIRED — NTS



GENERAL NOTE(S):

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND CLEANOUT PER (324).
B. SOLVENT WELD ALL PVC FITTINGS.
C. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

(1) CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.

(2) DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.

(3) DETAIL SHOWS CLEAN-OUT (CO) 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.

(4) TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, MODEL OM-6, PART 52085009.

200 WASTEWATER SERVICE LATERAL — NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

(1) TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.

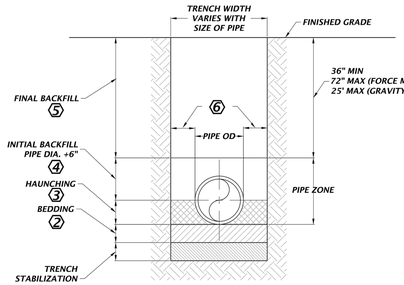
(2) BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.

(3) HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.

(4) INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).

(5) FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.

(6) 12" MINIMUM



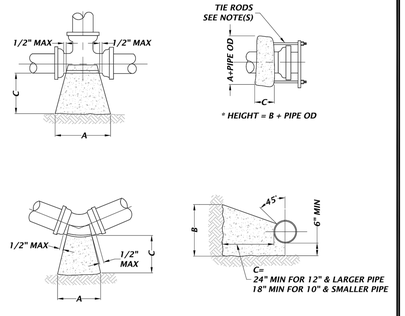
303 BEDDING AND TRENCHING DETAIL — NTS

GENERAL NOTE(S):

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

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

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



THRUST BLOCK FOR BENDS

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

THRUST BLOCK FOR TEES AND PLUGS

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

306 THRUST BLOCK AND TIE ROD DETAILS — NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

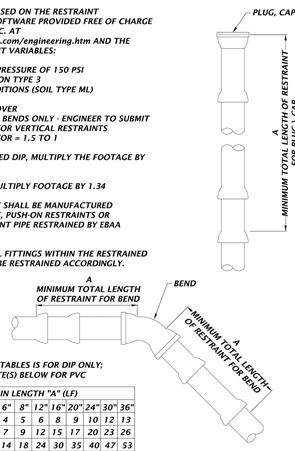
307 PAINT SYSTEM NO. 5 — NTS

GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
E. 2 FEET OF COVER
F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

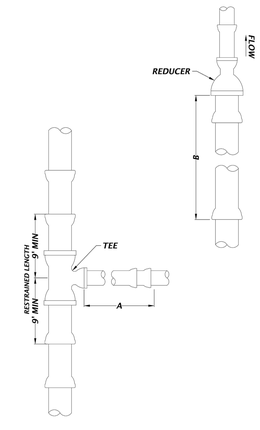


NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)

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

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.



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

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

309 JOINT RESTRAINT — NTS

11801 Research Drive
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www.chw-inc.com
est. 1988 FLORIDA CA-9075
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SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
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01/04/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MINOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: C. MCMENNEMEY, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.33

CONSTRUCTION/BID REVISIONS:

For Date: Aug 08, 2023 9:58am Filename: N:\2021\21-0105.05\Department\06-Engineering\08-Design\Production Files\21-0105.05 01.dwg
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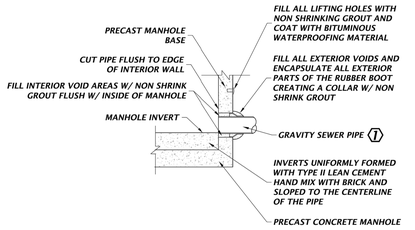


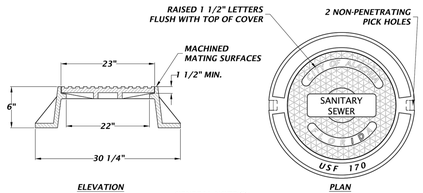
GENERAL NOTE:

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

KEYED NOTE(S):

1. ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.

209 MANHOLE PIPE CONNECTION
NTS

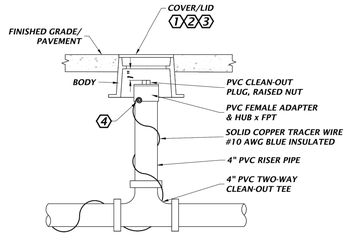


ELEVATION PLAN

GENERAL NOTE(S):

1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER 307

212 STANDARD SEWER MANHOLE FRAME AND COVER
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

FLOW STREAMS

- POTABLE WATER
- WW— WASTEWATER FORCE MAIN
- WW—GR WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

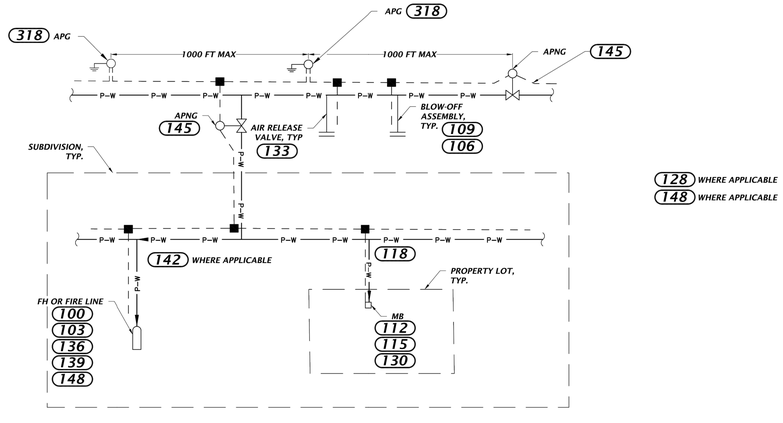
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

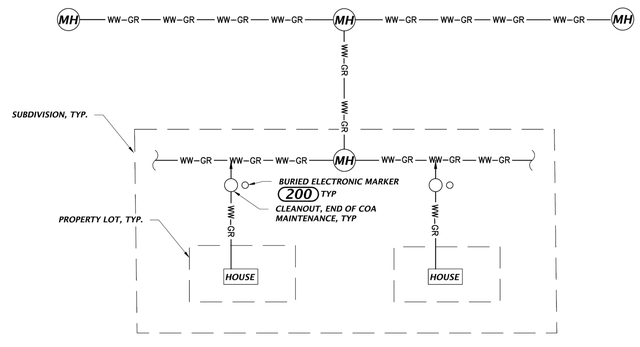
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS

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SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR DRAWING SCALE.
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0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/07/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MINOR REVISION

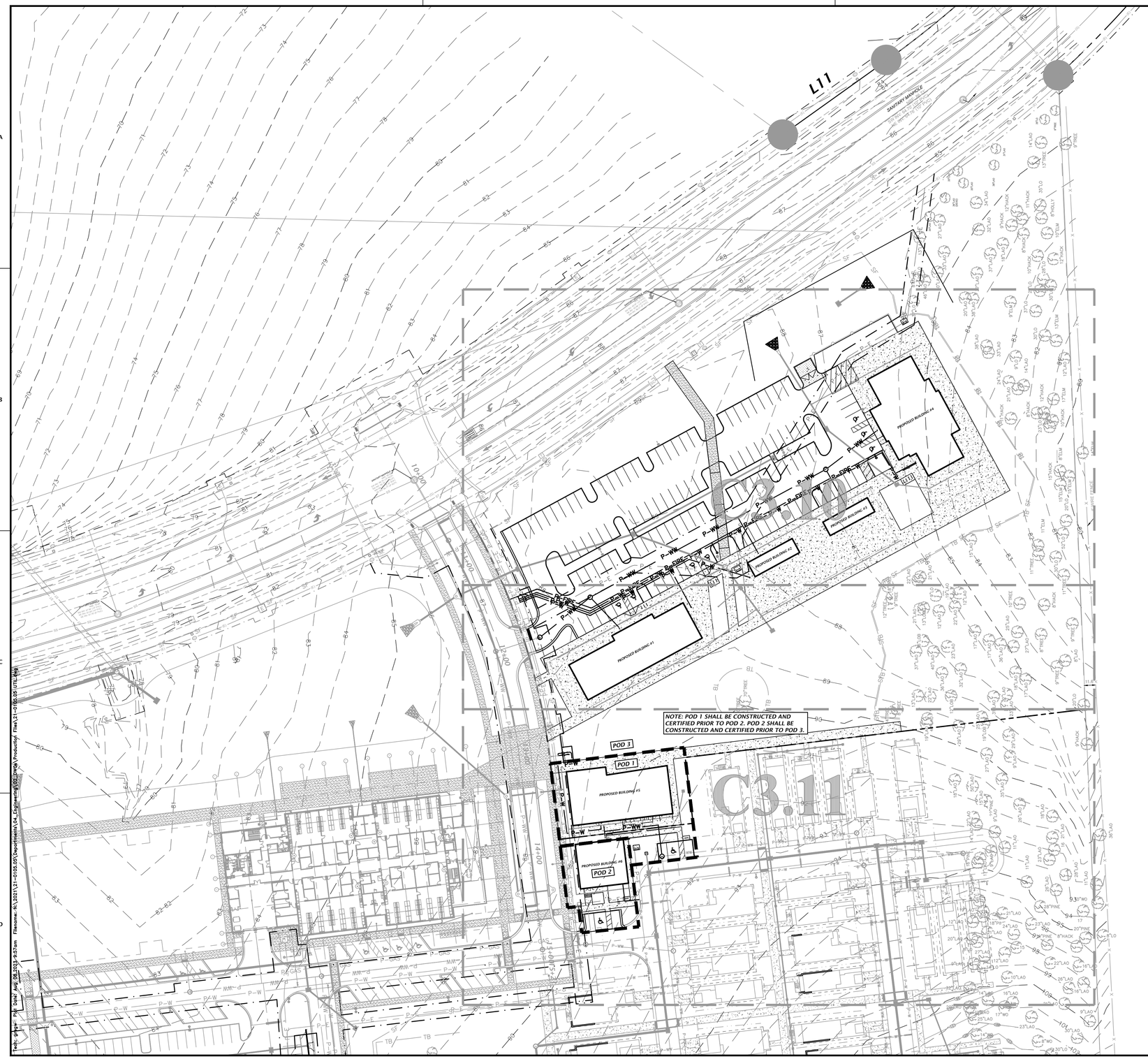
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: G. WALDZINSKI
ENGINEER: C. MEHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO.: C2.34

Tools: gregw Plot Date: Aug 08,2023 9:56am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 07.dwg



N

GRAPHIC SCALE

0 25 50 100

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
EX-MH	MANHOLE PER FDOT INDEX 425-001 AND 425-010	91.50	85.10 (6") N 84.40 (8") S 84.50 (8") E	N: 286572.69 E: 2610221.87
MH-1	MANHOLE PER FDOT INDEX 425-001 AND 425-010 END OF COA MAINTENANCE. SEE COA DETAIL 215 ON SHEET C3.23 FOR DROP CONNECTION DETAIL.	87.22	81.02 (8") NE 73.04 (8") W	N: 286791.86 E: 2610099.65
MH-2	MANHOLE PER FDOT INDEX 425-001 AND 425-010	87.55	81.44 (8") NE 81.34 (8") SW 83.09 (6") SE	N: 286831.92 E: 2610149.98
MH-3	MANHOLE PER FDOT INDEX 425-001 AND 425-010	87.30	82.78 (8") SW 83.10 (6") SE 82.88 (6") NE	N: 286959.89 E: 2610385.77

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CHW Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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01/24/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: G. WALDZINSKI
DESIGNER: C. MEHLENBECK, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.00

Path: g:\p\21-0105.05\Design\Civil\Engineering\002 Drawings\Productive\ Plan Date: Aug 08, 2023 - 9:57am Filename: 4x1 2021\21-0105.05\Design\Civil\Engineering\002 Drawings\Productive\ Flow\21-0105.05 UTILITY.dwg

SANITARY MANHOLE
RIM EL=88.10
SW INV. EL=80.15 (10" PVC)
NE INV. EL=80.35 (10" PVC)
NW INV. EL=81.37 (8" PVC)

PROPOSED TRANSFORMER PAD PER COA DETAIL 584B

PROPOSED P.U.E.

WW CLEANOUT WITH PEDESTRIAN RATED TOP
TOP EL=87.93
INV EL=83.50

PROPOSED BUILDING #4

(1)-6" TEE
(1)-6" GATE VALVE AND BOX
FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

63'-6" PVC @ 1.00%

MH-3

WATER MAIN CROSSING, 6" MIN. SEPARATION
6" FIRE LINE (DESIGNED BY OTHERS)

101'-8" PVC @ 0.50%

40'-6" PVC @ 1.00%

WW CLEANOUT WITH PEDESTRIAN RATED TOP
TOP EL=88.45
INV EL=83.50

1" PVC WATER SERVICE (MIN. 36" COVER)

PROPOSED BUILDING #3

FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103
(1)-6" TEE
(1)-6" GATE VALVE AND BOX

CONTRACTOR TO DEFLECT WATER MAIN BELOW STORM, 12" MIN. SEPARATION

WATER MAIN CROSSING, 6" MIN. SEPARATION

40'-6" PVC @ 3.07%

WW CLEANOUT WITH PEDESTRIAN RATED TOP
TOP EL=88.45
INV EL=83.50

169'-8" PVC @ 0.50%

PROPOSED BUILDING #2

PROPOSED P.U.E.

REFER TO INSET A-A

6" FIRE LINE (DESIGNED BY OTHERS)

(3)-1" PVC WATER SERVICE (MIN. 36" COVER)

PROPOSED TRANSFORMER PAD PER COA DETAIL 584B

1" PVC WATER SERVICE (MIN. 36" COVER)

1" PVC WATER SERVICE (MIN. 36" COVER)

MH-2

WATER MAIN CROSSING 6" MIN SEPARATION

41'-6" PVC @ 1.00%

SECTIONALIZING CABINET EXISTING

65'-8" PVC @ 0.50%

WW CLEANOUT WITH PEDESTRIAN RATED TOP
TOP EL=88.45
INV EL=83.50

(1)-6" CLDIP 45° BEND
(3)-1" PVC 45° BEND

MH-1
SEE COA DETAIL 215 ON SHEET C3.23
FOR DROP CONNECTION DETAIL
(END OF COA MAINTENANCE)

PROPOSED BUILDING #1

4' WIRE FENCE

GRAPHIC SCALE
0 10 20 40

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
EX-MH	MANHOLE PER FDOT INDEX 425-001 AND 425-010	91.50	85.10 (6") N 84.40 (8") S 84.50 (8") E	N: 286572.69 E: 2610221.87
MH-1	MANHOLE PER FDOT INDEX 425-001 AND 425-010 END OF COA MAINTENANCE. SEE COA DETAIL 215 ON SHEET C3.23 FOR DROP CONNECTION DETAIL.	87.22	81.02 (8") NE 73.04 (8") W	N: 286791.86 E: 2610099.65
MH-2	MANHOLE PER FDOT INDEX 425-001 AND 425-010	87.55	81.44 (8") NE 81.34 (8") SW 83.09 (6") SE	N: 286831.92 E: 2610149.98
MH-3	MANHOLE PER FDOT INDEX 425-001 AND 425-010	87.30	82.78 (8") SW 83.10 (6") SE 82.88 (6") NE	N: 286959.89 E: 2610385.77

PROPOSED P.U.E.

6" RPZ BFP WITH REMOTE FDC (DESIGNED BY OTHERS)
END COA MAINTENANCE JUST UPSTREAMS OF THE RPZ BFP

8" TEE
8" X 6" REDUCER
2" TAPPED PLUG

2" GATE VALVE AND BOX

8" X 8" WET TAP

(3)-1" POTABLE WATER METERS (END COA MAINTENANCE, BACKFLOW PREVENTERS AND SERVICE LINES DOWNSTREAM OF METER BOX ARE THE RESPONSIBILITY OF THE PROPERTY OWNER)

(2)-2"X1" PVC TEES

2" 90° BEND
1" TAPPED PLUG

(3)-1" RPZ BACKFLOW PREVENTERS

6" FIRE (DESIGNED BY OTHERS)

(3)-1" 45° BEND

(3)-1" PVC WATER SERVICE

PROPOSED P.U.E.

INSET A-A
SCALE: 1" = 10'

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SCALE: 1"=20'

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02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: E. MEHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 11 2023
FL PE No. 84295

SHEET NO: C3.10

Tech: pmpe Plot Date: Aug 08,2023 3:59pm Filename: W:\2021\21-0105.05\Department\04_Engineering\02_Design Production Files\C3-07\0105 UTIL.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
EX-MH	MANHOLE PER FDOT INDEX 425-001 AND 425-010	91.50	85.10 (6") N 84.40 (8") S 84.50 (8") E	N: 286572.69 E: 2610221.87
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MH-3	MANHOLE PER FDOT INDEX 425-001 AND 425-010	87.30	82.78 (8") SW 83.10 (6") SE 82.88 (6") NE	N: 286959.89 E: 2610385.77

INSET C-C
SCALE: 1" = 10'

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(352) 331-1976
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est. 1988 FLORIDA CA-4075

SCALE: 1"=20'
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01/24/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION
07/05/23 CITY OF ALACHUA MAJOR REVISION

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: G. WALDINSKI
DESIGNER: J. MENHENNET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 84295
Aug 11 2023
FL PE No. 84295

SHEET NO.: C3.11

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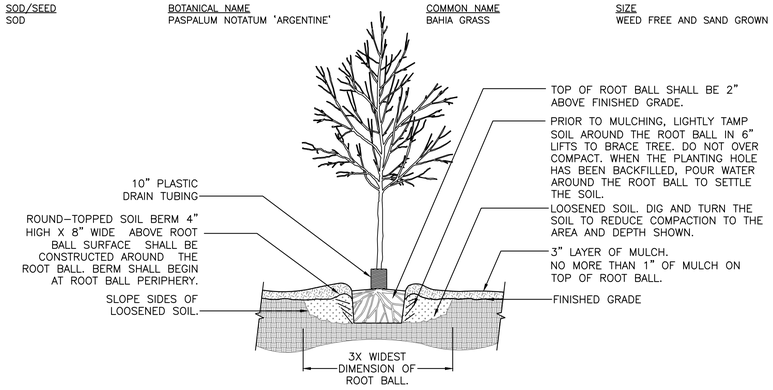
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
IV	28	ILEX VOMITORIA	YAUPON HOLLY	15 GAL., 6' HT., 30" SPR., 1.5" CAL.
MGD	30	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
QO	12	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QVP	11	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	48	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	7	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
VOW	24	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	15 GAL, 6' HT, 30" SPR, 1.5" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IN	243	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL, 7" HT, 14" SPR
VD	128	VACCINIUM DARROWII	LOWBUSH BLUEBERRY	3 GAL., 16" HT. X 12" SPR.
VOS	121	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
ZF	93	ZAMIA FLORIDANA	COONTIE	3 GAL., 15" HT X 15" HT.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**
MU	1,187	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., FULL	18" o.c.
RA	64	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	1 GAL., FULL	24" o.c.
SB	195	SPARTINA BAKERI	SAND CORD GRASS	1 GAL., FULL	42" o.c.
TG	152	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	42" o.c.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	



1 TREE PLANTING DETAIL
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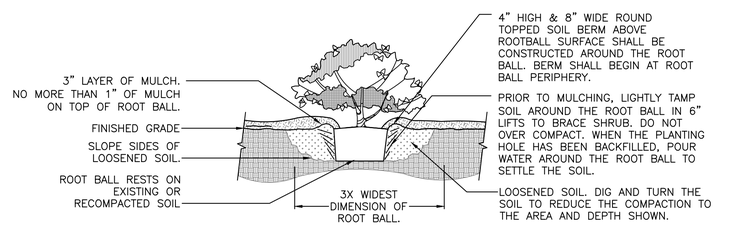

2 SHRUB PLANTING DETAIL
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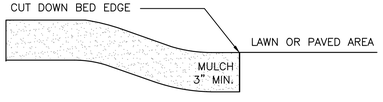
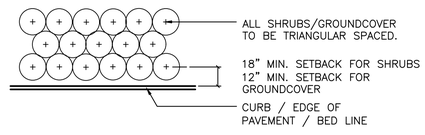


3 MULCH DETAIL
SCALE: N.T.S.



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	339 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF = 6 CANOPY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	6 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	217 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF = 4 CANOPY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	4 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
SOUTHEAST PERIMETER	415 L.F. BUFFER TYPE 'D'	OPTION 2 1 CANOPY TREE/25 LF = 17 CANOPY TREES REQUIRED 1 UNDERSTORY HEDGE/35 LF = 12 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	17 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 650 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 26 CANOPY TREES REQUIRED 13 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	26 CANOPY TREES PROVIDED 13 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 41,220 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 23 CANOPY TREES REQUIRED 230 SHRUBS REQUIRED	23 CANOPY TREES PROVIDED 230 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.42 ACRES = 19 CANOPY TREES REQUIRED	19 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.42 ACRES = 36 TREES REQUIRED 50% IN FRONT = 18 TREES REQUIRED 25% ON EAST SIDE = 9 TREES REQUIRED 25% ON WEST SIDE = 9 TREES REQUIRED 36 UNDERSTORY TREES REQUIRED	FRONT SIDE 18 UNDERSTORY TREES PROVIDED EAST SIDE 9 UNDERSTORY TREES PROVIDED WEST SIDE 9 UNDERSTORY TREES PROVIDED 36 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE BUILDING 1 130 LF NORTH FACADE = 5 TREES REQUIRED 130 LF SOUTH FACADE = 5 TREES REQUIRED 40 LF WEST FACADE = 2 TREES REQUIRED 40 LF EAST FACADE = 2 TREES REQUIRED BUILDING 2 50 LF NORTH FACADE = 6 TREES REQUIRED 50 LF SOUTH FACADE = 5 TREES REQUIRED 16 LF WEST FACADE = 2 TREES REQUIRED BUILDING 3 50 LF NORTH FACADE = 6 TREES REQUIRED 50 LF SOUTH FACADE = 5 TREES REQUIRED 16 LF EAST FACADE = 2 TREES REQUIRED BUILDING 4 50 LF NORTH FACADE = 6 TREES REQUIRED 50 LF SOUTH FACADE = 5 TREES REQUIRED 68 LF WEST FACADE = 2 TREES REQUIRED 68 LF EAST FACADE = 2 TREES REQUIRED BUILDING 5 100 LF NORTH FACADE = 2 TREES REQUIRED 52 LF SOUTH FACADE = 2 TREES REQUIRED 54 LF WEST FACADE = 4 TREES REQUIRED 54 LF EAST FACADE = 4 TREES REQUIRED BUILDING 6 48 LF SOUTH FACADE = 2 TREES REQUIRED 45 LF WEST FACADE = 4 TREES REQUIRED 45 LF EAST FACADE = 4 TREES REQUIRED	BUILDING 1 NORTH FACADE = 5 TREES PROVIDED SOUTH FACADE = 5 TREES PROVIDED WEST FACADE = 2 TREES PROVIDED EAST FACADE = 2 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE BUILDING 2 NORTH FACADE = 6 TREES PROVIDED SOUTH FACADE = 5 TREES PROVIDED WEST FACADE = 2 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE BUILDING 3 NORTH FACADE = 6 TREES PROVIDED SOUTH FACADE = 5 TREES PROVIDED EAST FACADE = 2 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE BUILDING 4 NORTH FACADE = 6 TREES PROVIDED SOUTH FACADE = 5 TREES PROVIDED WEST FACADE = 2 TREES PROVIDED EAST FACADE = 2 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE BUILDING 5 NORTH FACADE = 2 TREES PROVIDED SOUTH FACADE = 2 TREES PROVIDED WEST FACADE = 4 TREES PROVIDED EAST FACADE = 4 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE BUILDING 6 SOUTH FACADE = 2 TREES PROVIDED WEST FACADE = 4 TREES PROVIDED EAST FACADE = 4 TREES PROVIDED ROW OF SHRUBS ON EACH SIDE

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

TOTAL SITE AREA	6.42 ACRES
TOTAL PROPOSED OPEN AREA	4.42 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	68.8%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.11 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17.3%

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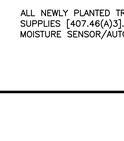
LEGEND



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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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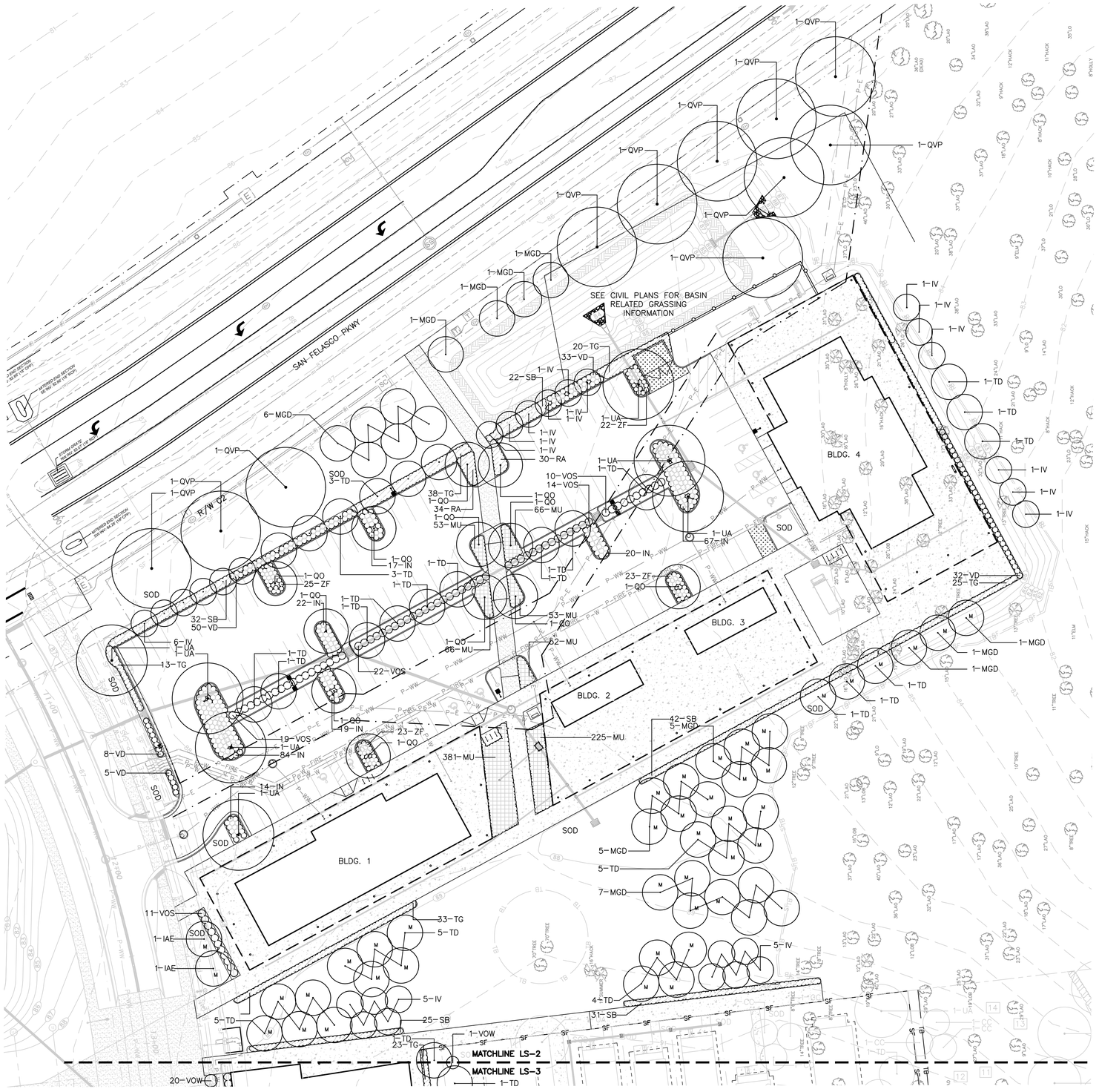
07/05/23 - SUBMITTAL TO CITY OF ALACHUA MAJOR REVISION
08/07/23 - SUBMITTAL TO CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE SCHEDULE, DETAILS, & NOTES

TECHNICIAN: LKOSAKRO
DESIGNER: LKOSAKRO
QUALITY CONTROL: CTOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-1

Tech: kenor Plot Date: Aug 03,2023 - 12:10pm Filename: N:\2021\21-0105.05\Department\03_Design\02_DWGs\01_Permitting\21-0105.05 Design Base.dwg



GRAPHIC SCALE
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TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES 42" LAO.....42" 40" LAO.....40" 33" LAO.....33" 38" LAO.....38" 36" LAO.....36" 30" LAO.....30" 32" LAO.....32" 35" LAO.....35" 31" LAO.....31" TOTAL INCHES REQUIRED.....317" TOTAL TREES REQUIRED (@ 2" CAL./TREE).....159 TREES
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT.....19 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....19 TREES TOTAL INCHES REQUIRED.....38" TOTAL TREES REQUIRED (@ 2" CAL./TREE).....19 TREES
TOTAL MITIGATION	TOTAL TREES REQUIRED.....178 TREES PROVIDED TREES.....41* TOTAL TREES DEFICIT.....137** *25% OF REQUIRED LANDSCAPING TO BE COUNTED TOWARD MITIGATION [Sec. 6.2.1(4)(D)(b)] **SEE TREE MITIGATION MEMO FOR MORE INFORMATION

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CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-2

Tech: kevcor Plot Date: Aug 07,2023 11:59pm Filename: M:\2021\21-0105.05\Department\CD_Design\CD_Dwgs\01_Permitting\21-0105.05 Design Base.dwg

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07/05/23 - SUBMITTAL TO CITY OF ALACHUA MAJOR REVISION
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CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: LANDSCAPE PLAN

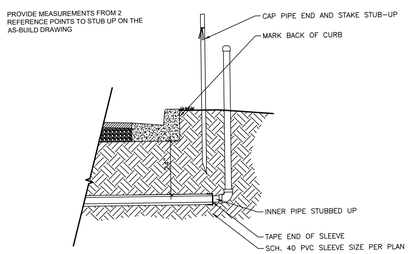
TECHNICIAN: LROSARIO
DESIGNER: J.MCCLELLAND
QUALITY CONTROL: CTOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-3

Tech: lwinor Plot Date: Aug 03,2023 - 12:17pm Filename: W:\2021\21-0105.05\Departments\03_Design\02_DWGs\01_Permitting\21-0105.05 Design Base.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC-1200-PL 12 Station Controller
S	Hunter Solar-Sync Weather Sensor
M	Potable Water Meter 3/4" (See civil plans)
BF	Wilkins 975XL 1" Backflow Preventer
=========	Pipe Sleeve: PVC Schedule 40



SLEEVING ROUGH-IN DETAIL

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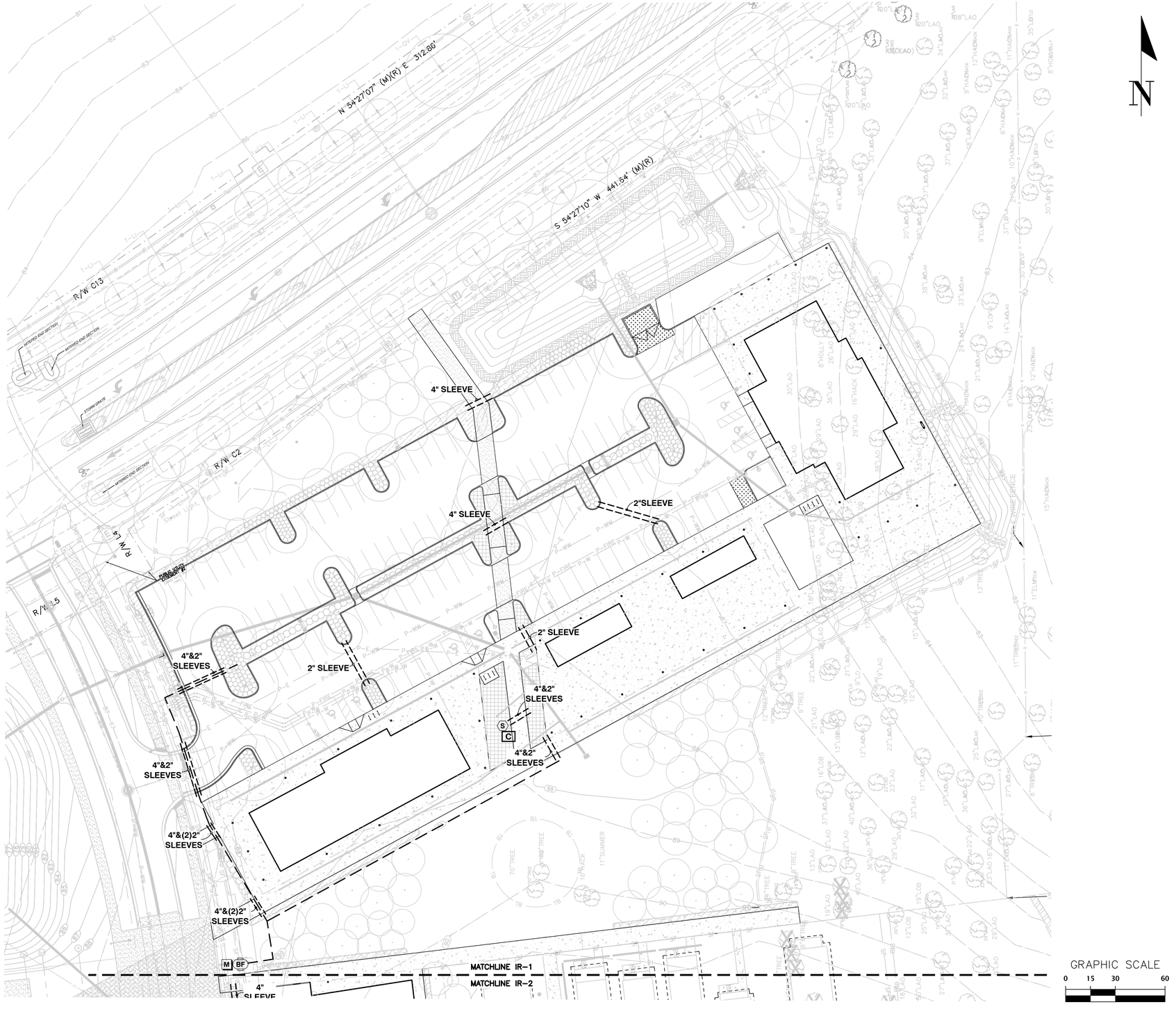

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07/05/23 - SUBMITTAL TO CITY OF ALACHUA MAJOR REVISION
08/07/23 - SUBMITTAL TO CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: IRRIGATION SCHEDULE, PLAN, & DETAILS

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: IR-1

Tech: kevcor Plot Date: Aug 07,2023 3:54pm Filename: M:\2021\21-0105.05\Department\CD_Design\CD_Dwgs\01_Permitting\21-0105.05 Design Base - IR.dwg

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CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: LROSARIO
DESIGNER: LROSARIO
QUALITY CONTROL: CTOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: IR-2

Tech: lenior Plot Date: Aug 07,2023 3:32pm Filename: N:\2021\21-0105.00\Department\03_Design\03_Civil\Plotting\21-0105.05 Design Base - IR.dwg

FL PE No. 44156 SHEET NO. E-1	WILLIAM T. STORMANT	TECHNICIAN: G. WADZINSKI DESIGNER: W.T. STORMANT, P.E. QUALITY CONTROL: W.T. STORMANT, P.E. PROJECT NUMBER: 21-0105.05	CLIENT: CONCEPT DEVELOPMENT, INC. PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT SHEET TITLE: PHOTOMETRIC SITE PLAN	SUBMITTALS: 11/30/21 CITY OF ALACHUA, SRWMD 12/09/21 CITY OF ALACHUA 01/25/22 CITY OF ALACHUA 02/22/22 CITY OF ALACHUA 04/27/23 CITY OF ALACHUA MAJOR REVISION	CONSTRUCTION/BID REVISIONS:	SCALE: 1"=30' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	WILLIAM T. STORMANT PE ELECTRICAL ENGINEER 5304 NW 173 STREET ALACHUA, FLORIDA 32615 STORMANTWT@COX.NET (352) 665-1426

CONTINUE PROPOSED ELECTRIC LINE APPROX. 130 LF TO EXISTING SECTIONALIZING CABINET LOCATED AT STATION 68+00

3-1/0 P IN 4" C & 4" SPARE

150 KVA 208/120 V WYE

EXISTING SECTIONALIZING CABINET

3-4/0 P IN 4"C. EXISTING

3-1/0 P IN 4" C & 4" SPARE

150 KVA 208/120 V WYE

PROPOSED BUILDING #4

PROPOSED BUILDING #3

PROPOSED BUILDING #2

B3

B4

B5T

B4

B5T

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04/27/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: ELECTRIC SITE PLAN

TECHNICIAN: G. WADZINSKI

W.C.S.E.: WILLIAM T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-2

Xrefs: grdpl Plot Date: Aug 14,2023 9:57am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg

EXISTING SECTIONALIZING CABINET

EXISTING

3-1/0 P IN 4" C & 4" SPARE

PROPOSED BUILDING #1

PROPOSED BUILDING #5

PROPOSED BUILDING #6

150 KVA
208/120 V WYE

3-1/0 P IN 4" C. & 4" SPARE

UNDER GROUND JUNCTION BOX

3-1/0 P IN 4" C.

EXISTING SWITCH GEAR

50 kVA

25 kVA

50 kVA

13+00

14+00

15+00

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ELECTRICAL ENGINEER
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SCALE: 1"=20'

VERIFY SCALE
BAR ON DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1" 2"

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA MAJOR REVISION
04/27/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: ELECTRIC SITE PLAN

TECHNICIAN: G. WADZINSKI

WORK BY: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-3

Feats: gwgz Plot Date: Aug 06,2013 10:03am Filename: N:\2021\21-0105.05\Drawings\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -1/0 URD LOOP AND A PRIVATE LIGHTING SYSTEMS. THE BREAK OUT IS DETAILED BELOW.

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

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

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

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

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6.NOT USED

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

2.11 SECTIONALIZING CABINET (SC) SHALL BE FIBERGLASS WITH STAINLESS STEEL HARDWARE AND PENTA HEAD LOCKING SYSTEM. PROVIDE WITH (3)4-WAY 15 KV MULTITAP FEED THROUGH JUNCTION BARS INSTALLED A FACTORY. APPROVED MANUFACTURER IS NORDIC FIBERGLASS , INC. STOCK # OF CABINET IS ND552454-MG-101-X-X AND JUNCTION BAR IS 215J4U.

2.12 UNDERGROUND JUNCTION BOX "UJB" SHALL BE MADE OF CORRUGATED POLYESTER WALLS AND POLYMER CONCRETE COLLAR AND TOP. BASIS OF DESIGN CDR SYSTEM CORP. PA10-3038-30.

2.13 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

GENERAL NOTES:

THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

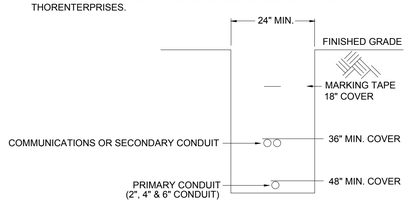
EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

THE WORK SHALL COMPLY WITH ALL LEGALLY REQUIRED CODES AND STANDARDS, INCLUDING:
NFPA 70, NATIONAL ELECTRICAL CODE LATEST EDITION
NECA STANDARD OF INSTALLATION.
NFPA 72 LATEST ADOPTED REVISION
FLORIDA BUILDING CODE LATEST REVISIONS.
NFPA 101 LATEST ADOPTED REVISION
ADA LATEST ADOPTED REVISION
CITY OF ALACHUA UTILITY STANDARDS AND POLICIES.
UNDERWRITER'S LABORATORY STANDARDS (UL).
CITY OF ALACHUA CODE OF ORDINANCES
ILLUMINATION ENGINEERING SOCIENTY HANDBOOK 10TH EDITION
OTHER APPLICABLE CODES AND STANDARDS THAT APPLY TO THIS TYPE OF CONSTRUCTION.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

ELECTRICAL UTILITIES LEGEND

SC — SECTIONALIZING CABINET ON CONCRETE BASE WITH TOP

SC — PRIMARY SECTIONALIZING CABINET DIRECT BURIED INTEGRAL BASE- FOR 4/0 PRIMARY VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.

TX — 3 ϕ TRANSFORMER ON CONCRETE PAD

4/0 P — 3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER

#6 — #6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/4"FOR UTILITY S/L

#8 — 2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING

CAP STUBS AND MARK WITH 4' STICK OF CONDUIT

10" — SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)

SE — LARGE BURIED WIRE ENCLOSURE, APPROXIMATELY 30" X 17"X16" DEEP.

UJB — UD JUNCTION BOX 30" X 48" X 30" DEEP - FOR 1/0 PRIMARY CONNECTIONS.

SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

150 KVA TRANSFORMER FOR BUILDINGS 1, 2, & 3

BUILDING 1 FITNESS/CAFE - 400 AMP PANEL PER MEP

BUILDING 2 & 3 PAVILION/MULTI-USE BUILDING - SINGLE 200 AMP PANEL PER MEP

150 KVA TRANSFORMER FOR BUILDING 4

BUILDING 4 BREWERY - 6,500 SQ. FT. @ ESTIMATED 20 VA/SQ. FT. = 130 KVA

150 KVA TRANSFORMER FOR BUILDINGS 5 & 6

BUILDING 5 BIKE RETAIL - MEP CALCULATED LOAD 114 KVA CONNECTED

BUILDING 6 LEASING - 4,300 SQ. FT. @ ESTIMATED 7 VA/SQ. FT. = 30.3 KVA

PRELIMINARY LOAD INFORMATION FOR TRANSFORMER SIZING

ABBREVIATIONS

ABBREVIATION	***DESCRIPTION***
AL	*ALUMINUM*
AWG	*AMERICAN WIRE GAUGE*
BIL	*BASIC INSULATION LEVEL*
BUG	*BACK, UP AND GLARE RATING*
C	*CONDUIT*
COA	*CITY OF ALACHUA*
CU	*COPPER*
EGC	*EQUIPMENT GROUNDING CONDUCTOR*
FC	*FOOTCANDLE*
GRD	*GROUND*
IES	*ILLUMINATING ENGINEERING SOCIETY*
KCMIL	*THOUSANDS OF CIRCULAR MILS*
KV	*KILOVOLT*
LED	*LIGHT EMITTING DIODE*
SE	*LARGE BURIED WIRE ENCLOSURE*
LDR	*LAND DEVELOPMENT REGULATIONS*
MAX	*MAXIMUM*
MEP	*MECHANICAL, ELECTRICAL, AND PLUMBING*
MIN	*MINIMUM*
NEC	*NATIONAL ELECTRIC CODE*
P	*PROPOSED*
P-E	*PROPOSED ELECTRIC*
PSI	*POUNDS PER SQUARE INCH*
PUE	*PUBLIC UTILITY EASEMENT*
ROW	*RIGHT OF WAY*
RP	*RECOMMENDED PRACTICE*
S/L	*STREET LIGHT*
10"	*SMALL BURIED WIRE ENCLOSURE*
SC	*SECTIONALIZING CABINET*
TPX	*TRIPLEX*
TX	*TRANSFORMER*
TYP	*TYPICAL*
UD	*UNDERGROUND*
UGE	*UNDERGROUND ELECTRIC*
UJB	*UNDERGROUND JUNCTION BOX*
URD	*UNDERGROUND DISTRIBUTION*

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SCALE: N/A
VERIFY SCALE BAR ON PRINT IN RELATION TO ACTUAL SIZE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
11/30/21 CITY OF ALACHUA, SWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
04/27/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: SPECIFICATIONS AND LEGEND

TECHNICIAN: G. WADZINSKI
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-4

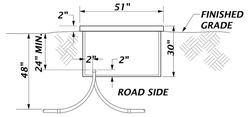
Tools: gregw Plot Date: Aug 14,2013 9:57am Filename: N:\2021\21-0105.05\Departments\04_Engineering\03_Dwgs\Production Files\21-0105.05 Electric Plans.dwg

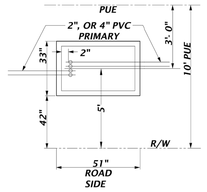
ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS

50a	TRANSFORMER ON CONCRETE PAD, 50 KVA PHASE b, 120/240 VOLT SINGLE PHASE SECONDARY.
P-2b P-2b	1/0 AL PRIMARY CABLE, IN 2" PVC AT 48" MIN. COVER.
P-4/0 P-4/0	4/0 AL TPX SECONDARY CABLE, IN 2.5" PVC AT 36" MIN. COVER.
6/3 P-SL P-SL P-SL	6/3 AL TPX SECONDARY STREETLIGHT CABLE, IN 1.5" PVC AT 36" MIN. COVER.
12/2 P-SL P-SL P-SL	12/2 WITH GROUND, IN 1.5" PVC AT 36" MIN. COVER.
	JUNCTION BOX
SE	SERVICE ENCLOSURE, BURIED, APPROXIMATELY 33" X 20" X 15" DEEP.
80W 30'	80 WATT LED CUTOFF LUMINAIRE ON 30' FIBERGLASS POLE (25' MOUNTING HT) WITH 4' ARM.
10"	ROUND BURIED STREETLIGHT WIRING ENCLOSURE APPROXIMATELY 10" DIAMETER X 12" DEEP HIGH DENSITY POLYETHYLENE.
SW	600 AMP PAD MOUNTED SWITCHGEAR. DOORS INDICATE SOURCE AND LOAD SIDES.

PME	PAD MOUNTED EQUIPMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
CT	CURRENT TRANSFORMER
R/W	RIGHT OF WAY

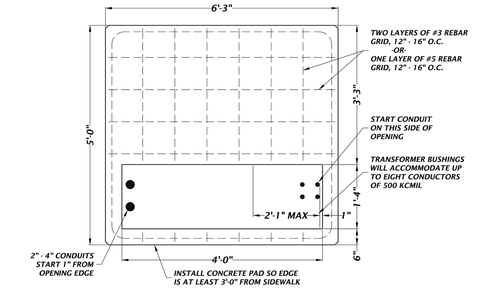
500 ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS
NTS





TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

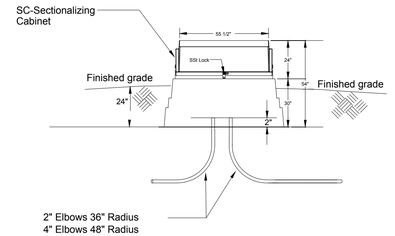
530 UNDERGROUND JUNCTION BOX
NTS

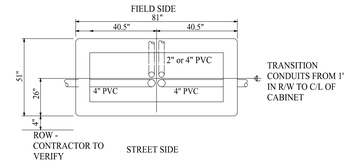


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584B CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS

NOTES:
1) Do not cut off elbows. Elbows at equipment locations and the conduit system transition to this equipment will be installed deeper than the nominal installation depth to meet turn-up requirements. Elbows shall be turned up in center portion of base.
2) 2" or 4" conduit shall be used as shown on the site plan.
3) Provide three 4-way junction bars at all locations. Ground per National Electrical Safety Code.
4) For 4" conduit, 48" radius elbows are required; for less than 4" conduit 36" radius elbows are required
5) Fiberglass enclosure made by Nordic Fiberglass Catalog # ND552454-MG-101-X-X-215J4U. or approved equal. (TOP 23"Dx55"Wx24"H) (BASE 51"Dx81"Wx30"H)
6) The centerline of the base shall be located 2' 6" from right of way line.
7) The base flares out to 81" at bottom.





SECTIONALIZING CABINET (SC) WITH GROUND SLEEVE (TYP.)

DETAIL 1 : NOT TO SCALE

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
04/27/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: ELECTRIC UTILITY DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNED: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT
FL PE No. 44156

SHEET NO.: E-5

Tools: gregw Plot Date: Aug 08,2023 10:03am Filename: W:\2021\21-0105.05\Department\06_Engineering\06_DWGS\Production Files\21-0105.05 Electric Plans.dwg

"B"

NLS LIGHTING

NV-1

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

PROUDLY MADE IN THE USA

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	77w	104w	136w
1050 milliamps	58w	106w	156w	205w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 2 24° Narrow Beam **(N2)** Nema 3 30° Narrow Beam **(N3)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)** 347-480 **(HV)**	**Direct Pole** Single, 0180 2" **(DPS3)** D90_T90_T120_QD 2" **(DPS7)** Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** **Standard finish is stainless steel. Can be painted to match fixture* Tennis Arm **(TA)** **See next page for Arm Configurations* **For Round Pole, please specify RPA4 or RPA5*	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	Bird Deterrant **(BD)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor (UNV Voltage) **(FSP-35)** **0'-35' Heights* **(FSP-40)** **21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** **HSS not applicable with N2 - NEMA 24° Optics* **HSS not applicable with N3 - NEMA 30° Optics*

L400 Series

HOWARD LIGHTING PRODUCTS

09/09/2016

LED Street & Area Light

L400 Series

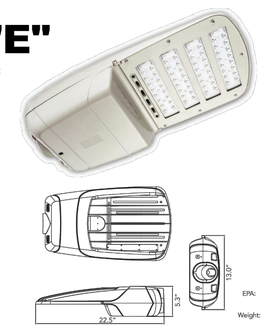
L403/L404 Models
LED Street and Area Light

"E"

The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
• Ten year limited warranty.



EPA: 0.8 ft² (0.08m²)
Weight: 14.5 lbs (6.5 kgs)

Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Input Voltage
L403	L: No Photocontrol* LC: With Long Life Photocontrol	120W 180W	30K: 3000 K 40K: 4000 K*	T2: Type 2 T3: Type 3 T4: Type 4 T5: Type 5	10: 0-10V Dimming*	GR: Grey* WH: White BL: Black BR: Brown	M: 120-277VAC* H: 347-480VAC
L404		150W 240W					

*Standard Configuration

Standard Features:
• Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
• Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
• Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 85A, 14-2AWG terminal block)
• Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
• Integral Tilt-adjustment Steps ±5°
• Bird-guard
• Tool-Less Entry
• Input Voltage: 120-277V or 347-480V, 50/60Hz
• Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
• Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.
11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

Schedule -

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Total Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	B3	2	NLS Lighting	NV-1-T3-48L-1-40K-UNV--HSS-D180-BL PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T3-48L-1-40K.IES	0.95	10457	205	TYPE 3	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS
	B4	3	NLS Lighing LLC	NV-1-T4-64L-7-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-7-40K.IES	0.95	15906	136	TYPE4	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS
	B5T	2	NLS Lighting, LLC	NV-1-T5-48L-1-40-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture TANDEM - TWO FIXTURES PER POLE	NV-1-T5-48L-1-40K.IES	0.90	19355	156	TYPE 5	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
	E	1 EXISTING	HOWARD LIGHTING PRODUCTS	L403L-180W-40K-T3-10-GR-	100-277V 50/60HZ 180W 4000K	Howard-LM63_L403L180 W40KT3.ies	0.85	15291	173.3	TYPE 3	30' M.H. 35' CONCRETE POLE	UTILITY POE AND LIGHT WITHIN IPRIVATE RIGHT OF WAY EXISTING - DO NOT PROVIDE

LIGHTING LEGEND AND SPECIFICATIONS

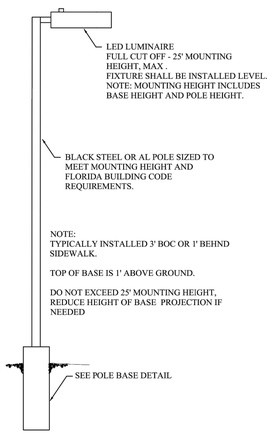
NOTE: FOR THE B3, B4 AND B5T TYPE FIXTURES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE POLES AND BASES THAT MEET THE FLORIDA BUILDING CODE WIND LOADING REQUIREMENTS.

Statistics

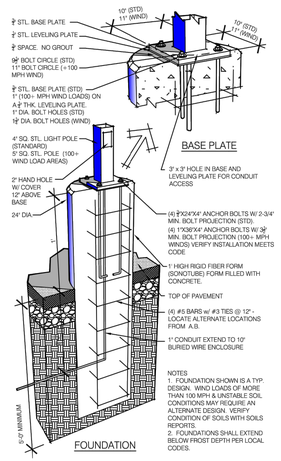
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING LOT - NORTH & SOUTH LOTS	+	2.1 fc	5.0 fc	0.6 fc	8.3:1	3.5:1	NOTES C AND D
PARCEL LINE NORTH ROW	+	N/A	0.1 fc	0.0 fc	N/A	N/A	NOTE L
PARCEL LINE WEST ROW	+	N/A	3.3 fc	0.0 fc	N/A	N/A	NOTE L
PARCEL LINE EAST	+	N/A	0.0 fc	0.0 fc	N/A	N/A	NOTE E
PARCEL LINE SOUTH	+	N/A	0.0 fc	0.0 fc	N/A	N/A	NOTE E

LIGHTING NOTES:

A. THIS PLAN MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING. SIDEWALKS AND AREA WITHIN PARKWAY RIGHT OF WAY ARE NOT PART OF THIS PLAN.
B. ALL LUMINAIRES ARE FULL CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES AS PER COA 6.4.4(C)(2) IN PARKING LOT.
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT PROPERTIES. ROADWAY VALUES NOT INCLUDED.
F. BUILDING ENTRIES LESS THAN 10 FOOTCANDLES AS PER 6.4.4(C) (2).
G. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 25' ABOVE FINISH GRADE AS PER COA 6.4.5.1.
H. LIGHT POLES ARE BLACK METAL (AL OR STEEL). MOUNTING HEIGHTS INCLUDING ABOVE GRADE FOUNDATION ARE INCLUDED IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLE LENGTH MUST TAKE INTO ACCOUNT THE HEIGHT OF THE CONCRETE FOUNDATION AND MAXIMUM MOUNTING HEIGHT ABOVE GRADE.
I. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 1' BACK OF SIDEWALK.
J. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL (INSTALLED AS PER ARCHITECTURAL BUILDING ELECTRICAL PLANS, NOT A PART OF THIS PLAN).
K. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
L. RIGHT OF WAY (ROW) VALUES ARE LESS THAN 3 FOOTCANDLES.



PRIVATE LIGHT POLE DETAIL
TYPICAL - NOT TO SCALE



SITE POLE BASE DETAIL
BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA SRWMD
01/04/22 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
04/27/22 CITY OF ALACHUA MAJOR REVISION

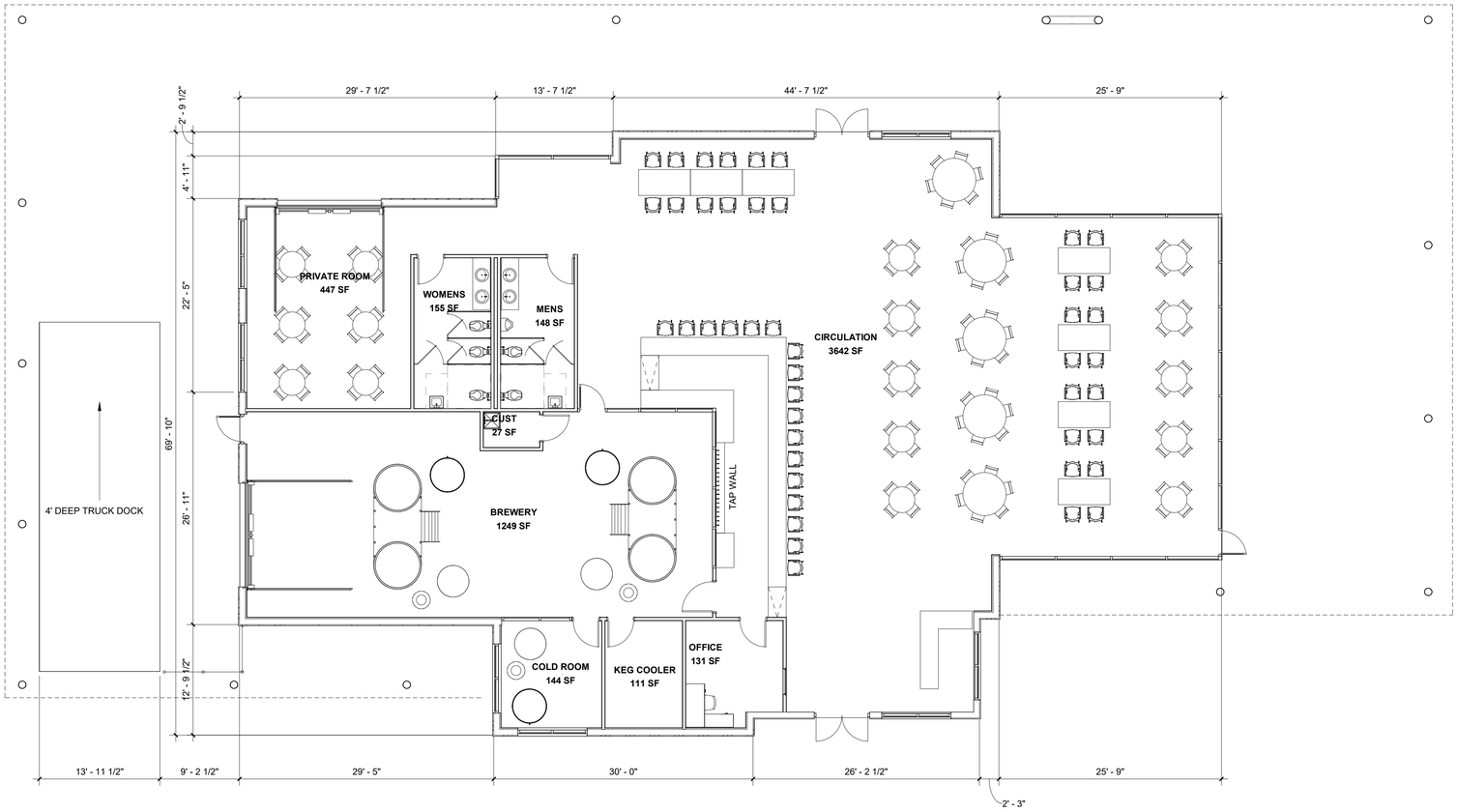
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: SCHEDULE, DETAILS, AND STATISTICS

TECHNICIAN: C. WADZINSKI
W.T.S. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT
FL PE No. 44156

SHEET NO.: E-6

Tech: #PW# Plot Date: Aug 08,2023 10:03am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg



NORTH

1 **LEVEL 1 FLOOR PLAN - 6,496 SQ. FT.**

1/8" = 1'-0"

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consultant:

revisions:

ALACHUA, FLORIDA

THE CONVERGENCE
PHASE 1 - BREWERY

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sheet title:

FLOOR PLAN - BREWERY

CONCEPT 4

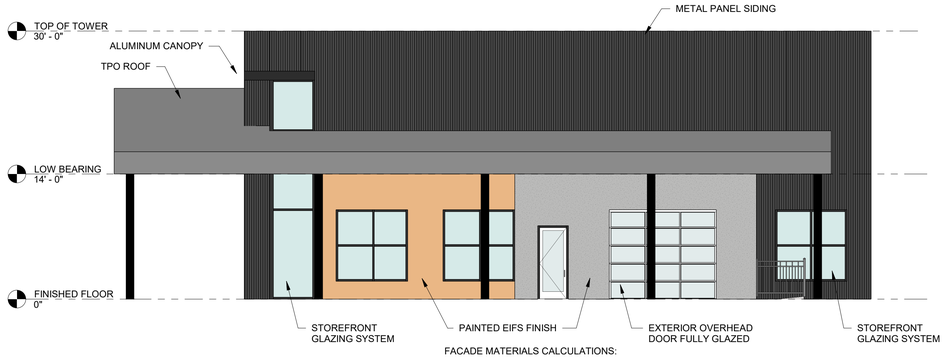
date: 07.28.2023

drawn by: SGE

project no.: CC22002

sheet no.:

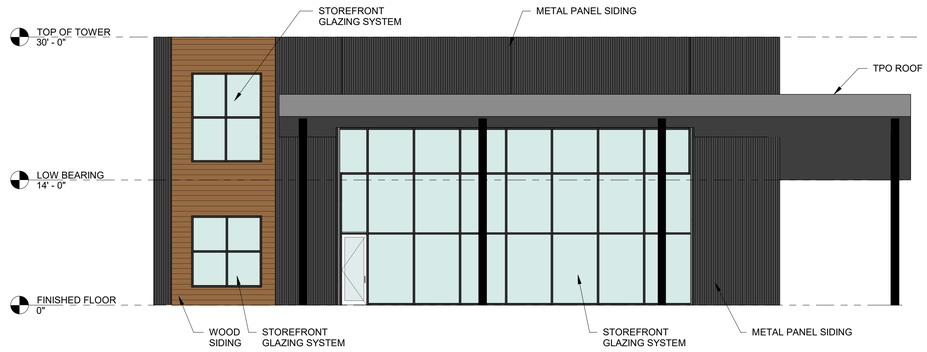
A1.01



FACADE MATERIALS CALCULATIONS:
TOTAL FACADE = 2,102 SQ FT
GLAZING = 442 SQ FT @ 21%
METAL WALL PANEL = 1,000 SQ FT @ 48%
EIFS FINISH 660 SQ FT @ 31%

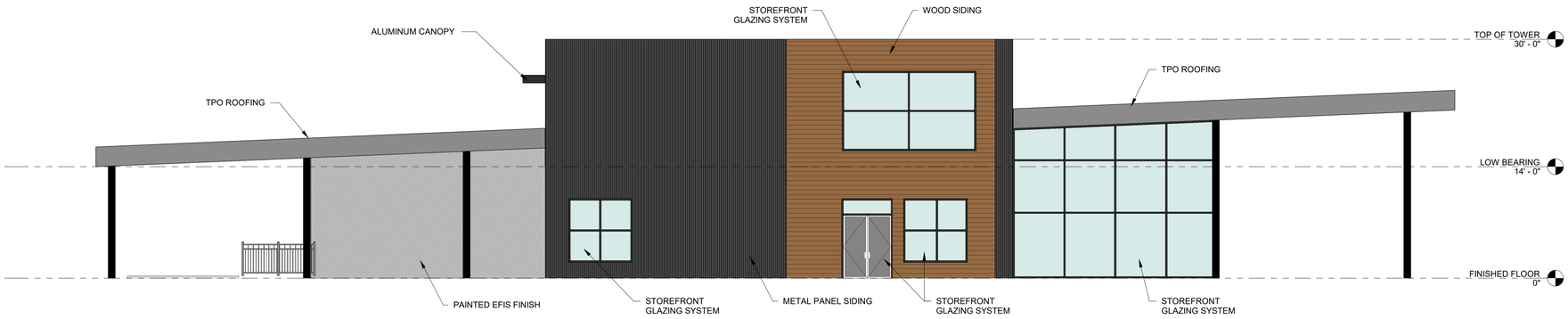
3 NORTH ELEVATION - SIDE OF BUILDING

1/8" = 1'-0"



4 SOUTH ELEVATION - FACES GREEN SPACE

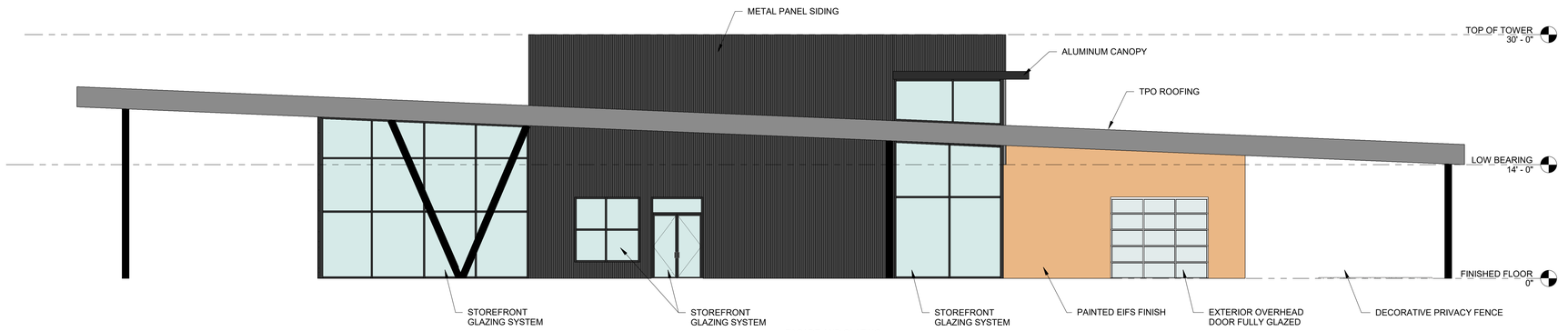
1/8" = 1'-0"



FACADE MATERIALS CALCULATIONS:
TOTAL FACADE = 2,854 SQ FT
GLAZING = 849 SQ FT @ 30%
METAL WALL PANEL = 912 SQ FT @ 32%
EIFS FINISH = 593 SQ FT @ 21%
COMPOSITE WOOD FINISH = 500 SQ FT @ 17%

2 WEST ELEVATION - PARKING LOT SIDE

1/8" = 1'-0"



FACADE AND GLAZING:
TOTAL FACADE = 2,854 SQ FT
GLAZING = 1,091 SQ FT @ 38%
METAL WALL PANEL = 1,410 SQ FT @ 49%
EIFS FINISH = 344 SQ FT @ 13%

1 EAST ELEVATION - GREEN SPACE SIDE

1/8" = 1'-0"

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revisions:

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THE CONVERGENCE
PHASE 1 - BREWERY

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sheet title:

EXTERIOR ELEVATIONS

CONCEPT 4

date: 07.28.2023
drawn by: SGE
project no.: CC22002
sheet no.:

A1.02

3 **3D VIEW**

4 **3D VIEW**

1 **3D VIEW**

2 **3D VIEW**

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PHASE 1 - BREWERY

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sheet title:

EXTERIOR RENDERINGS

CONCEPT 4

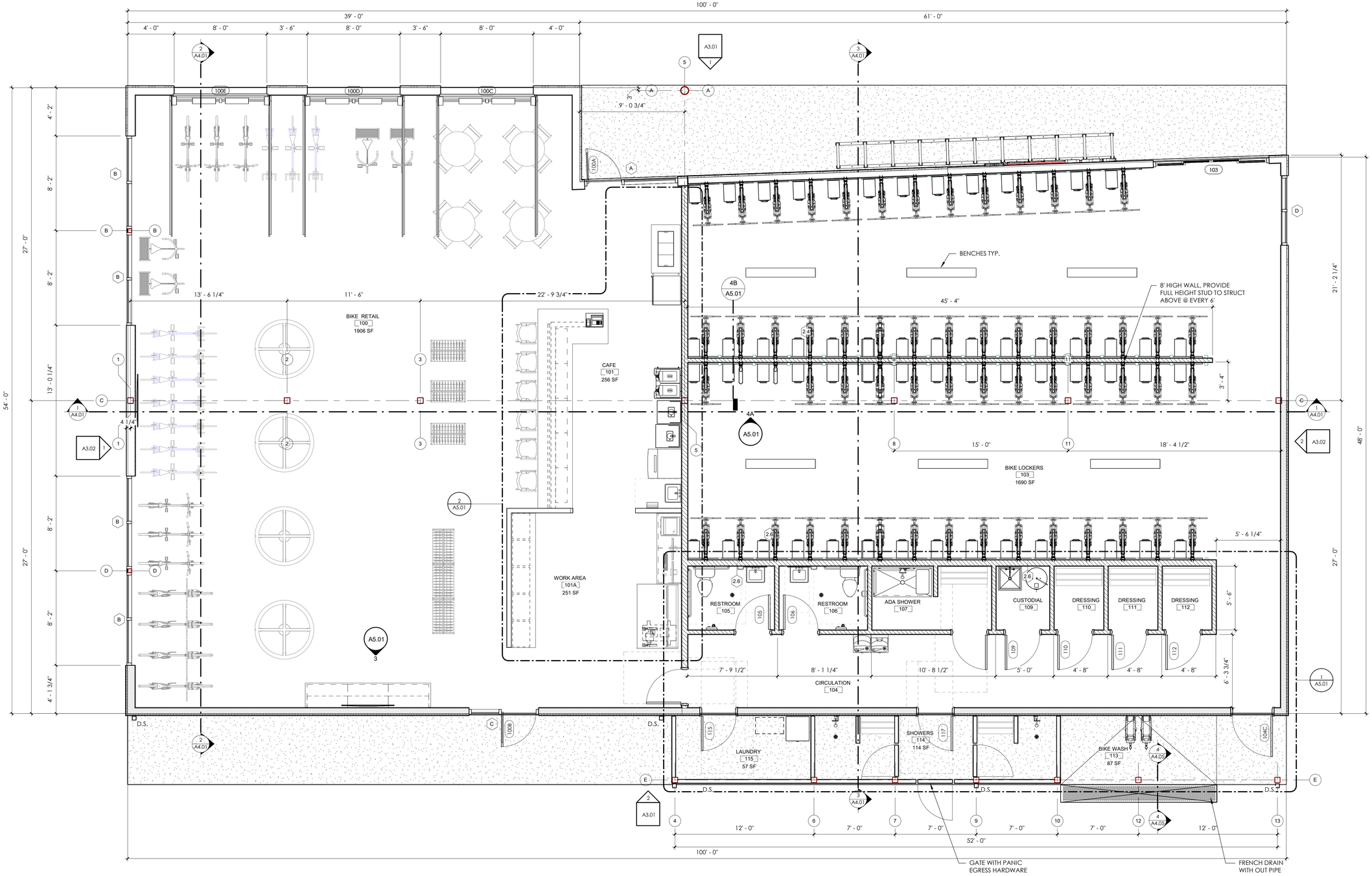
date: 07.28.2023

drawn by: SGE

project no.: CC22002

sheet no.:

A1.03



1 FEATURES PLAN - 4,958 SQ. FT TOTAL - 2,448 SQ. FT. BIKE STORAGE - 2,510 SQ. FT. RETAIL SALES
1/4" = 1'-0"

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CONCEPT COMPANIES, INC

BIKE RETAIL AND STORAGE

AT THE CONVERGENCE ZONE - 1

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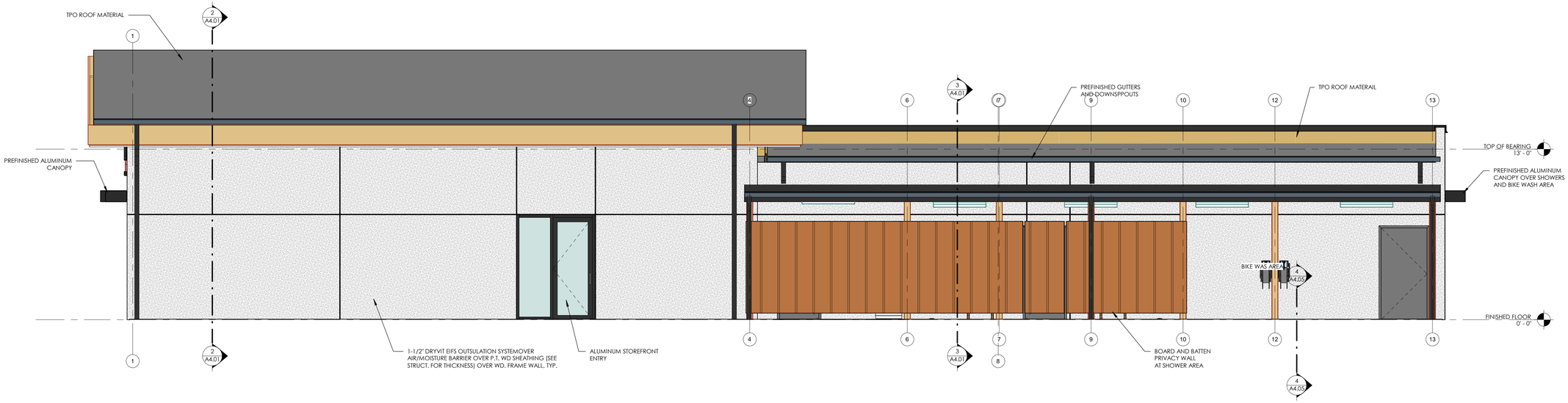
sheet title:

DIMENSIONS & FEATURES PLAN

CONSTRUCTION DOCUMENTS

date: 07.26.2023
drawn by: SGE
project no.: 230419
sheet no.:

A1.01



2 SOUTH ELEVATION
1/4" = 1'-0"

FACADE MATERIALS CALCULATIONS:
TOTAL FACADE = 1,624 SQ FT
GLAZING = 473 SQ FT @ 29%
METAL WALL PANEL = 761 SQ FT @ 47%
WOOD COMPOSITE PANEL = 390 SQ FT @ 24%

1 NORTH ELEVATION
1/4" = 1'-0"

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CONCEPT COMPANIES, INC

BIKE RETAIL AND STORAGE

AT THE CONVERGENCE ZONE - 1

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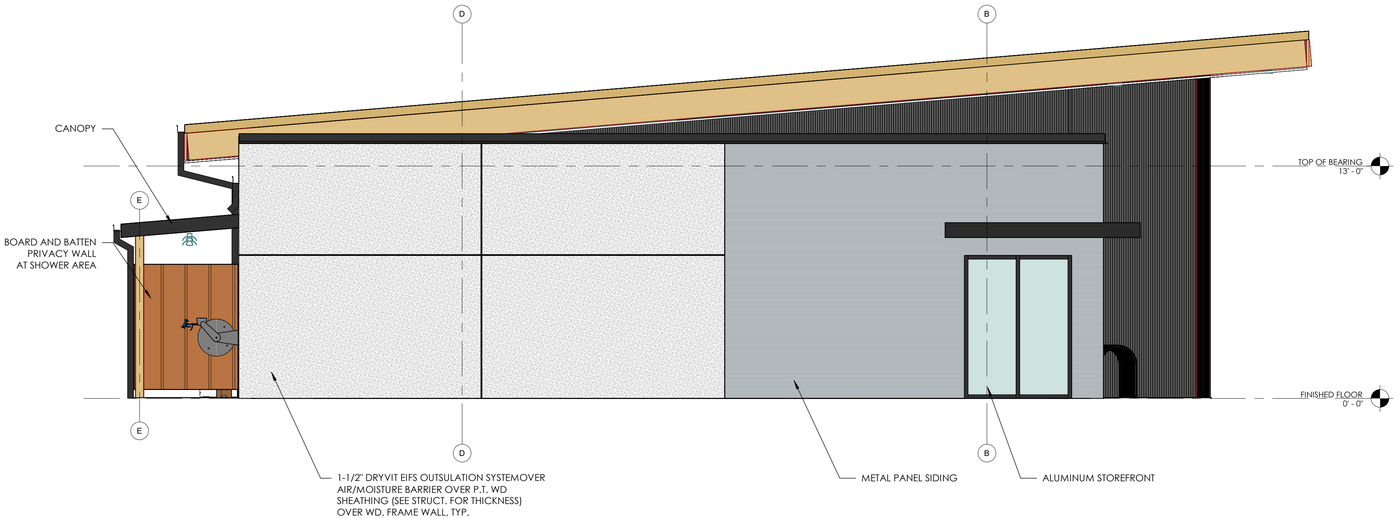
sheet title:

BUILDING ELEVATIONS

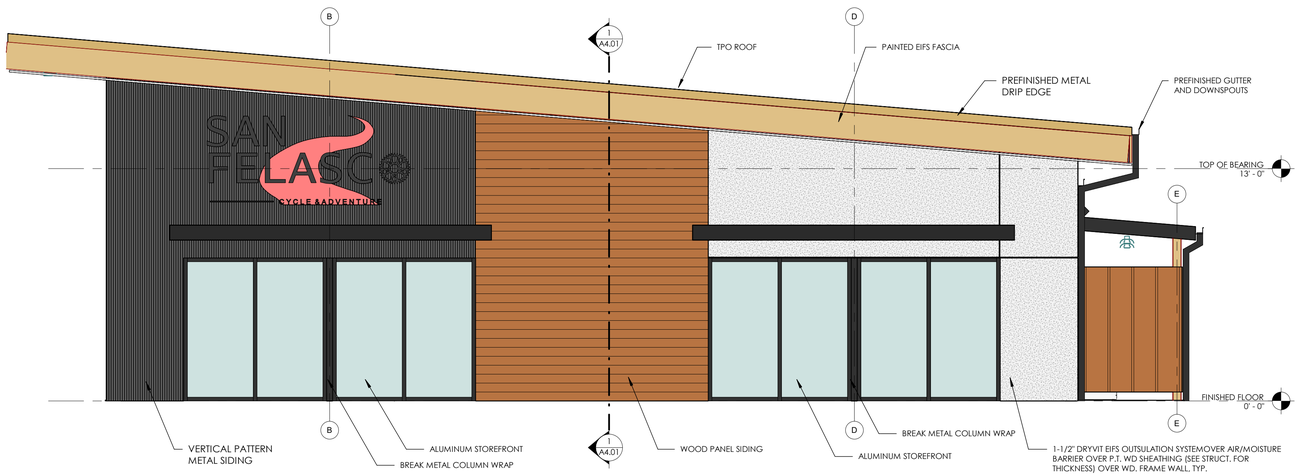
CONSTRUCTION DOCUMENTS

date: 07.26.2023
drawn by: SGE
project no.: 230419
sheet no.:

A3.01



2 EAST ELEVATION
1/4" = 1'-0"



FACADE MATERIALS CALCULATIONS:

TOTAL FACADE =	850 SQ FT
GLAZING =	260 SQ FT @ 31%
METAL WALL PANEL =	223 SQ FT @ 26%
WOOD COMPOSITE PANEL =	203 SQ FT @ 24%
EIFS WALL FINISH =	164 SQ FT @ 19%

1 WEST ELEVATION
1/4" = 1'-0"

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BIKE RETAIL AND STORAGE

AT THE CONVERGENCE ZONE - 1

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sheet title:

BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

date: 07.26.2023

drawn by: SGE

project no.: 230419

sheet no.:

A3.02

3 3D VIEW 3

4 3D VIEW 4

1 3D VIEW 1

2 3D VIEW 2

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BIKE RETAIL AND STORAGE

AT THE CONVERGENCE ZONE - 1

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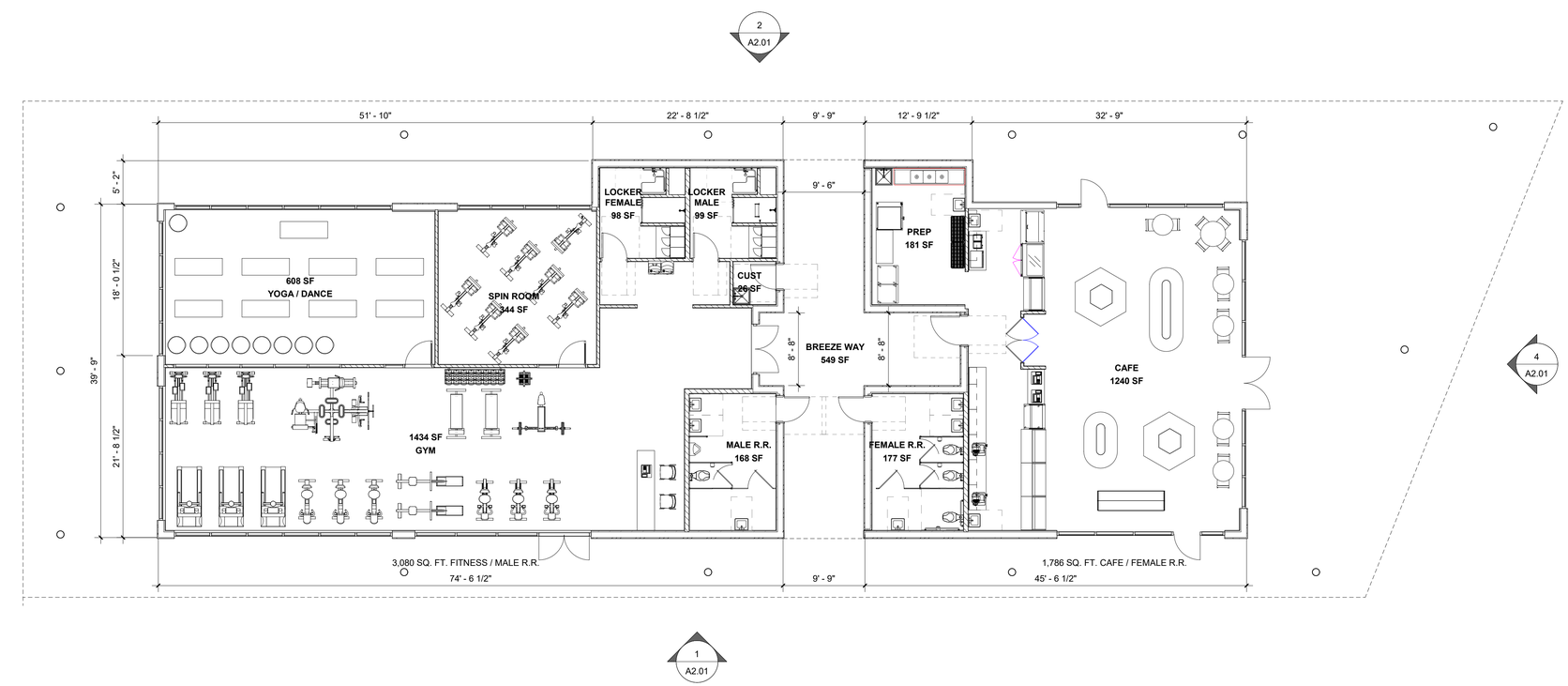
sheet title:

BUILDING 3D VIEWS

CONSTRUCTION DOCUMENTS

date: 07.26.2023
drawn by: SGE
project no.: 230419
sheet no.:

A3.03



NORTH

1 FLOOR PLAN - FITNESS - CAFE 5,454 SQ. FT. UNDER ROOF

1/8" = 1'-0"

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THE CONVERGENCE
PHASE 1 - FITNESS / CAFE

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sheet title:

FITNESS - CAFE FLOOR PLAN

CONCEPT V2

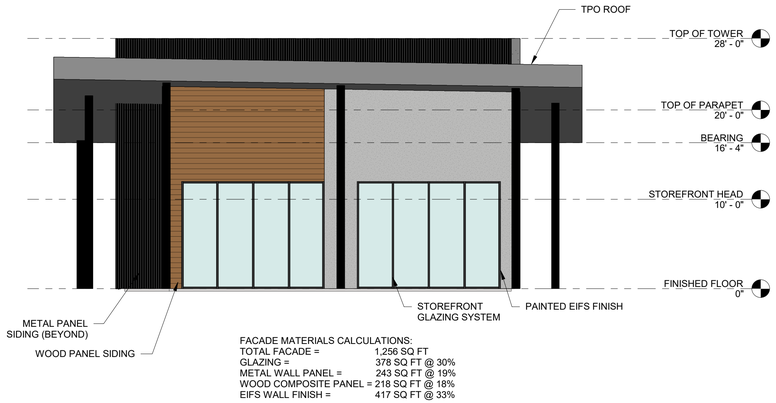
date: 07.28.2023

drawn by: SGE

project no.: CC22004

sheet no.:

A1.01

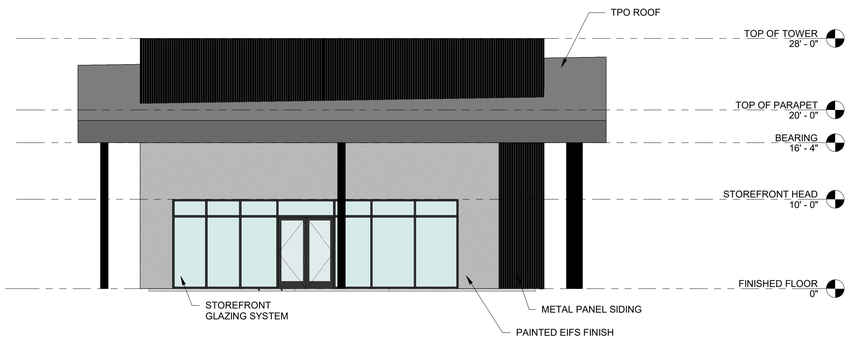


FACADE MATERIALS CALCULATIONS:

TOTAL FACADE =	1,256 SQ FT
GLAZING =	378 SQ FT @ 30%
METAL WALL PANEL =	243 SQ FT @ 19%
WOOD COMPOSITE PANEL =	218 SQ FT @ 18%
EIFS WALL FINISH =	417 SQ FT @ 33%

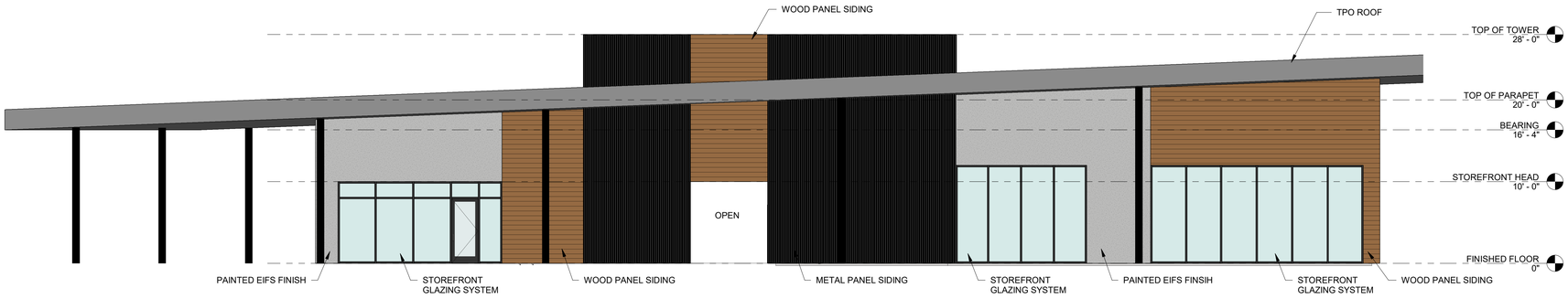
3 WEST ELEVATION - FACES THE STREET

1/8" = 1'-0"



4 EAST ELEVATION - SIDE OF BUILDING

1/8" = 1'-0"

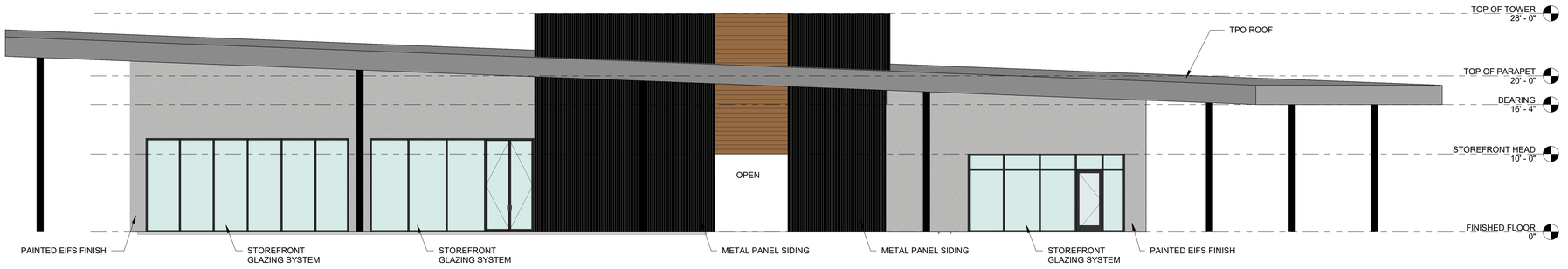


FACADE MATERIALS CALCULATIONS:

TOTAL FACADE =	3,024 SQ FT
GLAZING =	704 SQ FT @ 23%
METAL WALL PANEL =	858 SQ FT @ 28%
WOOD COMPOSITE PANEL =	668 SQ FT @ 22%
EIFS WALL FINISH =	794 SQ FT @ 27%

2 NORTH ELEVATION - FACES PARKING LOT

1/8" = 1'-0"



1 SOUTH ELEVATION - FACES GREEN SPACE

1/8" = 1'-0"

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consultant:

revisions:

ALACHUA, FLORIDA

THE CONVERGENCE PHASE 1 - FITNESS / CAFE

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sheet title:

EXTERIOR ELEVATIONS

CONCEPT V2

date: 07.28.2023

drawn by: SGE

project no.: CC22004

sheet no.:

A2.01

3 **3D VIEW 3**

4 **3D VIEW 4**

1 **3D VIEW 1**

2 **3D VIEW 2**

CONCEPT COMPANIES
1449 SW 74th Drive, Suite 200
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Ph: 352-333-3233
www.conceptcompanies.net

seal:

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consultant:

revisions:

ALACHUA, FLORIDA

THE CONVERGENCE
PHASE 1 - FITNESS / CAFE

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sheet title:

3D VIEWS

CONCEPT V2

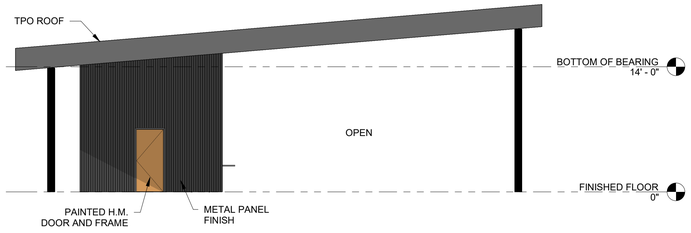
date: 07.28.2023

drawn by: SGE

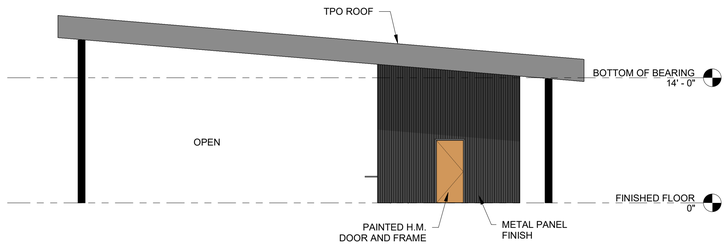
project no.: CC22004

sheet no.:

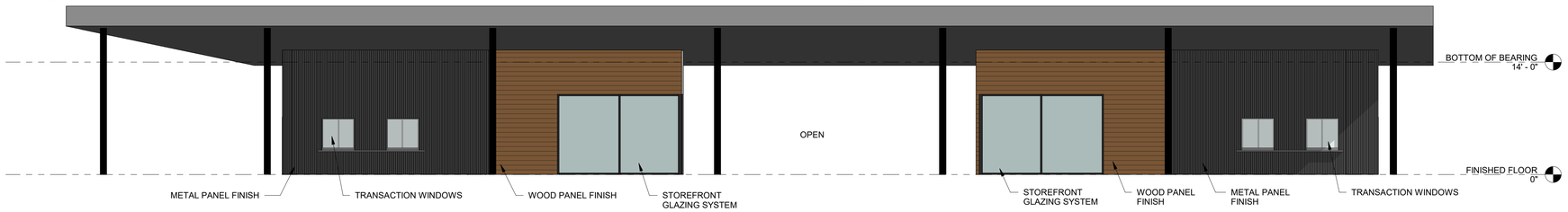
A2.10



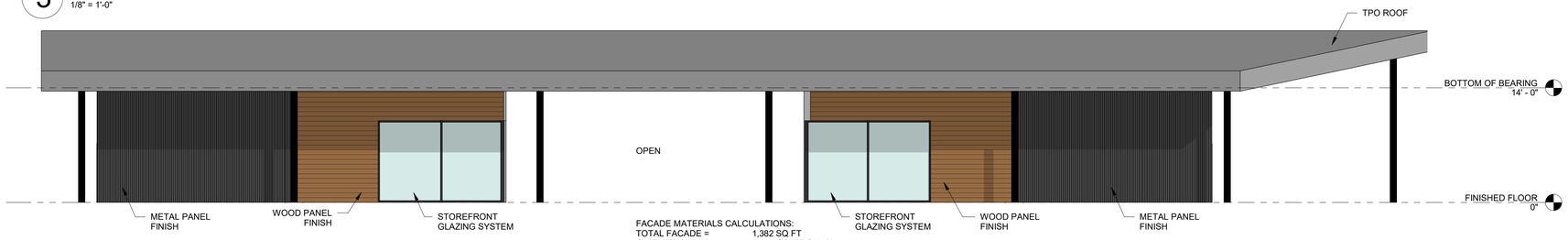
4 WEST ELEVATION - SIDE OF BUILDING
1/8" = 1'-0"



5 EAST ELEVATION - SIDE OF BUILDING
1/8" = 1'-0"



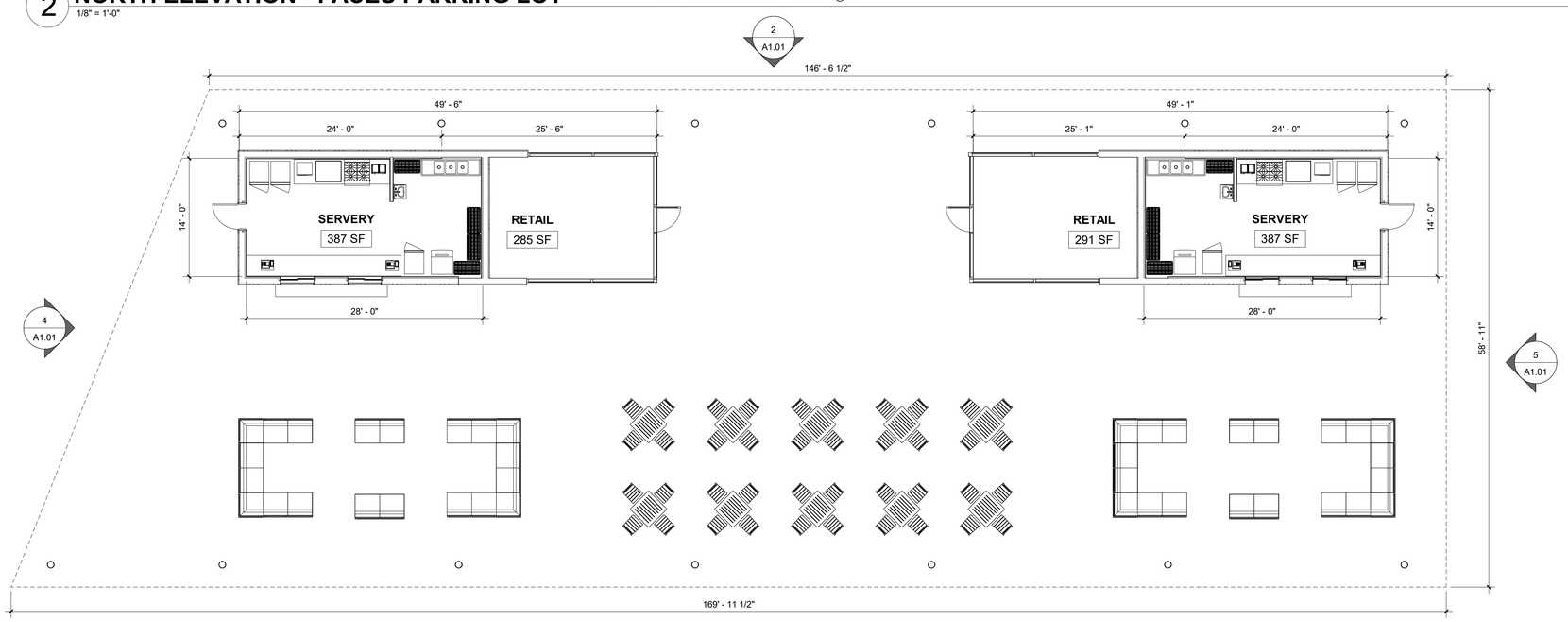
3 SOUTH ELEVATION - FACES GREEN SPACE
1/8" = 1'-0"



FACADE MATERIALS CALCULATIONS:

TOTAL FACADE =	1,382 SQ FT
GLAZING =	328 SQ FT @ 24%
METAL WALL PANEL=	652 SQ FT @ 47%
COMPOSITE WOOD SIDING =	402 SQ FT @ 29%

2 NORTH ELEVATION - FACES PARKING LOT
1/8" = 1'-0"



1 FLOOR PLAN - EVENT CENTER 7,803 SQ. FT.
1/8" = 1'-0"

NORTH

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revisions:

ALACHUA, FLORIDA

THE CONVERGENCE
PHASE 1 - MULTI-USE
BUILDING

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sheet title:

FLOOR PLAN -
MULTI-USE BUILDING

CONCEPT V4

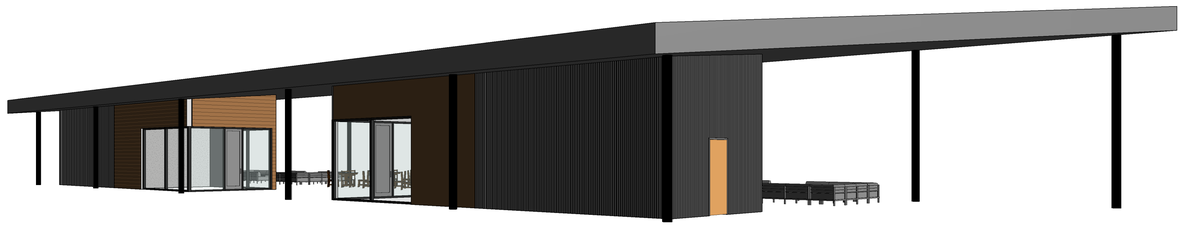
date: 07.28.2023
drawn by: SGE
project no.: CC23011
sheet no.:

A1.01

3 **3D VIEW**

4 **3D VIEW**

1 **3D VIEW**



2 **3D VIEW**

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seal:

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consultant:

revisions:

ALACHUA, FLORIDA

THE CONVERGENCE PHASE 1 - MULTI-USE BUILDING

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sheet title:

3D VIEWS

CONCEPT V4

date: 07.28.2023

drawn by: SGE

project no.: CC23011

sheet no.:

A1.02

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

Site Plan Application

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

A. PROJECT

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

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Travis Hastay Sr. Project Manager
Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this

day of 18th May, 2023, by Travis Hastay who executed the same

and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Sherry Stinson
Notary Public, State of Florida

My Commission Expires: 8/27/2026

SHERRY STINSON
Notary Public - State of Florida
Commission # HH 290762
My Comm. Expires Aug 27, 2026
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000, 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Crawford Title: Title Manager

Company (if applicable): San Felasco Research Ventures, LLC

Mailing Address: 12469 West State Road 100

City: Lake Butler State: Florida ZIP: 32054

Telephone: (352) 333-3233 FAX: e-mail: brian@conceptcompanies.net

C. AUTHORIZED AGENT

Name: Travis Hastay, P.E. Title: Senior Project Manager

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the Convergence Research Park projects.

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

Signature of Applicant

Signature of Co-applicant

Brian Crawford, Title Manager

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 10 day of January, 2022 by Brian Crawford, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

ANDREA BARNETT
MY COMMISSION # GG 916421
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Andrea Barnett

Signature of Notary Public, State of FL

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
CONCEPT INCOME PROPERTIES, LLC.

Filing Information

Document Number	L20000306479
FEI/EIN Number	N/A
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE

Principal Address

720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Mailing Address

3324 W. UNIVERSITY AVE #151
GAINESVILLE, FL 32607

Registered Agent Name & Address

CRAWFORD, BRIAN
720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
720 SW 2ND AVE, 105
GAINESVILLE, FL 32601 UN

Annual Reports

Report Year	Filed Date
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	NONE
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
720 SW 2ND AVE #105
GAINESVILLE, FL 32601

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2021	04/06/2021

Document Images

04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

To:	City of Alachua
From:	Travis J. Hastay, P.E.
Date:	May 18, 2023
RE:	Bike Depot Fire Flow Calculations

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and require a revised analysis to verify the building complies with the applicable fire protection criteria. Buildings 1-4 **will be** protected by an approved automatic fire sprinkler system. Buildings 5 and 6 **will not be** protected by an approved automatic fire sprinkler system.

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

NFPA 1 Calculations:

Building 1: **Fitness/Cafe Building**
Construction Type: V (000)
Fire Flow Area: ±5,454 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 * 0.25 = 500 GPM = **Min. 1,000 gpm**

Building 2: **Retail/Servery Building**
Construction Type: V (000)
Fire Flow Area: ±665 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 * 0.25 = 375 GPM = **Min. 1,000 gpm**

Building 3: **Retail/Servery Building**
Construction Type: V (000)
Fire Flow Area: ±674 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 * 0.25 = 375 GPM = **Min. 1,000 gpm**

Building 4: **Brewery Building**
Construction Type: V (000)
Fire Flow Area: ±6,496 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,250 * 0.25 = 562.5 GPM = **Min. 1,000 gpm**

Building 5: **Retail/Storage Building**
Construction Type: V (000)
Fire Flow Area: ±4,800 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: **1,750 gpm**

Building 6:	**Office Building**
Construction Type:	V (000)
Fire Flow Area:	±4,330 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: **1,750 gpm**

Conclusion:

Per fire flow test conducted on 8/5/2021, the available flow @ 20 psi is **1,875 gpm** which exceeds the NFPA required fire flow rating for each building.

Travis J. Hastay
FL PE #84295

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm[1] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[1]Measured at 20 psi (139.9 kPa).

Hydrant Flow Test Report

Test Date 08/05/2021 **Test Time** 8:30 AM

Location

Alachua County Progress Boulevard
San Felasco state park/ NW 140th Street
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on Progress BLVD at San Felasco State Park /Cottontail
Flowing Hydrant on Progress BLVD at NW 140th Street

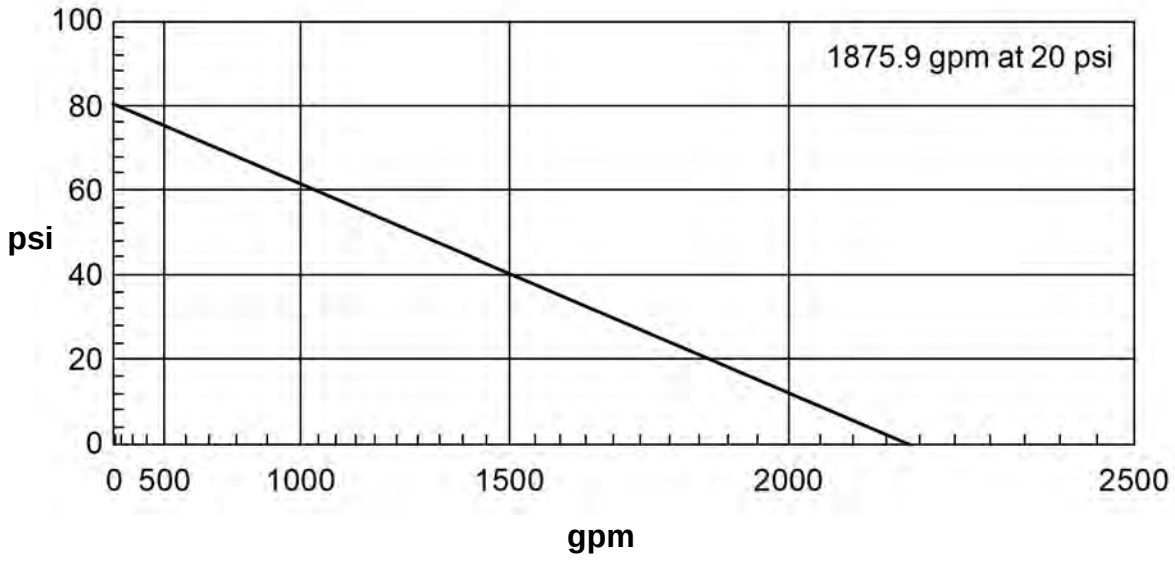
Read Hydrant

81 psi **static pressure**
52 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	13	605 gpm
				Total	1255 gpm

Flow Graph



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

April 27, 2023

Mr. Justin Tabor, AICP
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Bike Depot Revised Site Plan: Stormwater Memo

Dear Justin:

The Convergence Research Park: Bike Depot Revised Site Plan project proposes changes to the permitted site plan (SRWMD ERP-001-205889-4). Previously, the project proposed ±22,758 square feet of new building area (3 buildings total), comprised of a ±7,803 square foot Event Center, a ±5,467 square foot Retail/Restaurant Building, and a ±9,488 square foot Office Building with associated site improvements on a ±6.42-acre site. The project is located on a portion of tax parcel 03929-000-000.

The revised project layout proposes ±20,227 square feet of new building area (6 buildings total), comprised of a ±2,138 square feet Amenities Building, ±4,800 square feet Bike Shop/Storage Building, ±5,454 square feet Fitness/Café building, ±665 square feet Servery/Retail Building, ±674 square feet Servery/Retail Building, and ±6,496 square feet Brewery.

Previously, the Bike Depot project consisted of a single watershed, Post DA-3A2. Runoff generated by Post DA-3A2 was routed to a stormwater management facility (SMF-3A1) located between San Felasco Parkway and the Momentum Labs building. SMF-3A1 provided attenuation of runoff rates and volumes beyond the pre-developed condition for Post DA-3A2.

The revised site plans consist of two watersheds: Modified Post DA-3A2 and Post DA-3A2.1. Modified Post DA-3A2 includes the majority of the revised Bike Depot site. Runoff generated by Modified Post DA-3A2 is routed to SMF-3A1, as it was in the previously permitted site plans. Calculations have been provided demonstrating that the runoff volume and required water quality treatment volume (WQTV) for Modified Post DA-3A2 have been reduced, as compared to Post DA-3A2. Runoff volume calculations are based on the critical SRWMD storm event (100yr 240hr). The reduction in required WQTV and runoff volume ensures that SMF-3A1 will continue to function as designed with no increase in peak stage or recovery time despite the proposed revisions.

Post DA-3A2.1 consists of the eastern portion of the revised Bike Depot site. Runoff generated by Post DA-3A2.1 will be routed to a stormwater management facility (SMF-3A2.1), which has been added to the northeast corner of the site. SMF-3A2.1 provides storage for the excess volume generated in the post-development condition, as compared to the pre-development condition. SMF-3A2.1 also provides treatment and recovery of the required WQTV for Post DA-3A2.1. Calculations have been included demonstrating the excess runoff volume generated in the post-development condition based on the critical SRWMD storm event (100yr 240hr). SMF-3A2.1 provides sufficient volume to retain the excess volume generated in the post-development condition while maintaining the 1’ of freeboard required by the SRWMD. Calculations have also been included demonstrating the required WQTV. Ponds v. 3.3 modeling software was utilized to demonstrate recovery of the WQTV within 72 hours, as required by SJRWMD.

The following attachments have been included in this memo for review:

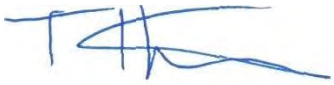
1. NRCS TR 55 Runoff Volume Calculations
2. WQTV Calculations

3. WQTV Recovery Results (Ponds v. 3.3 Model)
4. Permitted vs. Proposed Drainage Maps

We trust the information above is acceptable for approval by staff. Please do not hesitate to call if you have any questions or if additional information is needed. Thank you for your review of this letter. You may contact me directly at (386) 331-1976 or travish@chw-inc.com if you have any questions.

Sincerely,

CHW



Travis Hastay, P.E.
Sr. Project Manager

Travis J. Hastay
State of Florida
Professional Engineer, License No. 84295

This item has been digitally signed and sealed by Travis J. Hastay, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Modified Post DA-3A2

Drainage Basin	Total Area (sf)	Impervious (sf)	Open Space "A" (sf)	Open Space "B" (sf)
Post DA-3A2	141,346	86,947	44,253	10,146
Modified Post DA-3A2	121,462	79,708	36,197	5,557

Site Characteristics (Post DA-3A2, Permitted Condition)

Drainage Area (SF)	Estimated CN	S
86,947	98	0.20
44,253	39	15.64
10,146	61	6.39

Site Characteristics (Modified Post DA-3A2, Proposed Condition)

Drainage Area (SF)	Estimated CN	S
79,708	98	0.20
36,197	39	15.64
5,557	61	6.39

Based on NRCS TR-55 Equations:

$$S = \frac{1000}{CN} - 10 \qquad Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

Runoff (Post DA-3A2, Permitted Condition)

Max Event	Rainfall (in)	Runoff (in)	Runoff(ft)	Runoff (cf)
100YR-240HR	18.0	17.76	1.48	128,663
100YR-240HR	18.0	7.25	0.60	26,730
100YR-240HR	18.0	12.10	1.01	10,227
			Total	**165,621**

Runoff (Modified Post DA-3A2, Proposed Condition)

Max Event	Rainfall (in)	Runoff (in)	Runoff(ft)	Runoff (cf)
100YR-240HR	18.0	17.76	1.48	117,951
100YR-240HR	18.0	7.25	0.60	21,864
100YR-240HR	18.0	12.10	1.01	5,602
			Total	**145,416**

Net Change in Runoff Volume (Permitted vs. Proposed) **-20,204 CF**

WQTV Calcuation (Post DA-3A2, Permitted Condition)

SRWMD WQTV

WQTV = Runoff Area * 2" Rainfall * C

Drainage Area (sf)	141,346	SF
C	0.66	
WQTV	15,580	CF

City of Alachua WQTV

WQTV = 0.5" Rainfall * Drainage Area

Drainage Area (sf)	141,346	SF
WQTV	5,889	CF
Required WQTV	**15,580**	**CF**

WQTV Calculation (Modified Post DA-3A2, Proposed Condition)

SRWMD WQTV

WQTV = Runoff Area * 2" Rainfall * C

Drainage Area (sf)	121,462	SF
C	0.69	
WQTV	14,012	CF

City of Alachua WQTV

WQTV = 0.5" Rainfall * Drainage Area

Drainage Area (sf)	121,462	SF
WQTV	5,061	CF
Required WQTV	**14,012**	**CF**

Net Change in required WQTV (Permitted vs. Proposed) **-1,568 CF**

Post DA-3A2.1

Drainage Basin	Total Area (sf)	Impervious (sf)	Open Space "A" (sf)	Wooded Space "A" (sf)	Open Space "B" (sf)	Wooded Space "B" (sf)	Stormwater (sf)
Pre DA-3A2.1	55,940	0	11,411	12,045	16,066	16,418	0
Post DA-3A2.1	55,940	26,333	18,844	0	3,418	0	7,345

Site Characteristics (Pre DA-3A2.1, Pre-Development Condition)			**Runoff (Pre DA-3A2.1, Pre-Development Condition)**				
Drainage Area (SF)	Estimated CN	S	Max Event	Rainfall (in)	Runoff (in)	Runoff(ft)	Runoff (cf)
Open Space"A", Poor (sf)	68	4.71	100YR-240HR	18.0	13.37	1.11	12,714
Wooded Space "A", Good(sf)	30	23.33	100YR-240HR	18.0	4.85	0.40	4,867
Open Space"B", Poor (sf)	79	2.66	100YR-240HR	18.0	15.16	1.26	20,298
Wooded Space "B", Good(sf)	55	8.18	100YR-240HR	18.0	10.91	0.91	14,925
						Total	**52,805**

Site Characteristics (Post DA-3A2.1, Post-Development Condition)			**Runoff (Post DA-3A2.1, Post-Development Condition)**				
Drainage Area (SF)	**Estimated CN**	**S**	Max Event	Rainfall (in)	Runoff (in)	Runoff(ft)	Runoff (cf)
Impervious (sf)	98	0.20	100YR-240HR	18.0	17.76	1.48	38,967
Open Space"A", Good (sf)	39	15.64	100YR-240HR	18.0	7.25	0.60	11,382
Open Space"B", Good (sf)	61	6.39	100YR-240HR	18.0	12.10	1.01	3,445
Stormwater (sf)	100	0.00	100YR-240HR	18.0	18.00	1.50	11,018
						Total	**64,813**

Based on NRCS TR-55 Equations:

$$S = \frac{1000}{CN} - 10 \qquad Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

Net Change in Runoff Volume (Pre- vs. Post-Development) **12,008** **CF**

WQTV Calculation (Post DA-3A2.1, Proposed Condition)

SRWMD WQTV

WQTV = Runoff Area * 2" Rainfall * C

Drainage Area (sf)	55,940	SF
C	0.66	
WQTV	6,136	CF

City of Alachua WQTV

WQTV = 0.5" Rainfall * Drainage Area

Drainage Area (sf)	55,940	SF
WQTV	2,331	CF

Required WQTV **6,136 CF**

SMF-3A2.1 Stage-Storage Relationship				
ELEV.	AREA (SF)	AREA (Ac)	STORAGE VOLUME (CF)	STORAGE VOLUME (AC-FT)
84.00	1,656	0.0380	0	0.00
85.00	2,901	0.0666	2,279	0.05
86.00	4,258	0.0978	5,858	0.13
87.00	5,745	0.1319	10,860	0.25
88.00	7,345	0.1686	17,405	0.40
88.50	9,479	0.2176	21,611	0.50

Volume =	21,611 c.f.	Length =	176 ft.
Area =	9,479 s.f.		
Perimeter =	407 ft.	Width =	27 ft.
Depth=	4.50 ft.		

Elev. of SHWT:	40.00	ft
Elev. of Confining:	0.00	ft
Horiz. Infiltration:	3.50	ft/day
Vert. Infiltration:	2.50	ft/day
Porosity	20.00	%

See original Bike Depot permit package for Geotechnical Report.

WQTV volume (cf):	6,136
WQTV elevation (ft):	86.28

Peak stage to retain pre- vs. post-development runoff volume for 100yr 240hr storm event.

100yr 240 hr Pre vs. Post Volume (cf):	12,008
Peak Stage (ft):	87.18
Top of Bank Elevation (ft):	88.50
Freeboard (ft):	1.32

PONDS Version 3.3.0241
Retention Pond Recovery - Refined Method
Copyright 2011
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Bike Depot - Revised Site Plans
Simulation Description:	WQTV Recovery Model
Project Number:	21-0105.05.201
Engineer :	CCM
Supervising Engineer:	TJH
Date:	04-26-2023

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	0.00
Water Table Elevation, [WT] (ft datum):	40.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	3.50
Fillable Porosity, [n] (%):	20.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	2.5
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	9479.0

Geometry Data

Equivalent Pond Length, [L] (ft):	176.0
Equivalent Pond Width, [W] (ft):	27.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)
84.00	1656.0
85.00	2901.0
86.00	4258.0
87.00	5745.0
88.00	7345.0
89.00	9479.0

Scenario Input Data

Scenario 1 :: WQTV

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 6136

Initial ground water level (ft datum) 40.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

Detailed Results :: *Scenario 1* :: *WQTV*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
0.000	1022.6670	0.0000	40.000	0.00000	0.00000	0.0	0.0	0.0	N.A.
0.002	1022.6670	0.0000	86.064	0.12598	0.00000	6136.0	0.8	0.0	U/P
2.400	0.0000	0.0000	85.814	0.11613	0.00000	6136.0	1046.0	0.0	U/P
6.000	0.0000	0.0000	85.438	0.10139	0.00000	6136.0	2455.2	0.0	U/P
12.000	0.0000	0.0000	84.812	0.05943	0.00000	6136.0	4380.9	0.0	U/P
24.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
36.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
48.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
60.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
72.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
84.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry
96.000	0.0000	0.0000	----	----	----	6136.0	6136.0	0.0	dry

Recovery < 24 hr

POST DA-3A2
(PREVIOUSLY PERMITTED

SMF-3A1

PROPOSED BUILDING #2 FFE=88.50

PROPOSED BUILDING #1 FFE=88.50

PROPOSED BUILDING #3 FFE=91.00

8" STORM; TYP.

15" RCP

18" RCP

15" HDPE

12" HDPE

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 INLET PER FDOT INDEX 425-021	87.31'	81.73' E 81.73' SW	18" 18"	N: 286860.73 E: 2610079.04
S-2	TYPE 'F' INLET PER FDOT INDEX 425-053	86.40'	82.55' W 82.55' NE 82.55' E	18" 15" 18"	N: 286895.15 E: 2610193.13
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	86.52'	83.40' SW	15"	N: 286971.38 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 & 425-010	88.38'	83.21' W 83.21' SE 83.21' NE 83.21' SW	18" 15" 8" 8"	N: 286862.69 E: 2610284.39
S-5	TYPE 'C' INLET PER FDOT INDEX 425-052	87.50'	83.34' NW 83.34' SE	15" 15"	N: 286832.85 E: 2610306.38
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	87.25'	83.49' NW 83.49' SW	15" 15"	N: 286798.33 E: 2610332.42
S-7	TYPE 'C' INLET PER FDOT INDEX 425-052	87.25'	83.95' NE 83.95' NW	15" 12"	N: 286734.24 E: 2610215.56

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Alachua, Florida 32615
(352) 331-1976
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CHW Professional Consultants

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA,SRWMD
12/06/21 ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

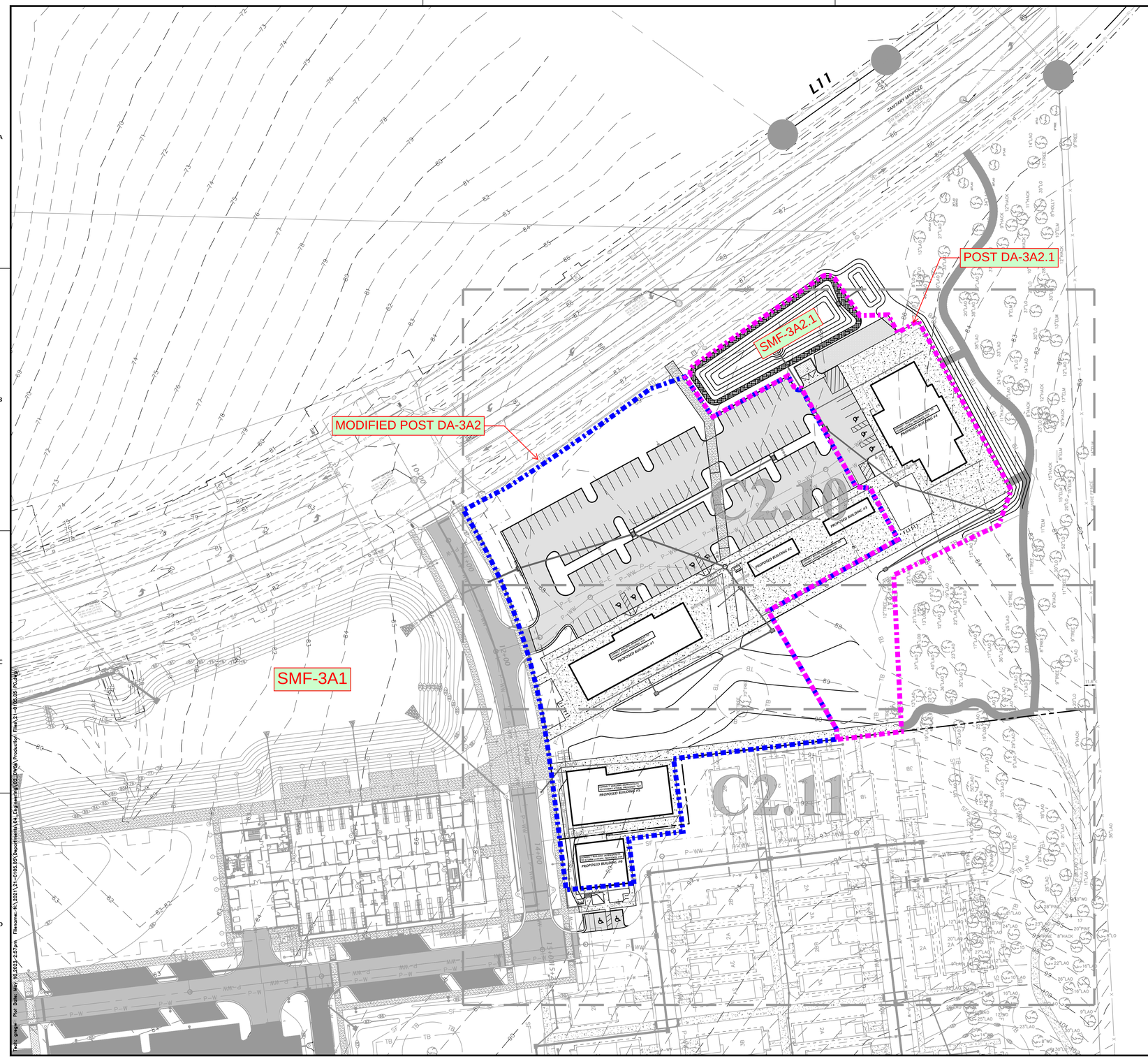
SHEET TITLE: MASTER GRADING PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MEISENHEINET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.00

Tech: cohen | Plot Date: Feb 21,2022 7:07pm Filename: N:\2021\21-0105.05 (bikedepot) C&S\Engineering\02_plans\Acadsite_Exhibit.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-021 AND 425-010	87.50	81.73 E 81.73 SW	18" 18"	N: 286861.07 E: 2610078.88
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.48	82.56 E 82.56 W 82.56 NE	18" 18" 15"	N: 286895.10 E: 2610193.18
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.52	83.36 SW	15"	N: 286971.34 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 AND 425-010	88.39	83.21 SE 83.21 W 83.21 NE 83.21 SW	15" 15" 8" 8"	N: 286862.50 E: 2610284.93
S-5	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	88.36	83.37 SE 83.37 NW 83.37 SW	15" 15" 8"	N: 286841.56 E: 2610300.45
S-6	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.26	83.49 NW 83.49 SW	15" 15"	N: 286798.51 E: 2610332.34
S-7	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.25	83.95 NW 83.95 NE	12" 15"	N: 286735.56 E: 2610216.32
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	87.01	84.00 NE	15"	N: 286859.85 E: 2610445.35
S-9	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	86.50	83.39 SW 83.39 W	15" 15"	N: 286917.73 E: 2610552.02
S-10	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	88.00	82.90 E 82.90 NW	15" 15"	N: 286944.63 E: 2610456.96
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	87.13	82.45 SE 82.45 NW	15" 15"	N: 287000.08 E: 2610386.46
S-12	FLARED END SECTION PER FDOT INDEX 430-020	N/A	81.98 SE	15"	N: 287080.19 E: 2610336.65
S-13	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	88.00	86.50 NE	15"	N: 287125.64 E: 2610398.35
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	86.21 SW	15"	N: 287141.86 E: 2610422.37

N

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA & SRWMD
12/09/21 CITY OF ALACHUA
01/17/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA
05/19/23 CITY OF ALACHUA MAJOR REVISION

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WALDZINSKI
DESIGNER: C. MENNENET, E.I.
QUALITY CONTROL: T. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.00

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

From: Braxton Linton III, Project Planner

Date: May 31, 2021

RE: San Felasco Eco Park Bike Depot – Comprehensive Plan Consistency Analysis

This application is for a ±20,227 ft^2 commercial/retail, amenity, restaurant, and multi-use space on a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

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

Future Land Use Element (FLUE)

Objective 1.4: Corporate Park
The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

The proposed development, which includes an activity/conference center, business space, retail space, and restaurant space, is part of a larger mixed-use master plan for the area. This master plan will include a diversity of housing options and nonresidential developments, including offices and research and development space. The project site is located on the San Felasco Parkway, which locates the site proximate to multiple major transportation corridors, including US 441, County Road 235, and NW 140th Street.

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

The project site location, near US 441 and Progress Park, is the appropriate location for the proposed development. Progress Park is home to multiple businesses, some of which in the biotechnology and medical research industry. The proposed development in the proposed location will help promote, foster, and grow these industries in the City of Alachua, by increasing supply of office and conference space for new and existing businesses, as well as incorporating supportive commercial uses within the site.

2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This development will include a variety of employment opportunities due to its inclusion of both office/business space, as well as its retail and food service establishments. Thus, this development will provide a diverse set of employment opportunities in the City of Alachua.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

This application proposes a range of uses, including an activity/conference center building, an office building, and a retail sales and services building. This application is part of a larger mixed-use master plan, which will propose office space and residential space, developed in a manner that is both internally and externally compatible.

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

This application is part of a larger mixed-use master plan, which will include generous, linked open space. This development, as well as the other developments included in the master plan, will include pedestrian-friendly features, such as sidewalks and trails. These features will link the developments together, as well as link the master planned area to the surrounding community.

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

The proposed use, on a site area of ±6.15 / ±267,705 sf, has a FAR that is less than 0.5 FAR, in conformance with this policy.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

This development will be designed to prevent undesirable impacts to adjacent properties through sufficient buffering in areas abutting surrounding single-family residential homes.

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

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

Vehicular access to the site is provided via the San Felasco Parkway. Currently, sidewalks are located along both sides of the roadway. The site will include onsite pedestrian facilities that

connect roadside sidewalks to the building. These connections will not cross vehicular use areas, reducing risk of conflict.

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

Adequate buffering from adjacent existing/potential uses will be provided, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design, both within this development plan, as well as within the larger Convergence Park Master Plan.

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

The gross floor area (GFA) of the proposed development is well proportioned to the site's size, with all open space requirements met.

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

Adequate Stormwater Management Facilities (SMF) are included as part of the development plans for the master planned area. They are of sufficient size to address all stormwater needs.

5. Placement of signage;

No signage is being proposed in this application. Any signage later introduced will adhere to all placement requirements.

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

A photometric plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site and to deter any unlawful activity after hours. Light placement 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 onsite parking area is designed for safe onsite circulation, with minimal vehicle and pedestrian conflicts. Sidewalk connections allows pedestrians to safely travel to the building from the San Felasco Parkway or from the parking area with minimal vehicle conflict. Trash pickup will occur at the dumpster enclosure in the northeast corner of the site. Deliveries will be handled in a manner that does not impact the safety of on-site circulation.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space area. Landscaping

of the project site will be in conformance with this policy, as demonstrated on the submitted landscape plans.

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

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

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

Not applicable.

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

The proposed use, on a site area of ±6.15 acres / ±267,705 sf, has a FAR that is less than a 0.5 FAR, in conformance with this policy.

12. Complementary residential uses.

No residential uses are proposed as part of this application. Complementary residential uses are included as part of the larger mixed-use master plan.

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

Landscaping plans are submitted as part of this site plan application. These plans demonstrate that the 10% minimum landscaped area requirement is met.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

The minimum open space requirement is met by this development.

<u>Transportation Element (TE)</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 bike depot buildings will not result in a degradation of transportation Level of Service (LOS) standards. According to the April 2023 Development Monitoring Report, there is sufficient capacity on the affected roadway segments to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips. This is demonstrated in detail in the submitted concurrency analysis memorandum.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

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

The proposed development will allow a net increase of ±20,227 sf of non-residential uses, resulting in an increased demand of ±9,677 gallons per day on the City's sanitary sewer system. Per the City of Alachua April 2023 Development Monitoring Report, there is a residual capacity of 639,596 gallons per day.

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

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

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

The proposed development will allow a net increase of ±20,227 sf of non-residential uses, resulting in an increased demand of 44.30 tons per year for the City's solid waste system. Per the City of Alachua April 2023 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

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

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

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

The proposed development will allow a net increase of ±20,227 sf of non-residential uses, resulting in an increased demand of ±9,677 gallons per day on the City's potable water system. Per the City of Alachua April 2023 Development Monitoring Report, there is a residual capacity of 639,596 gallons per day.

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

From: Braxton Linton III, Project Planner

Date: May 31st, 2023

RE: Convergence Research Park, Bike Depot – Concurrency Impact Analysis

This application is for a ±20,227 ft^2 commercial/retail space on a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

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 April 2023 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Variable Type	Variable Quantity	AM Peak			PM Peak			Daily
				Total	In	Out	Total	In	Out	
Recreational Community Center	495	KSF	5.454	38	25	13	27	13	14	161
General Office Building	710	KSF	2.138	28	24	4	3	0	3	25
*Shopping Center	820	KSF	6.139	6	4	2	69	33	36	901
** Pass-by = 34% PM				2	1	1	23	11	12	306
**High-Turnover (Sit-Down) Restaurant	932	KSF	6.496	65	36	29	63	39	24	729
*** Pass-by = 43% PM				28	15	13	27	17	10	313
Total Project Trips				***137***	***89***	***48***	***162***	***85***	***77***	***1,816***

*The Shopping Center is used to estimate a 6,139 SF bike shop as it provides the most suitable land use type comparison. The fitted curve equation was used for all scenarios except the Shopping Center AM peak where the average rate provides a better estimate based on the size of the development being proposed.
** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.
*** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 43% is applied to the AM and daily trip generation.
Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **1,816** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating more than 1,000 external average daily trips (ADT) are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Based on this code provision, affected roadways were determined to be those within one-half mile of the intersection of Progress Boulevard and US 441. Affected roadways within this one-half mile search were Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 15, CR 2054 from SR 235 to US 441. It was determined that the development's projected impacts would not be five percent or greater of the maximum service volume of any roadway segment, per the April 2023 Development Monitoring Report.

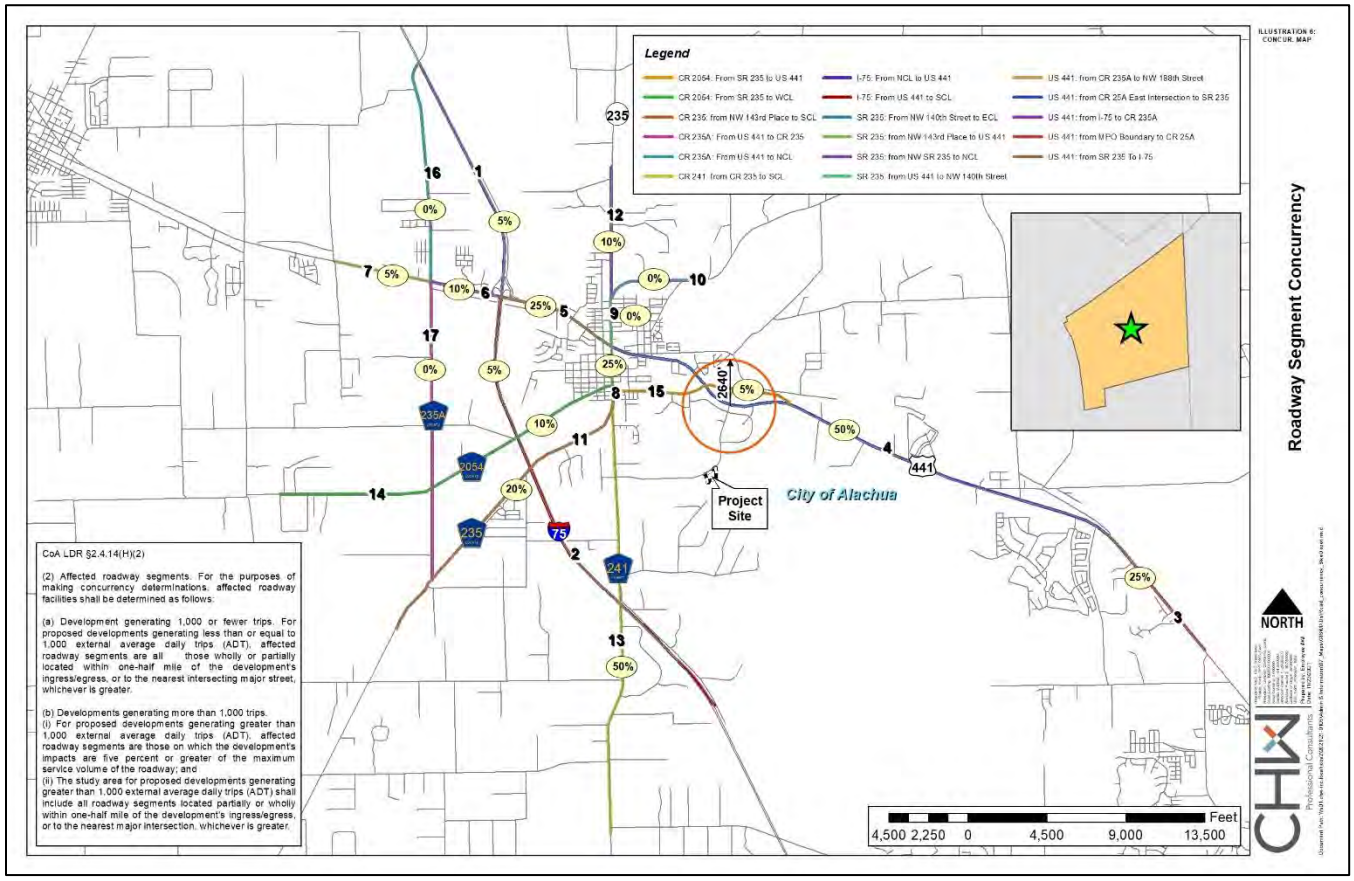

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major street is US 441, which intersects with Progress Boulevard.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 15	
	US 441 CR 25A East Intersection to SR 235		CR 2054 SR 235 to US 441	
Maximum service volume[1]	45,700	4,110	15,120	1,359
Existing Traffic[1]	18,230	1,732	2,788	265
Reserved Trips[1]	7,494	685	2,179	157
Available Capacity	19,976	1,693	10,153	937
Projected Trip Generation[2]	908	81	91	8
Available Capacity with Application Approval	19,068	1,612	10,062	929

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 5% for Segment 15.*

Conclusion: 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]	341,309
Residual Capacity[1]	649,274
Percentage of Permitted Design Capacity Utilized[1]	71.77%
Projected Potable Water Demand from Proposed Project[2]	9,677.7
Residual Capacity after Proposed Project	**639,596.3**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: Florida Administrative Code 62E-6.008 (Table 1).*
   Formulas used:
   a. *Conference Center, Café Area: 51 seats * 40 GPD = 2,040 GPD*
   b. *Conference Center, Activity Area: 273* seats * 4 GDP = 1,092 GPD
   c. *Business Occupancy Building: (2,138 SF/ 100 SF floor space) * 15 GPD = 185.7 GPD*
   d. *Bike Shop: 2 bathrooms * 200 GPD = 400 GPD*
   e. *Restaurant: 149 seats * 40 GPD = 5,960 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]	311,219
Residual Capacity[1]	430,781
Percentage of Permitted Design Capacity Utilized[1]	71.28%
Projected Sanitary Sewer Demand from Proposed Project[2]	9,677.7
Residual Capacity after Proposed Project	**639,596.3**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: Florida Administrative Code 64E-6.008 (Table 1).*
   Formulas used:
   a. *Conference Center, Café Area: 51 seats * 40 GPD = 2,040 GPD*
   b. *Conference Center, Activity Area: 273* seats * 4 GDP = 1,092 GPD
   c. *Business Occupancy Building: (2,138 SF/ 100 SF floor space) * 15 GPD = 185.7 GPD*
   d. *Bike Shop: 2 bathrooms * 200 GPD = 400 GPD*
   e. *Restaurant: 149 seats * 40 GPD = 5,960 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]	43,024.00	7,851.88
Reserved Capacity[1]	41,727.39	7,615.25
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**44.30**

1. *Source: City of Alachua April 2023 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 * 20,227sq. ft.) * 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.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0105.05

To: Neighbors of the San Felasco Pkwy / NW 140th Street Intersection

From: Travis Hastay, PE

Date: 3 May 2023

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±20,300 sq. ft. commercial retail space on a portion of Alachua County Tax Parcel # 03929-000-000. Proposed uses include retail, amenity center, restaurant, and mixed-use spaces with associated infrastructure.

The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

Date: May 18, 2023

Time: 6:00 p.m.

Location: CHW Office: 11801 Research Drive, Alachua, FL, 32615

Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5129
Travish@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

03926-025-011
EDWARDS & EDWARDS & EDWARDS TF
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOTT
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN TERRI L LIFE ESTATE
12910 NW 140TH ST
ALACHUA, FL 32615

03926-025-019
HIGDON LINDA
14001 NW 128TH PL
ALACHUA, FL 32615

03926-025-025
HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

03926-025-026
CASON EVELYN YVONNE LIFE ESTATE
12616 NW 140TH ST
ALACHUA, FL 32615

03929-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03929-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03929-003-000
FOUNDATION FOR ENVIROMENTAL RES
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

03929-004-000
CRAWFORD PROGRESS PARK INVESTM
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03932-100-001
SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

03932-100-002
KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

03932-100-003
STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

03932-100-004
HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

03932-100-005
HARRIS GREGORY SCOTT & KELLY LYN
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03932-100-006
UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

03932-100-007
SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

03932-100-008
DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

03932-100-010
KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

03960-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
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03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
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03968-100-017
MCCORD & PAGE
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03968-100-019
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13010 NW 123RD PL
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03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
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03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

03968-100-023
SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

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SAN FELASCO RESEARCH VENTURES
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LAKE BUTLER, FL 32054

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SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03970-010-078
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03974-000-000
GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±20,300 sq. ft. commercial retail space on a portion of Alachua County Tax Parcel # 03929-000-000. Proposed uses include retail, amenity center, restaurant, and mixed-use spaces with associated infrastructure.

The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

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 May 18, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Travis Hastay, PE
Phone Number: (386) 518-5129
Email: travish@chw-inc.com

CHW
Professional Consultants

Firm that hired kids keeps losing work

More than 600 child labor investigations underway nationwide

Josh Funk
ASSOCIATED PRESS

OMAHA, Neb. – The slaughterhouse cleaning company that was found to be employing more than 100 children to help sanitize dangerous razor-sharp cutting equipment like bone saws has continued to lose contracts with the major meat producers since the investigation became public last fall.

For its part, Packers Sanitation Services Inc., or PSSI as it is known, said it has taken a number of steps to tighten up its hiring practices but it says the rising number of child labor cases nationwide is likely related to the increase in the number of minors crossing the U.S. border alone in recent years.

The scandal that followed the February announcement that PSSI would pay a $1.5 million fine and reform its hiring practices as part of an agreement with investigators also prompted the Biden administration to urge the entire meat processing industry to take steps to ensure no kids are working in these plants either for the meat companies or at contractors like PSSI.

Federal investigators confirmed that children as young as 13 were working for PSSI at 13 plants in Arkansas, Colorado, Indiana, Kansas, Minnesota, Nebraska, Tennessee and Texas. It wasn't immediately clear if any additional children have been found working for the company because PSSI declined to answer that and government officials haven't offered an update on the investigation since February.

The Labor Department has said there has been a 69% increase since 2018 in the number of children being employed illegally nationwide, and it has more than 600 child labor investigations underway. Officials have said they are particularly concerned about the potential exploitation of migrants who may not even have a parent in the United States.

PSSI maintains that it prohibits hiring kids and the only way children could have been hired is "through deliberate identity theft or fraud at a local plant. Regardless of the reason they occurred, it is our responsibility to address the problem."

"As has been widely reported, the recent record rise in unaccompanied minors from abroad and rising prevalence of identity theft has clearly revealed new vulnerabilities in the area of underage labor across hundreds of different businesses including ours," PSSI spokesman Ray Hernandez said.

Cargill, Tyson Foods and JBS have all terminated contracts with PSSI at at least some of their plants – particularly any plants where Labor Department investigators confirmed children were working – although Cargill went furthest and cut ties with the Kieler, Wisconsin-based company entirely. One of other meat processing giants, Smithfield Foods, said only that it is taking a close look at its contracts with PSSI, which currently cleans about one-third of the company's 45 plants, to ensure that all labor laws are being followed.

Those four companies, along with National Beef, control over 80% of the beef market and more than 60% of the pork market nationwide. National Beef didn't respond to questions about its actions.

Cargill spokeswoman April Nelson said the company notified PSSI in March that it would end all 14 of its contracts because "we will not tolerate the use of underage labor within our facilities or supplier network." Tyson and JBS officials also reiterated their commitment to eliminating child labor in their plants, and they said each of their companies had ended PSSI contracts at several plants. But they declined to provide specific numbers about how many contracts they cut and how many plants PSSI is still cleaning for them.

"Tyson Foods is committed to compliance with all labor laws and holding those we do business with to the highest standards of accountability," said Dan Turton, a senior vice president at Tyson, in a letter to members of Congress about their child labor concerns. He promised Tyson would step up its audits of contractors and continue cooperating with federal officials to ensure its own hiring meets all standards.

The major meat processors say they are looking to bring more of the cleaning work at their plants in house, but they will likely continue to rely on contractors in many places. Tyson, for instance, said that its own workers clean about 40% of its plants.

PSSI wouldn't say how many workers it has laid off after losing contracts, but the way it describes itself on its website hints at the job losses. PSSI now says it has about 16,500 employees nationwide working at more than 400 plants, down from the more than 17,000 it cited last fall before the investigation. Still, it remains one of the largest cleaners of food processing plants.

PSSI says it is going above and beyond what the official court agreement required to ensure no kids are working there. And the company, which is owned by the New York-based private equity firm Blackstone, named a new CEO who just took over last week after its longtime top executive retired after 24 years.

PSSI hired a former U.S. Customs and Border Patrol officer to help strengthen the training its managers get to spot identity theft, and brought on a former Labor Department official to conduct monthly unannounced checks on its practices. The company also set up a hotline for employees to anonymously report any concerns.

JBS, Cargill and Tyson Foods have all terminated contracts with PSSI at at least some of their plants – particularly any plants where Labor Department investigators confirmed children were working.
DAVID ZALUBOWSKI/AP FILE

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Contact: Travis Hastay, PE
Phone Number: (386) 518-5129
Email: travish@chw-inc.com

CHW Professional Consultants

GF-35583917

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[1]**DETAILS OF OFFER:** Offer expires 7/31/2023. Not valid with other offers or prior purchases. Buy one (1) window or entry/patio door, get one (1) window or entry/patio door 40% off, and 12 months $0 money down, $0 monthly payments, 0% interest when you purchase four (4) or more windows or entry/patio doors between 3/26/2023 and 7/31/2023. 40% off windows and entry/patio doors are less than or equal to lowest cost window or entry/patio door in the order. Subject to credit approval. Interest is billed during the promotional period, but all interest is waived if the purchase amount is paid before the expiration of the promotional period. Financing for GreenSky® consumer loan programs is provided by federally insured, federal and state chartered financial institutions without regard to age, race, color, religion, national origin, gender, or familial status. Savings comparison based on purchase of a single unit at list price. Available at participating locations and offer applies throughout the service area. See your local Renewal by Andersen location for details. CA License CLSB #1050316. Central CA License #1096271. License #RCE-50303. OR License #198571. WA License #RENEWAP877BM. WA License# RENEWAW856K6. All other license numbers available upon request. Some Renewal by Andersen locations are independently owned and operated. [2]Values are based on comparison of Renewal by Andersen® double-hung window U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015, and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. "Renewal by Andersen" and all other marks where denoted are trademarks of their respective owners. © 2023 Andersen Corporation. All rights reserved. RBA13228 *Using U.S. and imported parts.

Workshop Presentation

Bike Depot

Site Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
May 18, 2023

1

The purpose of the neighborhood meeting:

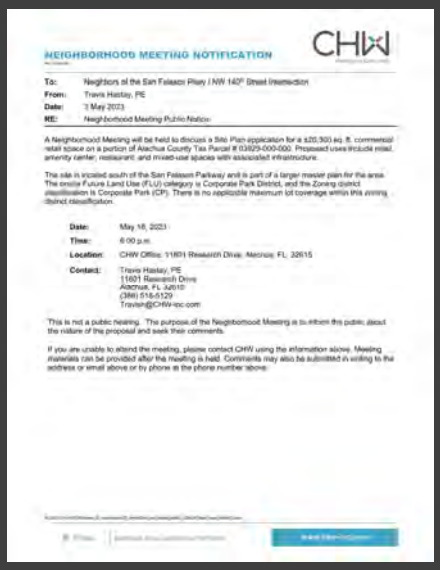
The City of Alachua requires Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

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

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors at the San Felasco Pkwy / NW 140th Street Intersection
From: Travis Hastay, PE
Date: 3 May 2023
RE: Neighborhood Meeting Public Notice

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Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5129
Travish@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.

Firm that hired kids keeps losing work

More than 600 child labor investigations underway nationwide

JBS

PUBLIC NOTICE

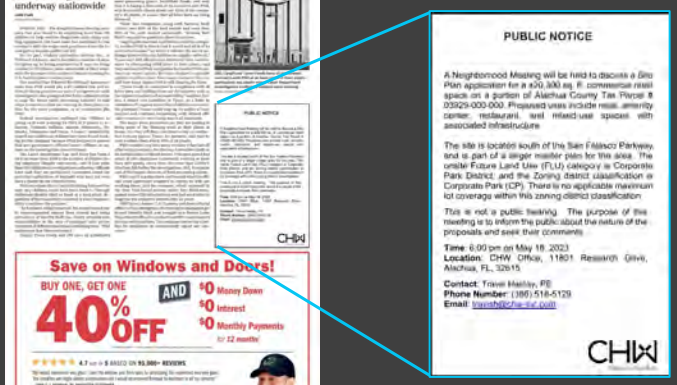
CHW

Save on Windows and Doors!

BUY ONE, GET ONE 40% OFF AND $0 Money Down $0 Interest $0 Monthly Payments for 12 months*

Call by July 31
352-574-6613

RENEWAL by ANDERSEN



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Phone Number: (386) 518-5129
Email: travish@chw-inc.com

CHW

CHW

21-0105.05: Bike Depot

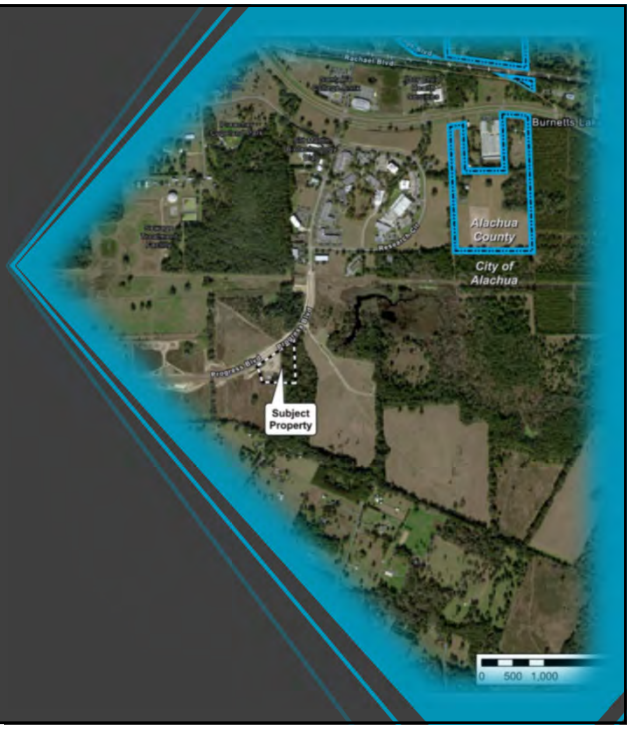
3

REQUEST:

Site Plan Application

INTENT:

- ±20,300-square-foot commercial retail space
- Proposed uses includes:
  - Retail, amenity center, restaurant, and mixed-use spaces with associated infrastructure.



21-0105.05: Bike Depot

4

SITE PLAN
ESTIMATED TIMELINE

Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	Receive Approval Letter, NOI
April 27, 2023	May 18, 2023	May 18, 2023	May. 2023 - Oct. 2023	Oct. 2023 (Tentative)	Nov. 2023 (Tentative)

21-0105.05: Bike Depot

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5

Context Map

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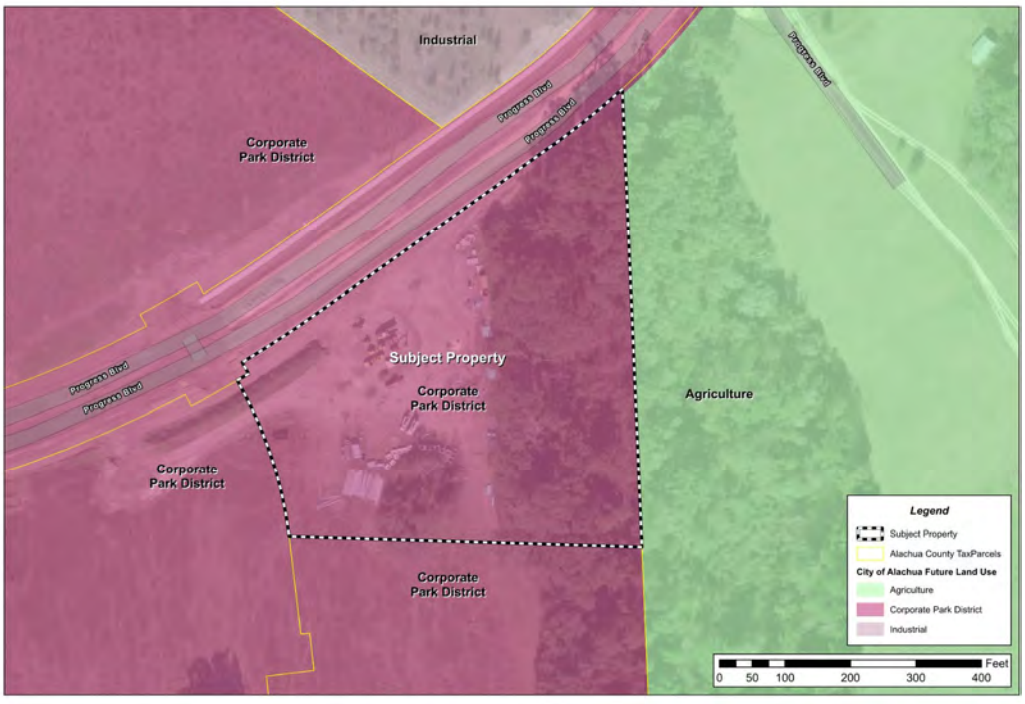
6

Aerial Map

7

Future Land Use (FLU) Map

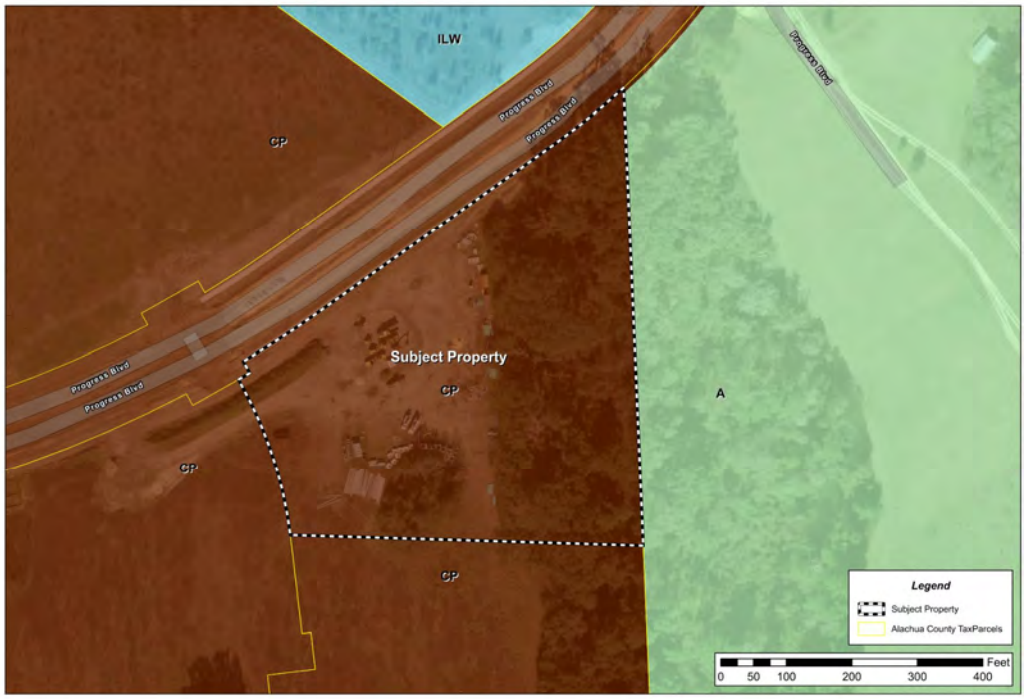
FLU: **Commercial, Community Commercial**



8

Zoning Map

Zon: Commercial Intensive, Community Commercial



9

Site Plan

10

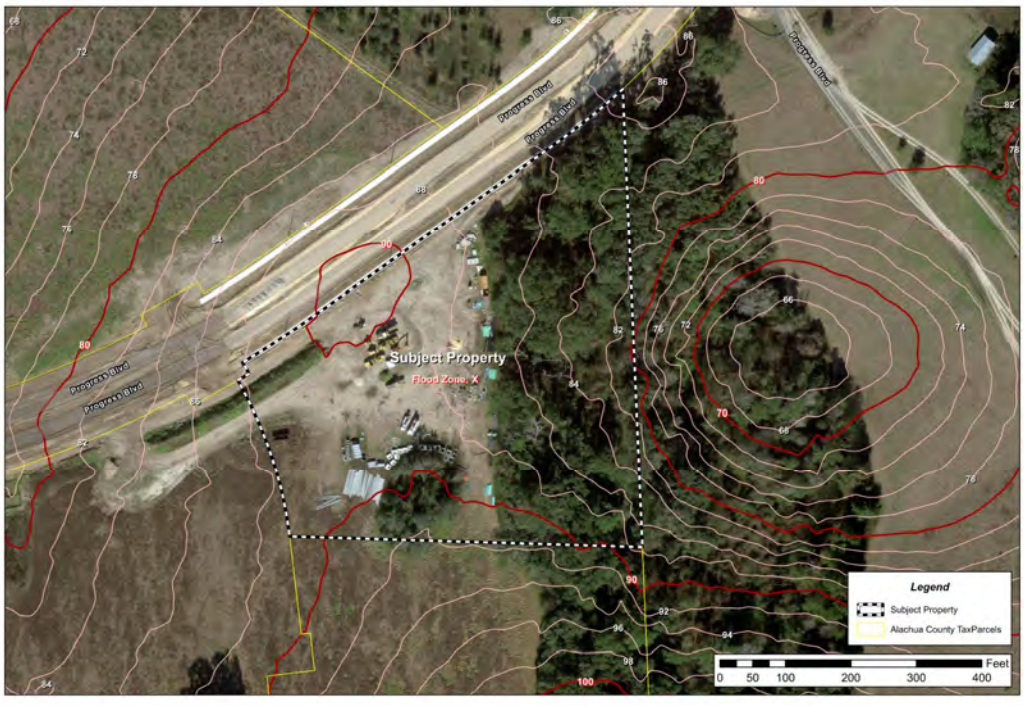
Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (386) 518-5129
Email: TravisH@CHW-inc.com

CHW
Professional Consultants

11

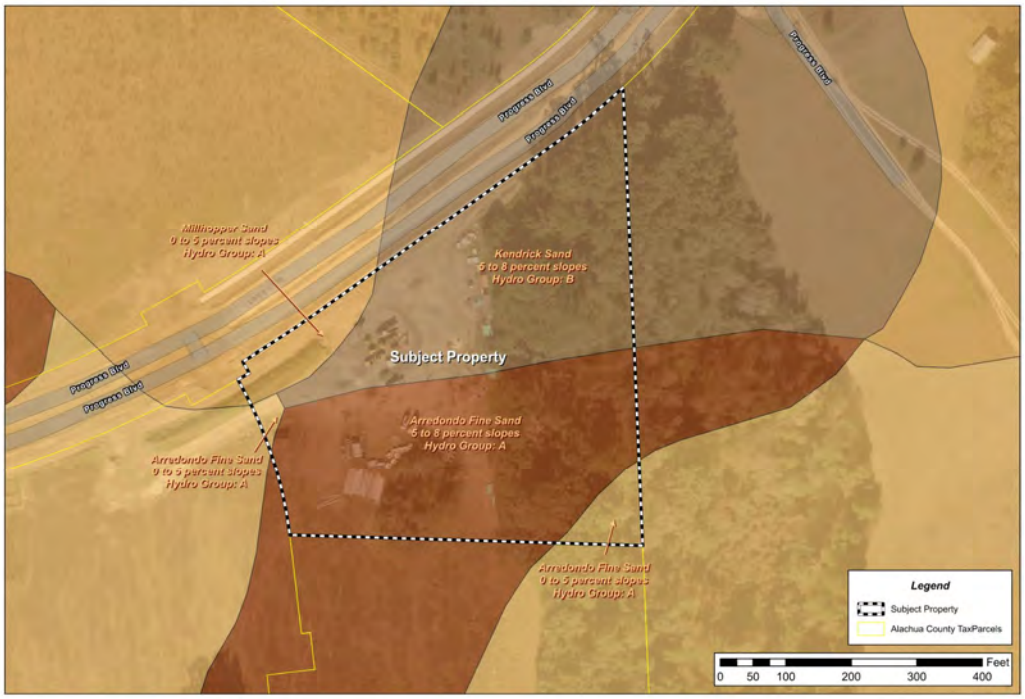
Environmental Map



CHW

12

Soils Map


Pinegrass Blvd
Pinegrass Blvd
Pinegrass Blvd
Pinegrass Blvd
Pinegrass Blvd
Millhopper Sand
0 to 5 percent slopes
Hydro Group: A
Kendrick Sand
5 to 8 percent slopes
Hydro Group: B
Subject Property
Arredondo Fine Sand
5 to 8 percent slopes
Hydro Group: A
Arredondo Fine Sand
0 to 5 percent slopes
Hydro Group: A
Arredondo Fine Sand
0 to 5 percent slopes
Hydro Group: A
Legend
Subject Property
Alachua County TaxParcels
0 50 100 200 300 400
Feet

13

Sign-in Sheet

SIGN-IN SHEET

Bike Depot Neighborhood Meeting

21-0105.05

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: May 18, 2023 @ 6:00 PM

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

Re: Site Plan Application

	Print Name	Street Address	Signature
1	John A Kohn	13551 NW 131 PL 32615	John A Kohn
2	Daryn Page	12416 NW 129th Ter Alachua, FL 32615	Daryn Page
3	Donna McCord	" "	Donna McCord
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Bike Depot

21-0105.05

Event:	Neighborhood Meeting
Date/Time:	May 18, 2023 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Application

CHW (Agent) Attendees: Gerry Dedenbach, VP; Cole Menhennett, EI, Braxton Linton, Project Planner
Public Attendees: 3

CHW, on behalf of Concept Companies, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. Questions from public attendees are described below, with agent responses.

Question: Will this development be connected to the Cottages?
Response: The development will be near the cottages that are being built.

Question: Will there be restaurants around the depot?
Response: The site will include the bike depot, a micro-brewery, restaurants, and open space for seating along with other amenities.

Question: How long before the depot is approved?
Response: We are estimating approval be near the end of the year with construction to start sometime in 2024.

The meeting was adjourned at approximately 7:10pm.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3389115 7 PG(S)
12/29/2021 1:13 PM
BOOK 4964 PAGE 1044
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1057641
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $57,804.60
Intang. Tax: $0.00

Prepared by and return to:
Marsha M. Wilkes

Florida Land Title Services, LLC
2323 S. Florida Avenue
Lakeland, FL 33803
863-688-7038
File Number: **21110001**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22 day of **December, 2021** between **University of Florida Foundation, Inc., a Florida not for profit corporation** whose post office address is **P.O. Box 14425, Gainesville, FL 32604**, grantor, and **San Felasco Research Ventures, LLC, a Florida limited liability company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054**, grantee:

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

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

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P. PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST. ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19" AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE

SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY: THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, AS RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER

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OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45" AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE, THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE

POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14" EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 37 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY,

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FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N.07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N.82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S.07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N.89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N.28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N.28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S.66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N.28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Tonya J Burningham

Witness Name: Tara Boonstra

University of Florida Foundation, Inc., a Florida not for profit corporation

By: _____
David M. Christie, Treasurer

(Corporate Seal)

Reviewed
Tara Boonstra
UFF Legal Counsel

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 21 day of December, 2021 by David M. Christie, Treasurer of University of Florida Foundation, Inc., a Florida not for profit corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Tara Boonstra
Notary Public

Printed Name: _____

My Commission Expires: _____

Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

DoubleTime®

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	ALACHUA, FL 32615
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	21.5087
Acreage	157.630
Homestead	N

View Map

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$50,603	$48,768	$48,768	$52,100	$52,100
Agricultural (Market) Value	$3,318,200	$313,506	$313,506	$340,776	$340,800
Just (Market) Value	**$3,318,200**	**$313,506**	**$313,506**	**$340,776**	**$340,800**
Assessed Value	$50,603	$48,768	$48,768	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$50,603	$48,768	$48,768	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	157.63	6866362.8	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/22/2021	$8,257,800	MS	4964	1044	18 - GOVERNMENT AGENCY	Vacant	U OF F FOUNDATION INC	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	* COQUI RADIO PHARMACEUTICALS	U OF F FOUNDATION INC	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P05-22-9309	COMM BLDG - SHELL ONLY	Yes	Yes	6/13/2022	$12,009,888

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

Map

Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches.

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

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Last Data Upload: 3/30/2023, 10:45:16 AM

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

Sign Up for Property Watch

Parcel Summary

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View Map

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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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
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Developed by Schneider GEOSPATIAL

Last Data Upload: 4/20/2023, 7:02:25 AM

Version 3.1.3

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

Professional Consultants

To:	City of Alachua, Justin Tabor
From:	Travis Hastay, P.E.
Date:	July 19, 2023
RE:	Bike Depot at Convergence Research Park: Parking Calculation Memo

Justin,

Previously, the Bike Depot project proposed shared parking with the Momentum Labs project to the west. Based on the City's updated parking requirements and the revised building configuration proposed by the developer, shared parking with Momentum Labs is no longer required. Due to the limited space in the areas adjacent to Buildings 5 and 6, the majority of the parking for these buildings has been provided in the proposed parking lot to the north. The intent of this memo is to summarize parking requirements per building and provide a description of how these requirements will be met.

The Bike Depot project consists of six buildings:

- **Building 1:** (Refer to C1.00) will consist of a Fitness portion and Cafe portion.
    - Fitness Area**:** The Fitness portion (Commercial recreation, indoor) is 3,080 sf and requires 1 parking space per 350 sf of floor area, therefore 9 parking spaces are required.
    - Cafe Area**:** The Cafe portion is 1,786 sf and requires 1 space per 100 sf of floor area, therefore 18 total spaces are required (2 accessible spaces for the combined use building).

  Total Parking Spaces Required: 27
  Accessible Spaces Required: 2

  Total Parking Spaces Provided: 32
  Accessible Spaces Provided: 2

- **Building 2:** (Refer to C1.00) will consist of a Retail portion and Servery portion.
    - Retail Area**:** The Retail portion is 285 sf and requires 1 parking space per 305 sf of floor area, therefore 1 parking space is required.
    - Servery Area**:** The Servery (Restaurant, with outdoor seating) portion of the building is 387 sf and requires 1 space per 100 sf seating area. The seating area was conservatively estimated to be ± 1,300 sf, therefore 13 total spaces are required (1 accessible space for the combined use building).

  Total Parking Spaces Required: 14
  Accessible Spaces Required: 1

  Total Parking Spaces Provided: 16
  Accessible Spaces Provided: 1

- **Building 3:** (Refer to C1.00) will consist of a Retail portion and Servery portion.

    - Retail Area**:** The Retail portion is 291 sf and requires 1 parking space per 305 sf of floor area, therefore 1 parking space is required.

    - Servery Area**:** The Servery (Restaurant, with outdoor seating) portion of the building is 387 sf and requires 1 space per 100 sf seating area. The seating area was conservatively estimated to be ± 1,300 sf, therefore 13 total spaces are required (1 accessible space for the combined use building).

  Total Parking Spaces Required: 14
  Accessible Spaces Required: 1

  Total Parking Spaces Provided: 16
  Accessible Spaces Provided: 1

- **Building 4:** (Refer to C1.00) will consist of a 6,496 sf Microbrewery (4,089 sf of eating/drinking area, 2,407 sf of manufacturing/processing operations). Per City of Alachua LDR, microbreweries require 1 space per 200 sf of eating/drinking area and 1 space per 1,000 sf of manufacturing/processing operations, therefore 23 spaces are required, 1 of which is required to be accessible spaces.

  Total Parking Spaces Required: 23
  Accessible Spaces Required: 1

  Total Parking Spaces Provided: 28
  Accessible Spaces Provided: 3

- **Building 5:** (Refer to C1.00) will consist of 4,958 sf of retail space and requires 1 parking space per 350 sf of floor area. Therefore, 14 parking spaces are required, 1 of which is required to be an accessible space. The Bike Locker area has been included in the retail space for parking calculations.

  Total Parking Spaces Required: 14
  Accessible Spaces Required: 1

  Total Parking Spaces Provided: 17
  Accessible Spaces Provided: 1

- **Building 6:** (Refer to C1.00) will consist of a 4,330 sf office space and requires 1 space per 330 sf of floor area, therefore 13 spaces are required, 1 of which is required to be an accessible space.

  Total Parking Spaces Required: 13
  Accessible Spaces Required: 1

  Total Parking Spaces Provided: 16
  Accessible Spaces Provided: 1

*Note: Buildings 2 and 3 are housed under a common canopy area.

Total Required Parking Summary:

Total Required Parking: 105 Spaces
Total Required Accessible Parking: 7 Spaces

Total Proposed Parking: 125 Spaces
Total Proposed Accessible Parking: 9 Spaces

In total, the six proposed buildings require a minimum of 105 total parking spaces based on the City of Alachua LDR parking requirements, 7 of which are required to be accessible spaces. The project proposes 125 total parking spaces, 8 of which are accessible spaces. Since the required parking for Buildings 5 and 6 cannot be provided adjacent to the buildings, the intent is for the remaining parking spaces to be provided in the lot to the north. The lot to the north includes enough parking to accommodate Buildings 1-4, as well as the additional parking required by Buildings 5 and 6. Parking beyond the required minimum has been provided for each building. In no case does the provided parking exceed the maximum parking allowed by the City (125% of required minimum).

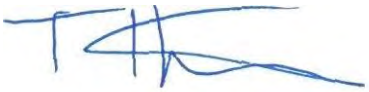
Building 5 requires 14 parking spaces, 1 of which is required to be an accessible space. Two regular spaces and an accessible space are provided adjacent to the building. The remainder of the spaces are provided in the parking lot to the north.

Building 6 requires 13 parking spaces, 1 of which is required to be an accessible space. Two regular spaces and an accessible space are provided adjacent to the building. The remainder of the spaces are provided in the parking lot to the north.

Please refer to sheet C0.00 in the submitted Site Plans for a breakdown of the required/provided bicycle parking.

Should you have any questions or require additional information, please contact travish@chw-inc.com or (352) 331-1976.

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: **Justin Tabor, AICP**

From: **Leena Rosario**

Date: **08/07/2023**

RE: **Convergence Bike Depot – Tree Mitigation Payment**

Good morning Justin,

The following is some research to determine a mitigation cost per replacement tree for Convergence Bike Depot. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

(a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*

(b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*

(c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*

(d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

Description of Project Mitigation

Within this project, there are several trees proposed to be removed from the subject parcel. The majority of the trees to be removed are undesirable species such as Laurel Oaks which are trees that present potential long-term safety and maintenance issues as they mature. Therefore, most existing trees around Building 4 of the site are proposed for removal.

We are also proposing tree preservation at the east part of the site. 41 replacement trees have been proposed on the site (as indicated on the plans with an “M”). After the placement of these mitigation trees, there is still a deficit of mitigation trees required totaling 137 trees at 1.5”/tree. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of construction to provide all 137 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), “Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard.” The remaining 50% of the replacement trees shall be ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½” caliper.

To establish this number, we have taken the given installed cost for a 30 gallon tree or the average, installed cost for 30 gallon trees provided to us on each of three recent and comparable projects to obtain the unit price per caliper inch. This number was multiplied by 2" caliper inches to get the unit price per 30 gallon/2" caliper tree. The calculations are below:

Project #1:
Given Bid Cost: 30 gal.,2" cal. =$149
Therefore, the given bid cost for a 30 gallon tree = $149.00

Project #2:
Given Bid Cost: 30 gal., 2" cal. =$179
Therefore, the given bid cost for a 30 gallon tree = $179.00

Project #3:
Given Bid Cost: 30 gal., 2" cal. =$149
Therefore, the given bid cost for a 30 gallon tree = $149.00

Overall Average:
30 gal. $159.00

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: $159.00 + and additional 24% = $197.16 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **$216.88 per tree.**

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)
Total Inches Removed = 317"
Total Mitigation Inches Required = 317"
Total Mitigation Trees Required (@ 2" per tree) = 159 trees

Regulated Trees (<30", >10", at 1:1 Replacement)
Total Regulated Trees Removed = 19 trees
Total Mitigation Trees Required = 19 Trees

Total Mitigation Payment
Total Mitigation Trees Required = 178 trees
Total Mitigation Provided = 41 trees
Total Mitigation Tree Deficit = 137 trees

137 replacement trees x $216.88 per tree = $29,712.56

Total Mitigation Payment Required = $29,712.56

Centennial FDOT 1915 ★ 2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of $100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of $5 million, take the $5 million and divide by the 2.55 years to arrive at the annual bond amount of $1,960,784. Therefore, the first 12 months of the contract will require a performance bond for $1,960,784; for the second 12 months, a performance bond for $1,960,784; and for the final 7 months a performance bond for $1,078,431 (which is the remaining contract amount $1,960,784x 2 = $3,921,568 minus $5,000,000 = $1,078,431).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the "Time" tab on the "Proposal Summary" page and then selecting "CD-Calendar Days" on the "Type of Days" drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, "incidental," and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:
The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:
The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

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DFB/DAS/TRL/VYT/KHS/dls

I. LANDSCAPE MATERIALS

KEY	QUAN-TITY	COMMON NAME	SIZE	UNIT COST	AMOUNT
		TREES			
AR	77	Florida Flame Red Maple - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,473.00
BN	59	Dura Heat River Birch - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,791.00
CC	5	Eastern Redbud - 10' Ht. x 4' Spr.; 2.5" Cal.	#30	149.00	745.00
CV	31	White Fringetree - 9' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,379.00
IC	25	Dahoon Holly - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	3,725.00
LT	12	Tulip Tree - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	1,788.00
MGB	54	Bracken's Brown Beauty Magnolia - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,046.00
PA	29	Chickasaw Plum - 6' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,161.00
PO	7	Sycamore - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	149.00	1,043.00
QN	39	Nuttall Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	5,811.00
QO	16	Basket Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	159.00	2,544.00
QS	15	Shumard Red Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	2,235.00
QV	44	Seedling Southern Live Oak - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	179.00	7,876.00
QVC	34	Cathedral Live Oak - 14' Ht. x **5.**5' Spr.; 3.5" Cal.	#65	599.00	20,366.00
TD	129	Bald Cypress - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	19,221.00
UA	33	Winged Elm - 12' Ht. x 6' Spr.; 3.5" Cal.	#65	599.00	19,767.00
VOW	78	Walter's Viburnum - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,622.00
		SHRUBS			
HD	570	Cucumberleaf Sunflower – Full	#1	6.00	3,420.00
MU	3,262	Pink Muhly – Full	#1	6.00	19,572.00
SB	1,625	Sandcord Grass – Full	#1	6.00	9,750.00

Item No.	Item	Qty	Unit	Unit Cost	Cost	Description
A.	**Trees**					
1	Betula nigra 'Dura Heat'- Dura Heat River Birch	8	Ea	790.00	$ 6,320.00	65 gallon
2	Magnolia grandiflora 'DD Blanchard'	12	Ea	950.00	$ 11,400.00	100 gallon
3	Quecus Geminata	16	Ea	179.00	$ 2,864.00	30 gallon
4	Quercus virginiana - Southern Live Oak Seedling	84	Ea	179.00	$ 15,036.00	30 gallon
5	Quercus virginiana - Boardwalk Live Oak	20	Ea	179.00	$ 3,580.00	30 gallon
6	Quercus virginiana - Southern Live Oak Seedling	18	Ea	950.00	$ 17,100.00	100 gallon
7	Ulmus alata- Winged Elm	63	Ea	179.00	$ 11,277.00	30 gallon
8	Ulmus Parvifolia 'Allee'	25	Ea	179.00	$ 4,475.00	30 gallon
				Trees Subtotal	$ 72,052.00	
B.	**Palm Trees**					
9	Sabal Palmetto	44	Ea	360.00	$ 15,840.00	C.T. Varies
				Palms Subtotal	$ 15,840.00	
B.	**Shrubs & Groundcovers**					
10	Galphimia Gracius	17	Ea	49.00	$ 833.00	7 gallon
11	Podocarpus Macrophyllus	86	Ea	139.00	$ 11,954.00	15 gallon
12	Viburnum obovatum 'Mrs. Shiller's Delight' - Mrs. Shillers Delight Viburnum	506	Ea	9.00	$ 4,554.00	3 gallon
				Shrubs & Groundcovers Subtotal	$ 17,341.00	
C.	**Sod**					
13	Empire Zoysia Sod	247,282	SF	.56	$ 138,477.92	weed free and sand grown sod
14	Argentine Bahia Sod	140,060	SF	.31	$ 43,418.60	weed free and sand grown sod
15	Bermuda Grass Sod	213,804	SF	.56	$ 119,730.24	weed free and sand grown sod
				Sod Subtotal	$ 301,626.76	
D.	**Irrigation**					
16	Irrigation		LS		158,391.40	
				Irrigation Subtotal	$ 158,391.40	
	Project Subtotal				$ 565,251.16	
					$	
	PROJECT GRAND TOTAL				$ 628,918.01	

I. LANDSCAPE MATERIALS					
KEY	**QUAN-TITY**	**COMMON NAME**	**SIZE**	**UNIT COST**	**AMOUNT**
		TREES			
AR	6	Florida Flame Red Maple - 11' ht. 4' spr. x 2.5" cal.	#30	149.00	894.00
BN	23	Dura Heat River Birch - 12' ht. 4' spr. x 5" cal., Multi-Trunk	#30	149.00	3,427.00
INS	12	Nellie R. Stevens Holly – 13.5' ht. 5' spr. x 3.5" cal.	#65	790.00	9,480.00
JS	3	Southern Red Oak - 12' ht. x 42" spr. x 2" cal.	#30	149.00	447.00
MGD	22	DD Blanchard Magnolia - 12' ht. x 4' spr. x 2.5" cal.	#30	179.00	3,938.00
QG	24	Sand Live Oak - 12' ht. x 54" spr. x 2" cal.	#30	179.00	4,296.00
QS	15	Shumard Red Oak - 12' ht. x 4' spr. x 2.5" cal.	#30	149.00	2,235.00
QVB	47	Boardwalk Live Oak - 22' ht. x 10' spr. x 6" cal.	#200	1,650.00	77,550.00
QVH	11	Highrise Live Oak - 17' ht. x 6.5' spr. x 4" cal.	#100	850.00	9,350.00
TD	15	Bald Cypress - 12' ht. x 42" spr. x 2.5" cal., Full to Base	#30	149.00	2,235.00
UPE	8	Allee Elm - 10' ht. x 4' spr. x 2" cal.	#30	179.00	1,432.00
VC	9	Chaste Tree - 12' ht. x 6' spr. x 3.5" cal.	#65	510.00	4,590.00
VOW	7	Walter's Viburnum - 7' ht. x 3' spr. x 2" cal.	#30	149.00	1,043.00
		PALM TREES			
SP12	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
SP14	26	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	9,360.00
SP16	13	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	4,680.00
SP18	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
		SHRUBS			
GG	6	Rain of Gold (Thryallis) - 18" ht. x 18" spr.	#7	49.00	294.00

OPERATIONAL ANALYSIS FOR

NW 140th St at the Proposed San Felasco Parkway Extension

City of Alachua

Prepared for:
Alachua County Public Works
5620 NW 120th Ln
Gainesville, FL 32653

Prepared on behalf of:
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Brian Richard Snyder
State of Florida
Professional Engineer, License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Submittal: 1/22/2019
2nd Submittal: 2/15/2019

18-0368

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Contents

Executive Summary 2
Traffic Forecast 3
Trip Generation 3
Project Trip Distribution 5
Data Collection 7
Diverted Trips 7
Background Trips 7
Analysis 13
Conclusion and Recommendations 18

List of Figures

- Figure 1: Project Trip Distribution
- Figure 2: Diverted Trips
- Figure 3: Opening Year 2020 Build-out
- Figure 4: Year 2030 Build-out
- Figure 5: Design Year 2040 Build-out

List of Tables

- Table 1: Trip Generation
- Table 2: Daily Distributed Trip Generation
- Table 3: Intersection Operational Analysis Summary

List of Appendices

- Appendix A: Project Trip Distribution
- Appendix B: Turning Movement Counts
- Appendix C: Background Data
- Appendix D: Background and Build-out Calculations
- Appendix E: Traffic Signal Warrant Analysis
- Appendix F: Operational Analysis Results

Executive Summary

CHW has reviewed the intersection of NW 140th Street (CR 241) and NW 128th Place, with the proposed San Felasco Parkway connection during the opening year 2020, year 2030, and design year 2040.

NW 140th Street at NW 128th Place is an existing T-intersection. NW 140th Street is a two-lane county road with a posted speed of 45 mph, connecting SR 26 with CR 235. NW 128th Place is local road serving a small subdivision.

The following conclusions were derived from this analysis:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection, based on the analysis results indicating volumes exceeding capacity during the AM and PM peak hours.
- A traffic signal is expected to be warranted at some point beyond year 2030 if the UF Foundation site develops to the extent provided in this analysis.

Based on the results of this study, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane, with a queue length of 200 FT
    - A westbound thru/right turn lane
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Traffic Forecast

The forecasted traffic volumes that was analyzed in the subject intersection will come from the following three sources:

- Trips generated by the proposed UF Foundation site. This site is expected to consist primarily of research and development land use (ITE land use code 760).
- The existing trips at the intersection of NW 140th Street and NW 128th Place
- The rerouted trips along the roadway network that will use San Felasco Parkway instead of alternative routes

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition was used to estimate the trip generation for the UF Foundation site, as provided in Table 1. Pass-by trips and internal capture were not applied to the trip generation volumes. The UF Foundation site along the proposed San Felasco Parkway extension is 277.5 acres. A floor area ratio (FAR) of 15% was applied to the 277.5 acres of property to estimate the gross floor area of 1,813,446 SF. This estimated gross floor area was used to determine the trip generation provided in Table 1.

The studies used to derive the trip generation for "the peak hour of adjacent street traffic" from the ITE manual, use smaller scale sites ranging in sizes up to a maximum of about 260,000 SF GLA. The studies used to derive the trip generation for "the peak hour of generator" use larger scale sites, ranging in sizes up to about 800,000 SF GLA. Therefore, the AM and PM "peak hour of generator" was used to calculate the AM and PM peak hour trip generation, as the study sites are closer in size to the UF Foundation site.

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily[1]			AM Peak[2]			PM Peak[2]		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,813.446	1,8756	9,378	9,378	1,330	1,104	226	1,899	304	1,595

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet
[1]Used fitted curve equation of trips vs. 1000 square feet GFA, according to ITE Trip Generation Manual
[2]Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Table 1: Trip Generation

The Signal Warrants program, packaged in the HCS7 software, allows traffic volume input from 7:00 AM to 7:00 PM, to determine whether signal warrants are met, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). To estimate these hourly project trips, the ITE Journal, January 2015 Edition[1] was used, see citation in the footnote below. This document provides daily office use trip percentages for each hour of the day. Table 2 provides the estimated trip generation volumes throughout the day. The daily project trip distribution calculations are provided in Appendix A. The traffic forecast estimates full build-out of the UF Foundation site by the design year 2040. The projects are assumed to increase linearly from opening year 2020, with 0 project trips, to full build-out during design year 2040.

Daily Project Volumes - Trip Generation		
Time	Average Weekday	
	Hourly Entering Traffic	Hourly Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

Table 2: Daily Distributed Trip Generation

[1] Zimmerman, Aaron T. (2015, January) Hourly Variations in Trip Generation for Office and Residential Land Use, Institute of Transportation URL:http://digitaleditions.sheridan.com/publication/?i=240553&article_id=1896126&view=articleBrowser&ver=html5#{"issue_id":"240553","page":16}

Project Trip Distribution

The project trip distribution is based on the ADT of the major roadways in the area. As illustrated in Figure 1, approximately 59% of the project trips will be destined to or originate from NW 140th Street to/from the north, while 8% of the project trips will be destined to or originate from NW 140th Street to/from the south. The remaining 33% of the project trips will be destined to or originate from US 441 to/from the east, and will not travel through the subject intersection.

LEGEND

2015 ROAD SEGMENT AADT

19811 (37%)

6189 (12%)

HWY 441

NW 140th St (SR 235)

Rachael Blvd

Rachael Blvd

840 (2%)

Peggy Rd

17295 (33%)

CR 235

4390 (8%)

NW 140th ST

San Felasco Parkway

(59%)

San Felasco Parkway Extension

(8%)

4390 (8%)

NORTH

Figure 1 - Project Trip Distribution

CHW Professional Consultants

Data Collection

Data collection was performed on Wednesday October 3rd, 2018. Turning movement counts were collected from the following intersections:

- NW 140th Street and NW 128th Place (12-hour count)
- NW 140th Street and CR 235 (2-hour AM peak and 2-hour PM peak count)
- US 441 and NW 140th Street (2-hour AM peak and 2-hour PM peak count)
- US 441 and Progress Blvd (2-hour AM peak and 2-hour PM peak count)

Additionally, a 2-hour AM peak and 2-hour PM peak turning movement count was performed at the intersection of NW 140th Street and Rachael Boulevard on October 16th, 2018. The results from this data collection are provided in Appendix B. The collected data was then used to provide the base from which background and build-out conditions would be analyzed.

Diverted Trips

San Felasco Parkway will provide an alternative route for vehicles to connect from NW 140th Street (south) to US 441 (east) and vice versa, in the City of Alachua. Currently vehicles are using either Rachael Boulevard or connecting directly between US 441 and NW 140th Street to follow this trip pattern.

Based on the turning movement counts it is estimated that about half of the vehicles making a westbound left from Rachael Boulevard to NW 140th Street will continue to NW 140th Street while the other half will drive to CR 235. This forecast conservatively assumes that all of these trips destined to NW 140th Street will now be served by the proposed San Felasco Parkway extension. It is estimated that a quarter of the vehicles making a westbound left from US 441 to NW 140th Street will continue to NW 140th Street while the remaining vehicles are expected to have other destinations. Therefore, a quarter of the westbound lefts at the intersection of US 441 and NW 140th Street will use the proposed San Felasco Parkway extension. Similarly, it is estimated that half of the northbound rights at the intersection of NW 140th Street at Rachael Boulevard and a quarter of the northbound rights at the intersection of NW 140th Street at US 441 will be rerouted to the proposed San Felasco Parkway extension. This rerouting of vehicle trips is illustrated in Figure 2.

Background Trips

The turning movements at the intersection of NW 140th Street and NW 128th Place, with the added rerouted trips, were adjusted based on the seasonal adjustment factor of 1.02 provided by FDOT Traffic Online. These volumes were then adjusted by the growth rate of 1.0% to derive the background volumes for each of the study years. The growth

rate of 1.0% along NW 140th Street was derived from Alachua County's Long Range Transportation Plan which used historical counts provided by Alachua County. The peak season adjustment factor and the growth rate documentation are provided in Appendix C.

The spreadsheets prepared to derive the background and build-out conditions for the opening year 2020, year 2030, and design year 2040 are provided in Appendix D. The AM and PM peak hour build-out volumes for each of these scenarios are provided in Figures 3 through 5.

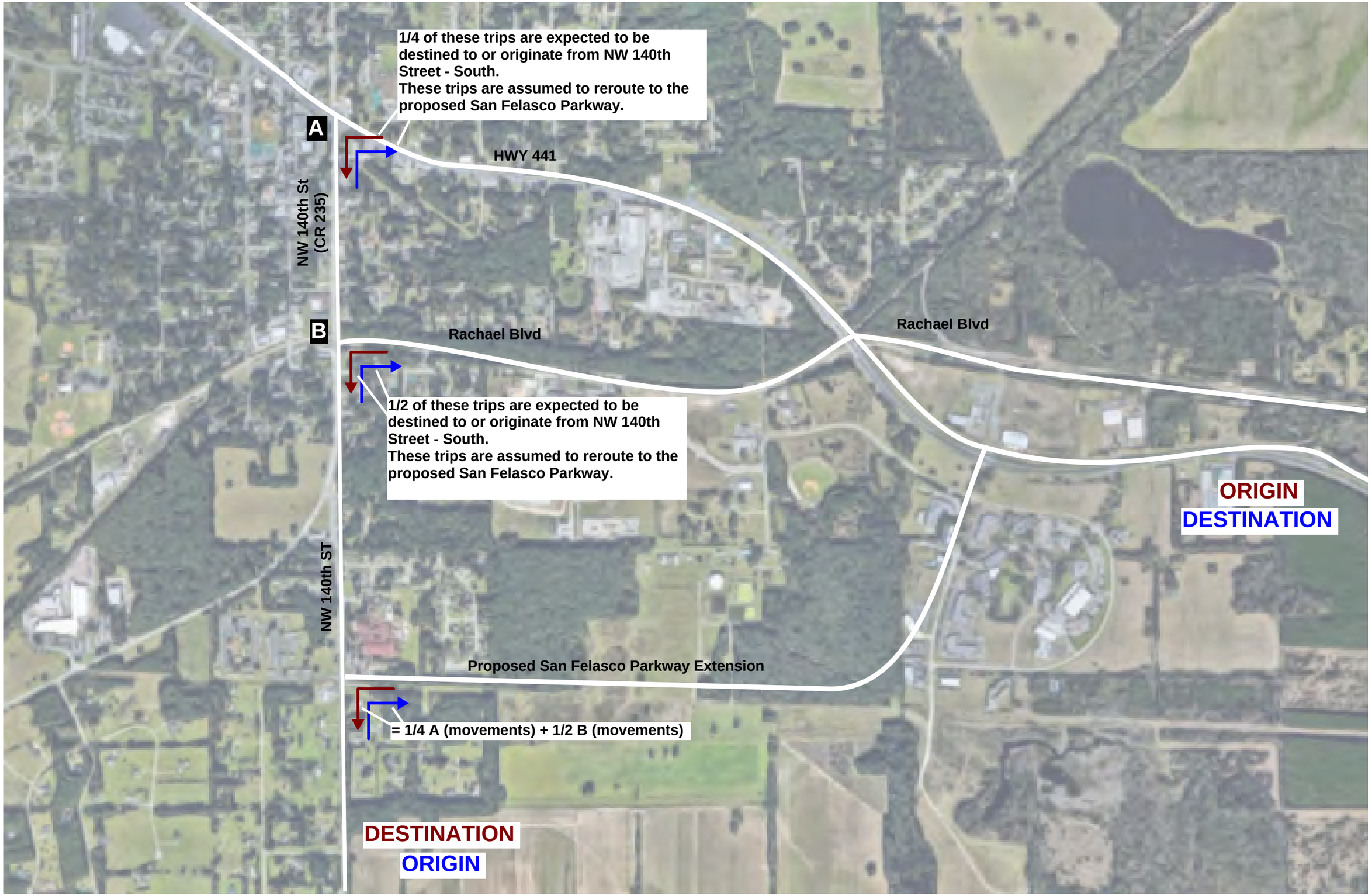

Figure 2 - Diverted Trips

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2020 Build-out Peak Hour Volume

NW 140th St

NW 128th Pl

534(306)

1(8) 10(10)

6(5) 10(10)

2(2) 42(123)

2(3) 102(63)

269(265)

Future San Felasco Parkway Extension

NORTH

Professional Consultants

Figure 3 - Opening Year 2020 Build-out

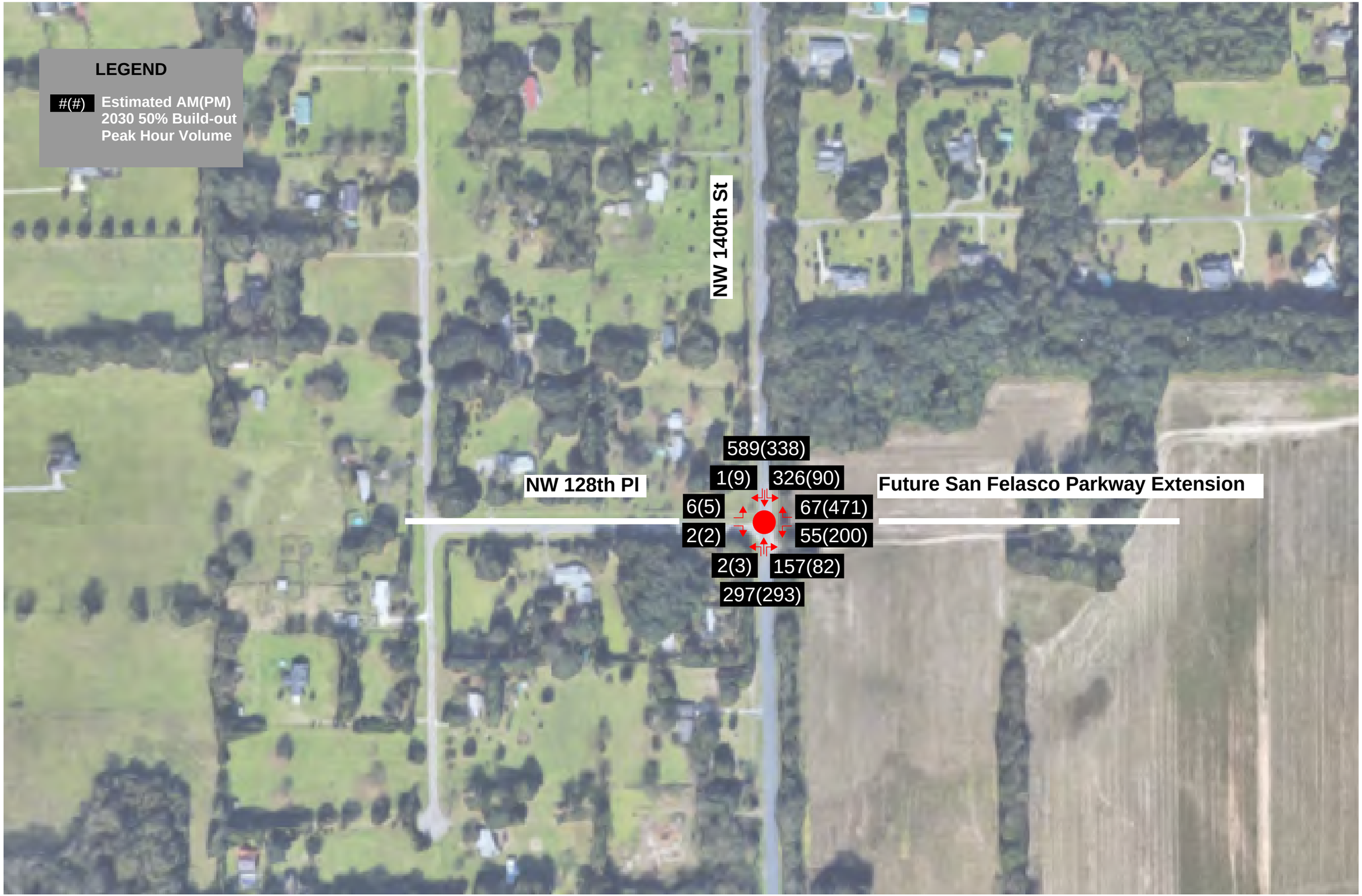

Figure 4 - Year 2030 Build-out

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2040 Build-out Peak Hour Volume

NW 140th St

651(373)

NW 128th Pl

1(10) 651(179)

Future San Felasco Parkway Extension

6(5) 133(941)

2(2) 69(279)

2(4) 212(101)

329(324)

NORTH

Figure 5 - Design Year 2040 Build-out

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Analysis

The following analyses were performed to provide the most suitable control type and configuration for the intersection of the proposed San Felasco Parkway Extension with NW 140th Street:

- Traffic Signal Warrant Analysis (Opening Year 2020, year 2030, Design year 2040)
- Two-way Stop Control Operational Analysis (Opening Year 2020, year 2030, Design year 2040)
- Traffic Signal Control Operational Analysis (year 2030, Design year 2040)
- Roundabout Control Operational Analysis (Design Year 2040)

The traffic signal warrant analysis used the 7:00 AM to 7:00 PM forecasted traffic volumes. Under the existing T-intersection condition five years of crash history were reviewed which revealed only one crash at this intersection, therefore, Warrant 7 was not met during any of the scenarios. The Signal Warrants program, packaged with the HCS7 software, was used to perform the traffic signal warrant analysis. See Appendix E for the signal warrant documentation.

The two-way stop control was modeled with the following lane additions:

- southbound left-turn lane
- northbound right-turn lane
- westbound left-turn lane
- westbound thru/right lane

HCS7 was used to analyze the two-way stop-controlled conditions.

The traffic signal control was modeled with the lane additions described above, as well as a northbound left-turn lane. The traffic signal was not synchronized with other traffic signals. The left-turn treatment used was permitted/protected for the southbound left-turn and permitted only at all other approaches. The left turn treatment was applied based on the recommendations of the FHWA Signal Timing Manual. The cycle length and phase splits were optimized. Synchro 9 was used to analyze the traffic signal-controlled condition.

The roundabout was modeled as a single lane roundabout with a single approach in each direction. HCS7 was used to analyze the roundabout controlled condition.

Results from all operational analyses are provided in Table 3. Operational analysis reports from HCS7 and Synchro 9 are provided in Appendix F.

AM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	C	17.6	0.03	25	F	66.6	0.12	25	A	0.4	0.06	0	F	729.3	0.85	50	A	0.6	0.08	0				
	EBR*																					B	12.6	0.03	25
	WBL	C	20.1	0.15	25	F	165.0	0.83	100	C	26.1	0.32	50	F	2844.8	5.93	250	E	72.1	0.70	125				
	WBT/R	A	9.7	0.01	0	B	10.3	0.09	25	A	0.4	0.12	0	B	11.3	0.19	25	A	0.5	0.19	0				
	WBR*																					A	5.8	0.21	25
	NBL**									B	13.0	0.01	25					C	27.0	0.01	25				
	NBT**									B	17.3	0.49	175					E	64.7	0.93	350				
	NBL/T	A	8.5	0.00	0	A	8.7	0.00	0					A	8.9	0.00	0								
	NBR**									A	3.7	0.26	50					A	6.7	0.46	50	D	33.9	0.86	25
	SBL	A	8.2	0.01	0	A	9.9	0.31	50	A	9.3	0.59	100	C	15.8	0.67	150	C	25.1	0.89	375				
	SBT/R**									A	7.9	0.53	225					A	5.4	0.53	200				
	SBR*																					F	82.2	1.12	50
	Total		1.2				9.0			B	10.0				104.0			C	23.6			F	61.7		

Yellow highlight = deficiency

PM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	B	13.8	0.02	25	F	66.8	0.11	25	A	0.1	0.03	0	RESULTS NOT REPORTED IN HCS				A	0.0	0.02	0				
	EBR*																					A	6.7	0.01	0
	WBL	C	19.3	0.35	50	F	69.4	0.86	200	C	22.6	0.58	125	F	508.2	1.97	600	B	13.6	0.40	175				
	WBT/R	A	9.8	0.01	0	C	20.3	0.69	150	A	7.9	0.68	100	F	226.7	1.45	1200	D	40.3	0.99	750				
	WBR*																					F	191.8	1.38	75
	NBL**									B	14.3	0.01	25					C	29.8	0.02	25				
	NBT**									B	17.1	0.44	175					E	77.6	0.97	375				
	NBL/T	A	8.0	0.00	0	A	8.0	0.00	0					A	8.2	0.00	0								
	NBR**									A	1.6	0.13	25					A	8.4	0.28	50	A	7.7	0.42	25
	SBL	A	8.0	0.01	0	A	8.4	0.08	25	A	8.3	0.19	50	A	8.9	0.17	25	E	66.0	0.89	200				
	SBT/R									B	10.8	0.41	150					C	34.1	0.70	325				
	SBR*																					B	11.9	0.60	25
	Total		3.4				16.5			B	12.0				RESULTS NOT REPORTED			D	42.4			F	110.0		

Yellow highlight = deficiency

Table 3: Intersection Operational Analysis Summary

Opening Year 2020

The traffic signal warrant analysis resulted with no warrants being met during the opening year 2020. The two-way stop analysis resulted with no deficiencies for the AM and PM peak hours.

Year 2030

The traffic signal warrant analysis resulted with the following warrants being met during the year 2030 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop operates with a LOS of F for the eastbound approach and westbound left movements for the AM and PM peak hours. However, all v/c ratios are well below 1.0, demonstrating that backups are not expected. It is typical for main street left-turning movements and side street movements to operate with a LOS of F as the right-of-way is provided to the higher volume main street through movements.

The traffic signal operates with no deficiencies during year 2030. All movements operate well, providing a total intersection LOS of B during the AM and PM peak hours.

With the conservative estimates used in the traffic forecast it is expected that a two-way stop-controlled intersection will operate acceptably well after year 2030. Though three of the signal warrants are met, the two-way stop control continues to operate with no major deficiencies and no delay for the higher-volume NW 140th Street through movements.

Design Year 2040

The traffic signal warrant analysis resulted with the following warrants being met during the 2040 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop AM peak analysis resulted with a LOS of F for the eastbound approach and westbound left movements. The volume exceeds capacity for the westbound left, indicating that backups will occur for this movement. Additionally, the two-way stop PM peak analysis indicates that the westbound left and westbound through/right movements operate with a LOS of F and v/c ratios exceeding 1.0, indicating that backups are expected for these movements. If drivers from these failing movements are required to wait an extended length of time for a gap in traffic, the

drivers will be inclined to accept shorter gaps which could create safety issues at the intersection. The results for the eastbound left/thru/right movement and intersection total are not provided from HCS7 for the PM condition. Disregarding the eastbound approach, the total intersection delay during the PM peak hour is calculated as 161.4 seconds.

The traffic signal modeled during design year 2040 resulted with no deficient movements during the AM peak hour and PM peak hour analysis. The traffic signal operates with a total intersection delay that is lower than the roundabout during both the AM and PM peak hours. The traffic signal operates with a total intersection delay that is much lower, approximately one quarter, than the stop-controlled intersection delay, during the AM and PM peak hours.

A roundabout was modeled during the design year 2040. The roundabout analysis resulted with a LOS of F and a v/c exceeding 1.0 for the southbound approach during the AM and a LOS of F with a v/c exceeding 1.0 for the westbound approach during the PM. Comparing the total intersection operations, the roundabout operates with an average delay of 61.7 s during the AM peak and operates with a LOS of F and an average delay of 110s during the PM peak. This intersection delay is approximately 2.6 times that of the traffic signal.

Intersection Configuration

The following lane additions are recommended for the two-way stop-controlled intersection of NW 140th Street and NW 128th Place to accommodate the traffic added by the proposed San Felasco Parkway extension and future development along this roadway:

- A southbound left-turn lane with a queue length of 50 FT
- A northbound right-turn lane with no queue length
- A westbound left-turn lane with a queue length of 200 FT
- A westbound thru/right turn lane

By the design year 2040, the site is expected to warrant a traffic signal, should the UF Foundation site develop to the extent projected in this analysis. If the intersection is signalized in the future, the northbound left-turn lane would be needed as a northbound through vehicle could view a green light and rear-end a northbound left turning driver stopped to make a northbound left-turn at the intersection. Additionally, the southbound left-turn lane may need to be extended to accommodate the project trips.

Conclusion and Recommendations

Based on our analysis, and the understanding that the project trip traffic forecasted is conservatively high, with 18,756 daily trips estimated at full build-out, the following conclusions are made:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection.
- A traffic signal is expected to be warranted at some point beyond year 2030 given that the UF Foundation site develops to the extent provided in this analysis.

Similarly, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:

    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane
    - A westbound thru/right turn lane with a queue length of 200 FT

- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.

    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Appendix A:
Project Trip Distribution

Table 1: Office Uses Continued

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	4.6	0.7	4.1	1.4	1.8	2.4
7–8 a.m.	14.9	1.9	5.4	2.5	3.8	1.2
8–9 a.m.	20.7	3.0	9.1	1.5	6.0	2.9
9–10 a.m.	8.2	3.2	7.2	3.9	6.6	3.8
10–11 a.m.	5.0	3.9	6.8	4.6	9.7	7.5
11–12 p.m.	5.1	8.6	7.1	11.5	8.9	9.6
12–1 p.m.	8.7	10.5	8.1	14.0	6.9	9.1
1–2 p.m.	10.0	6.6	7.3	8.3	8.6	12.0
2–3 p.m.	5.9	6.3	7.6	7.7	6.6	8.2
3–4 p.m.	4.3	9.5	6.0	9.6	4.6	6.3
4–5 p.m.	3.4	15.4	3.1	7.9	5.5	7.5
5–6 p.m.	2.5	16.5	3.2	6.9	3.1	6.7
6–7 p.m.	1.4	5.5	2.5	3.2	3.5	4.1
7–8 p.m.	0.9	2.5	2.0	2.2	2.7	2.9
8–9 p.m.	0.7	1.6	2.4	2.1	3.3	4.3
9–10 p.m.	0.6	1.1	1.4	1.4	3.1	3.1
10 p.m.–6 a.m.	3.2	3.2	16.9	11.4	15.3	8.4

Table 2: Residential Uses Combined – Excluding Senior-Oriented Facilities

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	1.6	5.7	1.1	2.1	0.9	1.9
7–8 a.m.	2.5	9.0	1.8	3.6	1.6	3.3
8–9 a.m.	3.7	9.1	2.8	5.6	2.6	4.7
9–10 a.m.	3.7	6.5	4.4	7.3	3.5	6.8
10–11 a.m.	4.1	5.5	5.6	7.7	6.3	7.5
11–12 p.m.	4.5	5.7	6.9	7.5	6.4	9.5
12–1 p.m.	5.3	5.3	6.6	7.8	6.9	7.6
1–2 p.m.	5.4	5.7	7.1	6.9	7.2	7.4
2–3 p.m.	6.5	5.9	7.1	6.7	7.2	6.6
3–4 p.m.	8.1	6.3	7.4	6.1	7.3	6.6
4–5 p.m.	9.8	6.3	8.5	5.9	8.0	6.7
5–6 p.m.	10.8	6.5	8.6	6.3	7.3	6.9
6–7 p.m.	8.5	6.1	6.4	6.0	5.8	5.1
7–8 p.m.	5.9	4.9	5.2	4.9	5.5	4.1
8–9 p.m.	5.1	3.4	4.2	3.6	4.6	3.3
9–10 p.m.	4.2	2.3	3.8	2.6	4.3	2.7
10 p.m.–6 a.m.	10.3	5.6	12.4	9.3	14.6	9.4

Daily Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	4.6%	0.7%
7-8 AM	14.9%	1.9%
8-9 AM	20.7%	3.0%
9-10 AM	8.2%	3.2%
10-11 AM	5.0%	3.9%
11-12 AM	5.1%	8.6%
12-1 PM	8.7%	10.5%
1-2 PM	10.0%	6.6%
2-3 PM	5.9%	6.3%
3-4 PM	4.3%	9.6%
4-5 PM	3.4%	15.4%
5-6 PM	2.5%	16.5%
6-7 PM	1.4%	5.5%
7-8 PM	0.9%	2.5%
8-9 PM	0.7%	1.6%
9-10 PM	0.6%	1.1%
10 PM - 6 AM	3.2%	3.2%
Total	100.1%	100.1%

Daily Relative Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	5.98%	0.9%
7-8 AM	19.38%	2.4%
8-9 AM	0.00%	0.0%
9-10 AM	10.66%	4.0%
10-11 AM	6.50%	4.8%
11-12 AM	6.63%	10.7%
12-1 PM	11.31%	13.0%
1-2 PM	13.00%	8.2%
2-3 PM	7.67%	7.8%
3-4 PM	5.59%	11.9%
4-5 PM	4.42%	19.1%
5-6 PM	0.00%	0.0%
6-7 PM	1.82%	6.8%
7-8 PM	1.17%	3.1%
8-9 PM	0.91%	2.0%
9-10 PM	0.78%	1.4%
10 PM - 6 AM	4.16%	4.0%
Total		

% Non-peak Entering	76.9%
% Non-peak exiting	80.6%

Daily Project Volumes - Trip Generation- Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

GOAL - To determine the entering and exiting project trips during the non-peak hours.

Step 1 - Determine the percentage of non-peak entering (76.9%) and exiting traffic (80.6%).

Step 2 - Determine the relative percentages of all non-peak hours. This is determined by dividing the original Office Use Daily percentages by the percentages of non-peak traffic.
Example: During 6:00 AM to 7:00 PM the relative percentage of entering project trips is 4.6%/76.9% = 6.0%

Step 3 - Determine the non-peak total daily trips by subtracting the AM and PM peak hour totals from the daily project trips resulting in 7969 entering trips and 7557 exiting trips.

Step 4 - Determine the non-peak hour project trips by multiplying the relative percentages by the non-peak total daily trips.
Example: During 6:00 AM to 7:00 PM the entering project trips = 5.98% X 7969 = 477

Appendix B:
Turning Movement Counts

NW 140th St. and NW 128th Pl.

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	94	0	94	50	0	0	50	2	2	0	4	148
07:15 AM	0	96	0	96	66	0	0	66	0	0	0	0	162
07:30 AM	0	104	0	104	72	0	0	72	2	1	0	3	179
07:45 AM	1	115	0	116	62	0	0	62	0	4	0	4	182
Total	1	409	0	410	250	0	0	250	4	7	0	11	671
08:00 AM	0	105	0	105	78	1	0	79	1	4	0	5	189
08:15 AM	1	111	0	112	69	1	0	70	0	1	0	1	183
08:30 AM	0	121	0	121	58	0	0	58	1	0	0	1	180
08:45 AM	0	135	0	135	49	0	0	49	0	1	0	1	185
Total	1	472	0	473	254	2	0	256	2	6	0	8	737
09:00 AM	0	96	0	96	36	0	0	36	0	0	0	0	132
09:15 AM	1	119	0	120	33	0	0	33	3	0	0	3	156
09:30 AM	0	86	0	86	33	0	0	33	1	1	0	2	121
09:45 AM	0	64	0	64	46	0	0	46	2	0	0	2	112
Total	1	365	0	366	148	0	0	148	6	1	0	7	521
10:00 AM	0	65	0	65	40	0	0	40	0	0	0	0	105
10:15 AM	0	42	0	42	29	0	0	29	0	0	0	0	71
10:30 AM	0	45	0	45	38	1	0	39	2	0	0	2	86
10:45 AM	0	40	0	40	38	0	0	38	0	0	0	0	78
Total	0	192	0	192	145	1	0	146	2	0	0	2	340
11:00 AM	1	32	0	33	27	0	0	27	0	0	0	0	60
11:15 AM	0	39	0	39	37	0	0	37	0	1	0	1	77
11:30 AM	0	30	0	30	41	0	0	41	0	0	0	0	71
11:45 AM	0	45	0	45	37	0	0	37	0	0	0	0	82
Total	1	146	0	147	142	0	0	142	0	1	0	1	290
12:00 PM	0	30	0	30	51	0	0	51	0	1	0	1	82
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	47	0	48	46	0	0	46	0	1	0	1	95
12:45 PM	0	46	0	46	27	0	0	27	0	0	0	0	73
Total	2	160	0	162	159	1	0	160	0	3	0	3	325
01:00 PM	1	39	0	40	38	1	0	39	0	0	0	0	79
01:15 PM	1	32	0	33	44	0	0	44	0	0	0	0	77
01:30 PM	0	28	0	28	48	0	0	48	0	0	0	0	76
01:45 PM	1	30	0	31	36	1	0	37	0	0	0	0	68
Total	3	129	0	132	166	2	0	168	0	0	0	0	300
02:00 PM	0	43	0	43	25	0	0	25	0	1	0	1	69
02:15 PM	0	41	0	41	30	0	0	30	0	0	0	0	71
02:30 PM	1	28	0	29	30	0	0	30	0	0	0	0	59
02:45 PM	0	44	0	44	38	1	0	39	0	0	0	0	83
Total	1	156	0	157	123	1	0	124	0	1	0	1	282
03:00 PM	0	41	0	41	48	1	0	49	1	0	0	1	91
03:15 PM	2	29	0	31	40	0	0	40	1	1	0	2	73
03:30 PM	2	64	0	66	42	0	0	42	0	1	0	1	109
03:45 PM	1	49	0	50	58	0	0	58	0	0	0	0	108
Total	5	183	0	188	188	1	0	189	2	2	0	4	381
04:00 PM	1	50	0	51	49	3	0	52	0	0	0	0	103
04:15 PM	5	59	0	64	45	2	0	47	1	0	0	1	112
04:30 PM	2	47	0	49	66	3	0	69	0	0	0	0	118
04:45 PM	0	57	0	57	69	0	0	69	1	1	0	2	128
Total	8	213	0	221	229	8	0	237	2	1	0	3	461
05:00 PM	3	78	0	81	64	2	0	66	1	1	0	2	149
05:15 PM	2	79	0	81	62	0	0	62	0	3	0	3	146
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	291	0	300	230	3	0	233	2	6	0	8	541
06:00 PM	1	52	0	53	55	1	0	56	0	0	0	0	109
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	47	0	47	36	0	0	36	0	1	0	1	84
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	204	0	208	166	1	0	167	0	3	0	3	378
Grand Total	36	2920	0	2956	2200	20	0	2220	20	31	0	51	5227
Apprch %	1.2	98.8	0		99.1	0.9	0		39.2	60.8	0		
Total %	0.7	55.9	0	56.6	42.1	0.4	0	42.5	0.4	0.6	0	1	

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	105	105	**78**	**1**	**79**	**1**	**4**	**5**	**189**
08:15 AM	**1**	111	112	69	1	70	0	1	1	183
08:30 AM	0	121	121	58	0	58	1	0	1	180
08:45 AM	0	**135**	**135**	49	0	49	0	1	1	185
Total Volume	1	472	473	254	2	256	2	6	8	737
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.874	.876	.814	.500	.810	.500	.375	.400	.975
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	57	57	**69**	0	**69**	**1**	1	2	128
05:00 PM	**3**	78	**81**	64	**2**	66	1	1	2	**149**
05:15 PM	2	**79**	81	62	0	62	0	**3**	**3**	146
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	292	300	250	3	253	2	5	7	560
% App. Total	2.7	97.3		98.8	1.2		28.6	71.4		
PHF	.667	.924	.926	.906	.375	.917	.500	.417	.583	.940

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	5	0	5	0	0	0	0	0	0	0	0	5
07:15 AM	0	6	0	6	1	0	0	1	0	0	0	0	7
07:30 AM	0	8	0	8	0	0	0	0	0	0	0	0	8
07:45 AM	0	6	0	6	6	0	0	6	0	0	0	0	12
Total	0	25	0	25	7	0	0	7	0	0	0	0	32
08:00 AM	0	5	0	5	2	0	0	2	0	0	0	0	7
08:15 AM	0	8	0	8	2	0	0	2	0	0	0	0	10
08:30 AM	0	18	0	18	1	0	0	1	0	0	0	0	19
08:45 AM	0	10	0	10	0	0	0	0	0	0	0	0	10
Total	0	41	0	41	5	0	0	5	0	0	0	0	46
09:00 AM	0	3	0	3	1	0	0	1	0	0	0	0	4
09:15 AM	0	9	0	9	4	0	0	4	0	0	0	0	13
09:30 AM	0	8	0	8	1	0	0	1	0	0	0	0	9
09:45 AM	0	5	0	5	3	0	0	3	0	0	0	0	8
Total	0	25	0	25	9	0	0	9	0	0	0	0	34
10:00 AM	0	10	0	10	2	0	0	2	0	0	0	0	12
10:15 AM	0	3	0	3	0	1	0	1	0	1	0	1	5
10:30 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
10:45 AM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	14	0	14	6	1	0	7	0	1	0	1	22
11:00 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
11:15 AM	0	1	0	1	1	0	0	1	0	0	0	0	2
11:30 AM	0	1	0	1	3	0	0	3	0	0	0	0	4
11:45 AM	0	4	0	4	1	0	0	1	0	0	0	0	5
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
12:00 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:45 PM	0	7	0	7	0	0	0	0	0	0	0	0	7
Total	0	9	0	9	6	0	0	6	0	0	0	0	15
01:00 PM	0	0	0	0	2	0	0	2	0	0	0	0	2
01:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
01:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
01:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	0	4	0	4	7	0	0	7	0	0	0	0	11
02:00 PM	1	1	0	2	3	0	0	3	0	0	0	0	5
02:15 PM	0	1	0	1	2	0	0	2	1	0	0	1	4
02:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
02:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	1	5	0	6	7	0	0	7	1	0	0	1	14
03:00 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
03:15 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:30 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:45 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
04:00 PM	0	3	0	3	1	0	0	1	1	0	0	1	5
04:15 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
04:30 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
04:45 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
Total	0	5	0	5	4	0	0	4	1	0	0	1	10
05:00 PM	0	0	0	0	3	0	0	3	0	0	0	0	3
05:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1	0	1	4	0	0	4	0	0	0	0	5
06:00 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	2	0	2	2	0	0	2	0	0	0	0	4
Grand Total	1	143	0	144	71	1	0	72	2	1	0	3	219
Apprch %	0.7	99.3	0		98.6	1.4	0		66.7	33.3	0		
Total %	0.5	65.3	0	65.8	32.4	0.5	0	32.9	0.9	0.5	0	1.4	

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	0	6	6	**6**	0	**6**	0	0	0	12
08:00 AM	0	5	5	2	0	2	0	0	0	7
08:15 AM	0	8	8	2	0	2	0	0	0	10
08:30 AM	0	**18**	**18**	1	0	1	0	0	0	**19**
Total Volume	0	37	37	11	0	11	0	0	0	48
% App. Total	0	100		100	0		0	0		
PHF	.000	.514	.514	.458	.000	.458	.000	.000	.000	.632
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 01:30 PM										
01:30 PM	0	1	1	2	0	2	0	0	0	3
01:45 PM	0	**2**	**2**	2	0	2	0	0	0	4
02:00 PM	**1**	1	2	**3**	0	**3**	0	0	0	**5**
02:15 PM	0	1	1	2	0	2	**1**	0	**1**	4
Total Volume	1	5	6	9	0	9	1	0	1	16
% App. Total	16.7	83.3		100	0		100	0		
PHF	.250	.625	.750	.750	.000	.750	.250	.000	.250	.800

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	99	0	99	50	0	0	50	2	2	0	4	153
07:15 AM	0	102	0	102	67	0	0	67	0	0	0	0	169
07:30 AM	0	112	0	112	72	0	0	72	2	1	0	3	187
07:45 AM	1	121	0	122	68	0	0	68	0	4	0	4	194
Total	1	434	0	435	257	0	0	257	4	7	0	11	703
08:00 AM	0	110	0	110	80	1	0	81	1	4	0	5	196
08:15 AM	1	119	0	120	71	1	0	72	0	1	0	1	193
08:30 AM	0	139	0	139	59	0	0	59	1	0	0	1	199
08:45 AM	0	145	0	145	49	0	0	49	0	1	0	1	195
Total	1	513	0	514	259	2	0	261	2	6	0	8	783
09:00 AM	0	99	0	99	37	0	0	37	0	0	0	0	136
09:15 AM	1	128	0	129	37	0	0	37	3	0	0	3	169
09:30 AM	0	94	0	94	34	0	0	34	1	1	0	2	130
09:45 AM	0	69	0	69	49	0	0	49	2	0	0	2	120
Total	1	390	0	391	157	0	0	157	6	1	0	7	555
10:00 AM	0	75	0	75	42	0	0	42	0	0	0	0	117
10:15 AM	0	45	0	45	29	1	0	30	0	1	0	1	76
10:30 AM	0	45	0	45	40	1	0	41	2	0	0	2	88
10:45 AM	0	41	0	41	40	0	0	40	0	0	0	0	81
Total	0	206	0	206	151	2	0	153	2	1	0	3	362
11:00 AM	1	32	0	33	29	0	0	29	0	0	0	0	62
11:15 AM	0	40	0	40	38	0	0	38	0	1	0	1	79
11:30 AM	0	31	0	31	44	0	0	44	0	0	0	0	75
11:45 AM	0	49	0	49	38	0	0	38	0	0	0	0	87
Total	1	152	0	153	149	0	0	149	0	1	0	1	303
12:00 PM	0	31	0	31	54	0	0	54	0	1	0	1	86
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	48	0	49	49	0	0	49	0	1	0	1	99
12:45 PM	0	53	0	53	27	0	0	27	0	0	0	0	80
Total	2	169	0	171	165	1	0	166	0	3	0	3	340
01:00 PM	1	39	0	40	40	1	0	41	0	0	0	0	81
01:15 PM	1	33	0	34	45	0	0	45	0	0	0	0	79
01:30 PM	0	29	0	29	50	0	0	50	0	0	0	0	79
01:45 PM	1	32	0	33	38	1	0	39	0	0	0	0	72
Total	3	133	0	136	173	2	0	175	0	0	0	0	311
02:00 PM	1	44	0	45	28	0	0	28	0	1	0	1	74
02:15 PM	0	42	0	42	32	0	0	32	1	0	0	1	75
02:30 PM	1	29	0	30	30	0	0	30	0	0	0	0	60
02:45 PM	0	46	0	46	40	1	0	41	0	0	0	0	87
Total	2	161	0	163	130	1	0	131	1	1	0	2	296
03:00 PM	0	42	0	42	49	1	0	50	1	0	0	1	93
03:15 PM	2	31	0	33	42	0	0	42	1	1	0	2	77
03:30 PM	2	66	0	68	44	0	0	44	0	1	0	1	113
03:45 PM	1	50	0	51	60	0	0	60	0	0	0	0	111
Total	5	189	0	194	195	1	0	196	2	2	0	4	394
04:00 PM	1	53	0	54	50	3	0	53	1	0	0	1	108
04:15 PM	5	59	0	64	46	2	0	48	1	0	0	1	113
04:30 PM	2	48	0	50	67	3	0	70	0	0	0	0	120
04:45 PM	0	58	0	58	70	0	0	70	1	1	0	2	130
Total	8	218	0	226	233	8	0	241	3	1	0	4	471
05:00 PM	3	78	0	81	67	2	0	69	1	1	0	2	152
05:15 PM	2	80	0	82	63	0	0	63	0	3	0	3	148
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	292	0	301	234	3	0	237	2	6	0	8	546
06:00 PM	1	53	0	54	55	1	0	56	0	0	0	0	110
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	48	0	48	38	0	0	38	0	1	0	1	87
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	206	0	210	168	1	0	169	0	3	0	3	382
Grand Total	37	3063	0	3100	2271	21	0	2292	22	32	0	54	5446
Apprch %	1.2	98.8	0		99.1	0.9	0		40.7	59.3	0		
Total %	0.7	56.2	0	56.9	41.7	0.4	0	42.1	0.4	0.6	0	1	

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	110	110	**80**	**1**	**81**	**1**	**4**	**5**	196
08:15 AM	**1**	119	120	71	1	72	0	1	1	193
08:30 AM	0	139	139	59	0	59	1	0	1	**199**
08:45 AM	0	**145**	**145**	49	0	49	0	1	1	195
Total Volume	1	513	514	259	2	261	2	6	8	783
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.884	.886	.809	.500	.806	.500	.375	.400	.984
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	58	58	**70**	0	**70**	**1**	1	2	130
05:00 PM	**3**	78	81	67	**2**	69	1	1	2	**152**
05:15 PM	2	**80**	**82**	63	0	63	0	**3**	**3**	148
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	294	302	255	3	258	2	5	7	567
% App. Total	2.6	97.4		98.8	1.2		28.6	71.4		
PHF	.667	.919	.921	.911	.375	.921	.500	.417	.583	.933

NW 140th Street and CR-235

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	35	112	0	147	37	3	0	40	2	57	0	59	246
Total	35	112	0	147	37	3	0	40	2	57	0	59	246
07:00 AM	35	132	0	167	64	0	0	64	8	61	0	69	300
07:15 AM	30	133	0	163	82	0	0	82	17	81	0	98	343
07:30 AM	25	129	0	154	117	2	0	119	15	97	0	112	385
07:45 AM	48	151	0	199	119	6	0	125	5	91	0	96	420
Total	138	545	0	683	382	8	0	390	45	330	0	375	1448
08:00 AM	56	97	0	153	100	2	0	102	8	74	0	82	337
08:15 AM	56	102	0	158	77	1	0	78	6	72	0	78	314
08:30 AM	44	102	0	146	67	2	0	69	16	65	0	81	296
Grand Total	329	958	0	1287	663	16	0	679	77	598	0	675	2641
Apprch %	25.6	74.4	0		97.6	2.4	0		11.4	88.6	0		
Total %	12.5	36.3	0	48.7	25.1	0.6	0	25.7	2.9	22.6	0	25.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	30	133	163	82	0	82	**17**	81	98	343
07:30 AM	25	129	154	117	2	119	15	**97**	**112**	385
07:45 AM	48	**151**	**199**	**119**	**6**	**125**	5	91	96	**420**
08:00 AM	**56**	97	153	100	2	102	8	74	82	337
Total Volume	159	510	669	418	10	428	45	343	388	1485
% App. Total	23.8	76.2		97.7	2.3		11.6	88.4		
PHF	.710	.844	.840	.878	.417	.856	.662	.884	.866	.884

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	8	21	0	29	2	0	0	2	0	5	0	5	36
Total	8	21	0	29	2	0	0	2	0	5	0	5	36
07:00 AM	7	5	0	12	1	0	0	1	0	5	0	5	18
07:15 AM	14	10	0	24	7	0	0	7	0	13	0	13	44
07:30 AM	9	12	0	21	3	0	0	3	2	10	0	12	36
07:45 AM	32	4	0	36	8	0	0	8	1	10	0	11	55
Total	62	31	0	93	19	0	0	19	3	38	0	41	153
08:00 AM	23	3	0	26	4	0	0	4	2	11	0	13	43
08:15 AM	25	7	0	32	3	0	0	3	0	17	0	17	52
08:30 AM	11	14	0	25	1	0	0	1	2	11	0	13	39
Grand Total	129	76	0	205	29	0	0	29	7	82	0	89	323
Apprch %	62.9	37.1	0		100	0	0		7.9	92.1	0		
Total %	39.9	23.5	0	63.5	9	0	0	9	2.2	25.4	0	27.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	**32**	4	**36**	**8**	0	**8**	1	10	11	**55**
08:00 AM	23	3	26	4	0	4	**2**	11	13	43
08:15 AM	25	7	32	3	0	3	0	**17**	**17**	52
08:30 AM	11	**14**	25	1	0	1	2	11	13	39
Total Volume	91	28	119	16	0	16	5	49	54	189
% App. Total	76.5	23.5		100	0		9.3	90.7		
PHF	.711	.500	.826	.500	.000	.500	.625	.721	.794	.859

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	43	133	0	176	39	3	0	42	2	62	0	64	282
Total	43	133	0	176	39	3	0	42	2	62	0	64	282
07:00 AM	42	137	0	179	65	0	0	65	8	66	0	74	318
07:15 AM	44	143	0	187	89	0	0	89	17	94	0	111	387
07:30 AM	34	141	0	175	120	2	0	122	17	107	0	124	421
07:45 AM	80	155	0	235	127	6	0	133	6	101	0	107	475
Total	200	576	0	776	401	8	0	409	48	368	0	416	1601
08:00 AM	79	100	0	179	104	2	0	106	10	85	0	95	380
08:15 AM	81	109	0	190	80	1	0	81	6	89	0	95	366
08:30 AM	55	116	0	171	68	2	0	70	18	76	0	94	335
Grand Total	458	1034	0	1492	692	16	0	708	84	680	0	764	2964
Apprch %	30.7	69.3	0		97.7	2.3	0		11	89	0		
Total %	15.5	34.9	0	50.3	23.3	0.5	0	23.9	2.8	22.9	0	25.8	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	44	143	187	89	0	89	**17**	94	111	387
07:30 AM	34	141	175	120	2	122	17	**107**	**124**	421
07:45 AM	**80**	**155**	**235**	**127**	**6**	**133**	6	101	107	**475**
08:00 AM	79	100	179	104	2	106	10	85	95	380
Total Volume	237	539	776	440	10	450	50	387	437	1663
% App. Total	30.5	69.5		97.8	2.2		11.4	88.6		
PHF	.741	.869	.826	.866	.417	.846	.735	.904	.881	.875

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	65	63	0	128	66	3	0	69	7	46	0	53	250
04:45 PM	64	72	0	136	75	4	4	83	1	51	0	52	271
Total	129	135	0	264	141	7	4	152	8	97	0	105	521
05:00 PM	98	95	0	193	78	2	4	84	8	75	0	83	360
05:15 PM	81	108	0	189	82	3	3	88	3	58	0	61	338
05:30 PM	97	80	0	177	72	2	1	75	2	47	0	49	301
05:45 PM	89	59	0	148	52	2	1	55	4	36	3	43	246
Total	365	342	0	707	284	9	9	302	17	216	3	236	1245
06:00 PM	69	56	0	125	47	1	0	48	3	39	0	42	215
06:15 PM	46	59	0	105	50	3	0	53	1	31	1	33	191
Grand Total	609	592	0	1201	522	20	13	555	29	383	4	416	2172
Apprch %	50.7	49.3	0		94.1	3.6	2.3		7	92.1	1		
Total %	28	27.3	0	55.3	24	0.9	0.6	25.6	1.3	17.6	0.2	19.2	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	64	72	136	75	**4**	79	1	51	52	267
05:00 PM	**98**	95	**193**	78	2	80	**8**	**75**	**83**	**356**
05:15 PM	81	**108**	189	**82**	3	**85**	3	58	61	335
05:30 PM	97	80	177	72	2	74	2	47	49	300
Total Volume	340	355	695	307	11	318	14	231	245	1258
% App. Total	48.9	51.1		96.5	3.5		5.7	94.3		
PHF	.867	.822	.900	.936	.688	.935	.438	.770	.738	.883

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	6	0	0	6	1	0	0	1	0	3	0	3	10
04:45 PM	1	1	0	2	1	0	0	1	0	4	0	4	7
Total	7	1	0	8	2	0	0	2	0	7	0	7	17
05:00 PM	4	0	0	4	2	0	0	2	0	5	0	5	11
05:15 PM	6	4	0	10	0	0	0	0	0	7	0	7	17
05:30 PM	0	0	0	0	0	0	0	0	0	8	0	8	8
05:45 PM	5	0	0	5	0	0	0	0	0	2	0	2	7
Total	15	4	0	19	2	0	0	2	0	22	0	22	43
06:00 PM	5	1	0	6	0	0	0	0	0	4	0	4	10
06:15 PM	3	0	0	3	0	0	0	0	0	2	0	2	5
Grand Total	30	6	0	36	4	0	0	4	0	35	0	35	75
Apprch %	83.3	16.7	0		100	0	0		0	100	0		
Total %	40	8	0	48	5.3	0	0	5.3	0	46.7	0	46.7	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	**6**	0	6	1	0	1	0	3	3	10
04:45 PM	1	1	2	1	0	1	0	4	4	7
05:00 PM	4	0	4	**2**	0	**2**	0	5	5	11
05:15 PM	6	**4**	**10**	0	0	0	0	**7**	**7**	**17**
Total Volume	17	5	22	4	0	4	0	19	19	45
% App. Total	77.3	22.7		100	0		0	100		
PHF	.708	.313	.550	.500	.000	.500	.000	.679	.679	.662

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	71	63	0	134	67	3	0	70	7	49	0	56	260
04:45 PM	65	73	0	138	76	4	4	84	1	55	0	56	278
Total	136	136	0	272	143	7	4	154	8	104	0	112	538
05:00 PM	102	95	0	197	80	2	4	86	8	80	0	88	371
05:15 PM	87	112	0	199	82	3	3	88	3	65	0	68	355
05:30 PM	97	80	0	177	72	2	1	75	2	55	0	57	309
05:45 PM	94	59	0	153	52	2	1	55	4	38	3	45	253
Total	380	346	0	726	286	9	9	304	17	238	3	258	1288
06:00 PM	74	57	0	131	47	1	0	48	3	43	0	46	225
06:15 PM	49	59	0	108	50	3	0	53	1	33	1	35	196
Grand Total	639	598	0	1237	526	20	13	559	29	418	4	451	2247
Apprch %	51.7	48.3	0		94.1	3.6	2.3		6.4	92.7	0.9		
Total %	28.4	26.6	0	55.1	23.4	0.9	0.6	24.9	1.3	18.6	0.2	20.1	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	65	73	138	76	**4**	80	1	55	56	274
05:00 PM	**102**	95	197	80	2	82	**8**	**80**	**88**	**367**
05:15 PM	87	**112**	**199**	**82**	3	**85**	3	65	68	352
05:30 PM	97	80	177	72	2	74	2	55	57	308
Total Volume	351	360	711	310	11	321	14	255	269	1301
% App. Total	49.4	50.6		96.6	3.4		5.2	94.8		
PHF	.860	.804	.893	.945	.688	.944	.438	.797	.764	.886

US 441 at NW 140th Street

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File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
Total	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
07:00 AM	3	30	30	0	63	12	67	37	0	116	19	19	20	0	58	34	226	12	0	272	509
07:15 AM	0	34	40	0	74	14	90	35	0	139	15	17	11	0	43	22	220	12	0	254	510
07:30 AM	1	25	15	0	41	13	102	14	0	129	12	31	12	0	55	15	173	10	0	198	423
07:45 AM	7	26	37	1	71	2	98	27	0	127	17	16	15	0	48	14	225	10	0	249	495
Total	11	115	122	1	249	41	357	113	0	511	63	83	58	0	204	85	844	44	0	973	1937
08:00 AM	2	27	16	0	45	7	97	25	0	129	13	11	15	0	39	25	272	8	0	305	518
08:15 AM	3	25	21	1	50	5	87	19	0	111	25	15	6	1	47	30	245	13	0	288	496
08:30 AM	5	22	18	1	46	8	85	22	0	115	17	19	12	0	48	27	229	5	0	261	470
Grand Total	22	216	206	3	447	64	688	184	0	936	133	145	101	2	381	203	1869	76	0	2148	3912
Apprch %	4.9	48.3	46.1	0.7		6.8	73.5	19.7	0		34.9	38.1	26.5	0.5		9.5	87	3.5	0		
Total %	0.6	5.5	5.3	0.1	11.4	1.6	17.6	4.7	0	23.9	3.4	3.7	2.6	0.1	9.7	5.2	47.8	1.9	0	54.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**7**	26	**37**	**70**	2	**98**	**27**	127	17	16	**15**	**48**	14	225	10	249	494
08:00 AM	2	**27**	16	45	7	97	25	**129**	13	11	15	39	25	**272**	8	**305**	**518**
08:15 AM	3	25	21	49	5	87	19	111	**25**	15	6	46	**30**	245	**13**	288	494
08:30 AM	5	22	18	45	**8**	85	22	115	17	**19**	12	48	27	229	5	261	469
Total Volume	17	100	92	209	22	367	93	482	72	61	48	181	96	971	36	1103	1975
% App. Total	8.1	47.8	44		4.6	76.1	19.3		39.8	33.7	26.5		8.7	88	3.3		
PHF	.607	.926	.622	.746	.688	.936	.861	.934	.720	.803	.800	.943	.800	.892	.692	.904	.953

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File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
Total	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
07:00 AM	7	9	1	0	17	0	3	1	0	4	0	2	1	0	3	3	32	0	0	35	59
07:15 AM	3	9	1	0	13	0	6	3	0	9	2	13	1	0	16	12	16	2	0	30	68
07:30 AM	2	7	2	0	11	0	8	8	0	16	0	10	0	0	10	11	3	0	0	14	51
07:45 AM	4	11	3	0	18	0	8	6	0	14	1	9	1	0	11	6	28	0	0	34	77
Total	16	36	7	0	59	0	25	18	0	43	3	34	3	0	40	32	79	2	0	113	255
08:00 AM	2	8	1	0	11	2	5	4	0	11	2	8	3	0	13	4	40	1	0	45	80
08:15 AM	2	11	1	0	14	1	12	9	0	22	4	6	1	0	11	10	34	1	0	45	92
08:30 AM	3	6	2	0	11	0	6	5	0	11	3	4	2	0	9	15	35	0	0	50	81
Grand Total	23	78	13	0	114	4	53	36	0	93	14	60	11	0	85	71	210	5	0	286	578
Apprch %	20.2	68.4	11.4	0		4.3	57	38.7	0		16.5	70.6	12.9	0		24.8	73.4	1.7	0		
Total %	4	13.5	2.2	0	19.7	0.7	9.2	6.2	0	16.1	2.4	10.4	1.9	0	14.7	12.3	36.3	0.9	0	49.5	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**4**	**11**	**3**	**18**	0	8	6	14	1	**9**	1	11	6	28	0	34	77
08:00 AM	2	8	1	11	**2**	5	4	11	2	8	**3**	**13**	4	**40**	**1**	45	80
08:15 AM	2	11	1	14	1	**12**	**9**	**22**	**4**	6	1	11	10	34	1	45	**92**
08:30 AM	3	6	2	11	0	6	5	11	3	4	2	9	**15**	35	0	**50**	81
Total Volume	11	36	7	54	3	31	24	58	10	27	7	44	35	137	2	174	330
% App. Total	20.4	66.7	13		5.2	53.4	41.4		22.7	61.4	15.9		20.1	78.7	1.1		
PHF	.688	.818	.583	.750	.375	.646	.667	.659	.625	.750	.583	.846	.583	.856	.500	.870	.897

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File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
Total	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
07:00 AM	10	39	31	0	80	12	70	38	0	120	19	21	21	0	61	37	258	12	0	307	568
07:15 AM	3	43	41	0	87	14	96	38	0	148	17	30	12	0	59	34	236	14	0	284	578
07:30 AM	3	32	17	0	52	13	110	22	0	145	12	41	12	0	65	26	176	10	0	212	474
07:45 AM	11	37	40	1	89	2	106	33	0	141	18	25	16	0	59	20	253	10	0	283	572
Total	27	151	129	1	308	41	382	131	0	554	66	117	61	0	244	117	923	46	0	1086	2192
08:00 AM	4	35	17	0	56	9	102	29	0	140	15	19	18	0	52	29	312	9	0	350	598
08:15 AM	5	36	22	1	64	6	99	28	0	133	29	21	7	1	58	40	279	14	0	333	588
08:30 AM	8	28	20	1	57	8	91	27	0	126	20	23	14	0	57	42	264	5	0	311	551
Grand Total	45	294	219	3	561	68	741	220	0	1029	147	205	112	2	466	274	2079	81	0	2434	4490
Apprch %	8	52.4	39	0.5		6.6	72	21.4	0		31.5	44	24	0.4		11.3	85.4	3.3	0		
Total %	1	6.5	4.9	0.1	12.5	1.5	16.5	4.9	0	22.9	3.3	4.6	2.5	0	10.4	6.1	46.3	1.8	0	54.2	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**11**	**37**	**40**	**88**	2	**106**	**33**	**141**	18	**25**	16	**59**	20	253	10	283	571
08:00 AM	4	35	17	56	**9**	102	29	140	15	19	**18**	52	29	**312**	9	**350**	**598**
08:15 AM	5	36	22	63	6	99	28	133	**29**	21	7	57	40	279	**14**	333	586
08:30 AM	8	28	20	56	8	91	27	126	20	23	14	57	**42**	264	5	311	550
Total Volume	28	136	99	263	25	398	117	540	82	88	55	225	131	1108	38	1277	2305
% App. Total	10.6	51.7	37.6		4.6	73.7	21.7		36.4	39.1	24.4		10.3	86.8	3		
PHF	.636	.919	.619	.747	.694	.939	.886	.957	.707	.880	.764	.953	.780	.888	.679	.912	.964

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File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	24	12	1	53	26	218	41	0	285	17	35	36	0	88	32	116	17	1	166	592
04:45 PM	14	29	10	1	54	25	219	31	0	275	12	36	31	0	79	23	100	24	0	147	555
Total	30	53	22	2	107	51	437	72	0	560	29	71	67	0	167	55	216	41	1	313	1147
05:00 PM	16	30	19	0	65	21	236	61	0	318	29	33	38	0	100	42	144	22	0	208	691
05:15 PM	14	34	17	0	65	23	270	46	0	339	19	31	33	0	83	40	133	32	0	205	692
05:30 PM	15	32	27	0	74	25	250	39	0	314	16	40	29	0	85	32	121	32	0	185	658
05:45 PM	18	25	14	0	57	26	268	33	0	327	14	31	30	0	75	42	89	33	0	164	623
Total	63	121	77	0	261	95	1024	179	0	1298	78	135	130	0	343	156	487	119	0	762	2664
06:00 PM	12	25	14	0	51	26	253	27	0	306	17	20	28	0	65	26	113	21	0	160	582
06:15 PM	15	27	14	0	56	13	195	22	0	230	12	20	31	0	63	31	98	24	0	153	502
Grand Total	120	226	127	2	475	185	1909	300	0	2394	136	246	256	0	638	268	914	205	1	1388	4895
Apprch %	25.3	47.6	26.7	0.4		7.7	79.7	12.5	0		21.3	38.6	40.1	0		19.3	65.9	14.8	0.1		
Total %	2.5	4.6	2.6	0	9.7	3.8	39	6.1	0	48.9	2.8	5	5.2	0	13	5.5	18.7	4.2	0	28.4	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	16	30	19	65	21	236	**61**	318	**29**	33	**38**	**100**	**42**	**144**	22	**208**	691
05:15 PM	14	**34**	17	65	23	**270**	46	**339**	19	31	33	83	40	133	32	205	**692**
05:30 PM	15	32	**27**	**74**	25	250	39	314	16	**40**	29	85	32	121	32	185	658
05:45 PM	**18**	25	14	57	**26**	268	33	327	14	31	30	75	42	89	**33**	164	623
Total Volume	63	121	77	261	95	1024	179	1298	78	135	130	343	156	487	119	762	2664
% App. Total	24.1	46.4	29.5		7.3	78.9	13.8		22.7	39.4	37.9		20.5	63.9	15.6		
PHF	.875	.890	.713	.882	.913	.948	.734	.957	.672	.844	.855	.858	.929	.845	.902	.916	.962

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File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	5	0	0	5	1	5	1	0	7	0	4	0	0	4	0	3	1	0	4	20
04:45 PM	2	1	1	0	4	0	4	2	0	6	1	3	0	0	4	0	5	0	0	5	19
Total	2	6	1	0	9	1	9	3	0	13	1	7	0	0	8	0	8	1	0	9	39
05:00 PM	0	2	0	0	2	2	4	1	0	7	3	3	2	0	8	2	13	1	0	16	33
05:15 PM	0	5	0	0	5	0	6	1	0	7	3	3	0	0	6	2	2	0	0	4	22
05:30 PM	1	3	0	0	4	1	4	1	0	6	2	1	1	0	4	0	3	1	0	4	18
05:45 PM	1	5	1	0	7	0	3	0	0	3	1	2	0	0	3	0	2	2	0	4	17
Total	2	15	1	0	18	3	17	3	0	23	9	9	3	0	21	4	20	4	0	28	90
06:00 PM	0	3	0	0	3	0	5	2	0	7	1	3	0	0	4	1	0	1	0	2	16
06:15 PM	0	2	0	0	2	0	4	0	0	4	0	2	0	0	2	0	3	0	0	3	11
Grand Total	4	26	2	0	32	4	35	8	0	47	11	21	3	0	35	5	31	6	0	42	156
Apprch %	12.5	81.2	6.2	0		8.5	74.5	17	0		31.4	60	8.6	0		11.9	73.8	14.3	0		
Total %	2.6	16.7	1.3	0	20.5	2.6	22.4	5.1	0	30.1	7.1	13.5	1.9	0	22.4	3.2	19.9	3.8	0	26.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	**5**	0	**5**	1	5	1	**7**	0	**4**	0	4	0	3	**1**	4	20
04:45 PM	**2**	1	**1**	4	0	4	**2**	6	1	3	0	4	0	5	0	5	19
05:00 PM	0	2	0	2	**2**	4	1	7	**3**	3	**2**	**8**	**2**	**13**	1	**16**	**33**
05:15 PM	0	5	0	5	0	**6**	1	7	3	3	0	6	2	2	0	4	22
Total Volume	2	13	1	16	3	19	5	27	7	13	2	22	4	23	2	29	94
% App. Total	12.5	81.2	6.2		11.1	70.4	18.5		31.8	59.1	9.1		13.8	79.3	6.9		
PHF	.250	.650	.250	.800	.375	.792	.625	.964	.583	.813	.250	.688	.500	.442	.500	.453	.712

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File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	29	12	1	58	27	223	42	0	292	17	39	36	0	92	32	119	18	1	170	612
04:45 PM	16	30	11	1	58	25	223	33	0	281	13	39	31	0	83	23	105	24	0	152	574
Total	32	59	23	2	116	52	446	75	0	573	30	78	67	0	175	55	224	42	1	322	1186
05:00 PM	16	32	19	0	67	23	240	62	0	325	32	36	40	0	108	44	157	23	0	224	724
05:15 PM	14	39	17	0	70	23	276	47	0	346	22	34	33	0	89	42	135	32	0	209	714
05:30 PM	16	35	27	0	78	26	254	40	0	320	18	41	30	0	89	32	124	33	0	189	676
05:45 PM	19	30	15	0	64	26	271	33	0	330	15	33	30	0	78	42	91	35	0	168	640
Total	65	136	78	0	279	98	1041	182	0	1321	87	144	133	0	364	160	507	123	0	790	2754
06:00 PM	12	28	14	0	54	26	258	29	0	313	18	23	28	0	69	27	113	22	0	162	598
06:15 PM	15	29	14	0	58	13	199	22	0	234	12	22	31	0	65	31	101	24	0	156	513
Grand Total	124	252	129	2	507	189	1944	308	0	2441	147	267	259	0	673	273	945	211	1	1430	5051
Apprch %	24.5	49.7	25.4	0.4		7.7	79.6	12.6	0		21.8	39.7	38.5	0		19.1	66.1	14.8	0.1		
Total %	2.5	5	2.6	0	10	3.7	38.5	6.1	0	48.3	2.9	5.3	5.1	0	13.3	5.4	18.7	4.2	0	28.3	

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	16	32	19	67		23	240	**62**	325		**32**	36	**40**	**108**		**44**	**157**	23	**224**		**724**
05:15 PM	14	**39**	17	70		23	**276**	47	**346**		22	34	33	89		42	135	32	209		714
05:30 PM	16	35	**27**	**78**		**26**	254	40	320		18	**41**	30	89		32	124	33	189		676
05:45 PM	**19**	30	15	64		26	271	33	330		15	33	30	78		42	91	**35**	168		640
Total Volume	65	136	78	279		98	1041	182	1321		87	144	133	364		160	507	123	790		2754
% App. Total	23.3	48.7	28			7.4	78.8	13.8			23.9	39.6	36.5			20.3	64.2	15.6			
PHF	.855	.872	.722	.894		.942	.943	.734	.954		.680	.878	.831	.843		.909	.807	.879	.882		.951

US 441 and Progress Blvd

Peggy Malone & Associates
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File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
Total	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
07:00 AM	2	0	0	0	2	0	94	1	0	95	7	0	0	0	7	9	277	2	0	288	392
07:15 AM	0	0	1	0	1	2	110	12	0	124	6	0	1	0	7	6	286	2	0	294	426
07:30 AM	1	1	3	0	5	3	129	9	0	141	5	0	1	0	6	11	227	1	0	239	391
07:45 AM	1	0	0	0	1	4	109	18	0	131	7	0	1	0	8	22	254	2	0	278	418
Total	4	1	4	0	9	9	442	40	0	491	25	0	3	0	28	48	1044	7	0	1099	1627
08:00 AM	4	0	3	0	7	5	87	22	0	114	7	1	4	0	12	31	262	8	0	301	434
08:15 AM	2	0	1	0	3	1	98	26	0	125	10	1	1	0	12	29	278	6	0	313	453
08:30 AM	3	0	1	0	4	7	106	25	0	138	9	0	1	0	10	31	245	7	0	283	435
Grand Total	15	1	9	0	25	22	802	115	0	939	59	2	10	0	71	143	2164	28	0	2335	3370
Apprch %	60	4	36	0		2.3	85.4	12.2	0		83.1	2.8	14.1	0		6.1	92.7	1.2	0		
Total %	0.4	0	0.3	0	0.7	0.7	23.8	3.4	0	27.9	1.8	0.1	0.3	0	2.1	4.2	64.2	0.8	0	69.3	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**109**	18	131	7	0	1	8	22	254	2	278	418
08:00 AM	**4**	0	**3**	**7**	5	87	22	114	7	**1**	**4**	**12**	**31**	262	**8**	301	434
08:15 AM	2	0	1	3	1	98	**26**	125	**10**	1	1	12	29	**278**	6	**313**	**453**
08:30 AM	3	0	1	4	**7**	106	25	**138**	9	0	1	10	31	245	7	283	435
Total Volume	10	0	5	15	17	400	91	508	33	2	7	42	113	1039	23	1175	1740
% App. Total	66.7	0	33.3		3.3	78.7	17.9		78.6	4.8	16.7		9.6	88.4	2		
PHF	.625	.000	.417	.536	.607	.917	.875	.920	.825	.500	.438	.875	.911	.934	.719	.938	.960

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File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
07:00 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	36	0	0	36	45
07:15 AM	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	18	0	0	18	31
07:30 AM	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	0	9	0	0	9	17
07:45 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	18	0	0	19	28
Total	0	0	0	0	0	0	38	0	0	38	1	0	0	0	1	1	81	0	0	82	121
08:00 AM	0	0	0	0	0	0	12	0	0	12	1	1	1	0	3	0	48	0	0	48	63
08:15 AM	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	1	31	0	0	32	50
08:30 AM	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	0	44	0	0	44	54
Grand Total	0	0	0	0	0	0	82	0	0	82	2	1	2	0	5	2	224	0	0	226	313
Apprch %	0	0	0	0		0	100	0	0		40	20	40	0		0.9	99.1	0	0		
Total %	0	0	0	0	0	0	26.2	0	0	26.2	0.6	0.3	0.6	0	1.6	0.6	71.6	0	0	72.2	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	0	9	0	9	0	0	0	0	**1**	18	0	19	28
08:00 AM	0	0	0	0	0	12	0	12	**1**	**1**	**1**	**3**	0	**48**	0	**48**	**63**
08:15 AM	0	0	0	0	0	**18**	0	**18**	0	0	0	0	1	31	0	32	50
08:30 AM	0	0	0	0	0	9	0	9	0	0	1	1	0	44	0	44	54
Total Volume	0	0	0	0	0	48	0	48	1	1	2	4	2	141	0	143	195
% App. Total	0	0	0		0	100	0		25	25	50		1.4	98.6	0		
PHF	.000	.000	.000	.000	.000	.667	.000	.667	.250	.250	.500	.333	.500	.734	.000	.745	.774

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File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
Total	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
07:00 AM	2	0	0	0	2	0	103	1	0	104	7	0	0	0	7	9	313	2	0	324	437
07:15 AM	0	0	1	0	1	2	123	12	0	137	6	0	1	0	7	6	304	2	0	312	457
07:30 AM	1	1	3	0	5	3	136	9	0	148	6	0	1	0	7	11	236	1	0	248	408
07:45 AM	1	0	0	0	1	4	118	18	0	140	7	0	1	0	8	23	272	2	0	297	446
Total	4	1	4	0	9	9	480	40	0	529	26	0	3	0	29	49	1125	7	0	1181	1748
08:00 AM	4	0	3	0	7	5	99	22	0	126	8	2	5	0	15	31	310	8	0	349	497
08:15 AM	2	0	1	0	3	1	116	26	0	143	10	1	1	0	12	30	309	6	0	345	503
08:30 AM	3	0	1	0	4	7	115	25	0	147	9	0	2	0	11	31	289	7	0	327	489
Grand Total	15	1	9	0	25	22	884	115	0	1021	61	3	12	0	76	145	2388	28	0	2561	3683
Apprch %	60	4	36	0		2.2	86.6	11.3	0		80.3	3.9	15.8	0		5.7	93.2	1.1	0		
Total %	0.4	0	0.2	0	0.7	0.6	24	3.1	0	27.7	1.7	0.1	0.3	0	2.1	3.9	64.8	0.8	0	69.5	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**118**	18	140	7	0	1	8	23	272	2	297	446
08:00 AM	**4**	0	**3**	**7**	5	99	22	126	8	**2**	**5**	**15**	**31**	**310**	**8**	**349**	497
08:15 AM	2	0	1	3	1	116	**26**	143	**10**	1	1	12	30	309	6	345	**503**
08:30 AM	3	0	1	4	**7**	115	25	**147**	9	0	2	11	31	289	7	327	489
Total Volume	10	0	5	15	17	448	91	556	34	3	9	46	115	1180	23	1318	1935
% App. Total	66.7	0	33.3		3.1	80.6	16.4		73.9	6.5	19.6		8.7	89.5	1.7		
PHF	.625	.000	.417	.536	.607	.949	.875	.946	.850	.375	.450	.767	.927	.952	.719	.944	.962

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File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	266	2	0	268	17	0	23	0	40	3	104	5	0	112	439
04:45 PM	7	1	6	0	14	0	235	2	0	237	16	1	17	0	34	3	102	2	0	107	392
Total	16	1	16	0	33	0	501	4	0	505	33	1	40	0	74	6	206	7	0	219	831
05:00 PM	8	0	4	0	12	0	314	2	0	316	36	0	30	1	67	3	149	2	0	154	549
05:15 PM	3	1	7	0	11	0	282	2	0	284	20	0	17	0	37	9	153	3	0	165	497
05:30 PM	11	0	0	0	11	2	311	5	0	318	24	0	26	0	50	2	127	3	0	132	511
05:45 PM	3	0	2	0	5	2	251	1	0	254	16	1	22	0	39	2	113	2	0	117	415
Total	25	1	13	0	39	4	1158	10	0	1172	96	1	95	1	193	16	542	10	0	568	1972
06:00 PM	3	0	1	0	4	0	259	0	0	259	15	0	35	0	50	1	117	2	0	120	433
06:15 PM	2	0	2	0	4	0	197	1	0	198	10	0	13	0	23	2	100	3	0	105	330
Grand Total	46	2	32	0	80	4	2115	15	0	2134	154	2	183	1	340	25	965	22	0	1012	3566
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.3	0.6	53.8	0.3		2.5	95.4	2.2	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.3	0.4	0	59.8	4.3	0.1	5.1	0	9.5	0.7	27.1	0.6	0	28.4	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**314**	2	316	**36**	0	**30**	**66**	3	149	2	154	**548**
05:15 PM	3	**1**	**7**	11	0	282	2	284	20	0	17	37	**9**	**153**	**3**	**165**	497
05:30 PM	**11**	0	0	11	**2**	311	**5**	**318**	24	0	26	50	2	127	3	132	511
05:45 PM	3	0	2	5	2	251	1	254	16	**1**	22	39	2	113	2	117	415
Total Volume	25	1	13	39	4	1158	10	1172	96	1	95	192	16	542	10	568	1971
% App. Total	64.1	2.6	33.3		0.3	98.8	0.9		50	0.5	49.5		2.8	95.4	1.8		
PHF	.568	.250	.464	.813	.500	.922	.500	.921	.667	.250	.792	.727	.444	.886	.833	.861	.899

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File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	1	0	0	1	10
04:45 PM	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	6	0	0	6	13
Total	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	7	0	0	7	23
05:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	13	0	0	13	19
05:15 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	9	0	0	9	13
05:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	3	0	0	3	9
05:45 PM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	9
Total	0	0	0	0	0	0	19	0	0	19	2	0	0	0	2	0	29	0	0	29	50
06:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
06:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
Grand Total	0	0	0	0	0	0	41	0	0	41	2	0	0	0	2	0	37	0	0	37	80
Apprch %	0	0	0	0		0	100	0	0		100	0	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	51.2	0	0	51.2	2.5	0	0	0	2.5	0	46.2	0	0	46.2	

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	0	0	0		0	**9**	0	**9**		0	0	0	0		0	1	0	1		10
04:45 PM	0	0	0	0		0	7	0	7		0	0	0	0		0	6	0	6		13
05:00 PM	0	0	0	0		0	6	0	6		0	0	0	0		0	**13**	0	**13**		**19**
05:15 PM	0	0	0	0		0	3	0	3		**1**	0	0	**1**		0	9	0	9		13
Total Volume	0	0	0	0		0	25	0	25		1	0	0	1		0	29	0	29		55
% App. Total	0	0	0			0	100	0			100	0	0			0	100	0			
PHF	.000	.000	.000	.000		.000	.694	.000	.694		.250	.000	.000	.250		.000	.558	.000	.558		.724

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	275	2	0	277	17	0	23	0	40	3	105	5	0	113	449
04:45 PM	7	1	6	0	14	0	242	2	0	244	16	1	17	0	34	3	108	2	0	113	405
Total	16	1	16	0	33	0	517	4	0	521	33	1	40	0	74	6	213	7	0	226	854
05:00 PM	8	0	4	0	12	0	320	2	0	322	36	0	30	1	67	3	162	2	0	167	568
05:15 PM	3	1	7	0	11	0	285	2	0	287	21	0	17	0	38	9	162	3	0	174	510
05:30 PM	11	0	0	0	11	2	316	5	0	323	25	0	26	0	51	2	130	3	0	135	520
05:45 PM	3	0	2	0	5	2	256	1	0	259	16	1	22	0	39	2	117	2	0	121	424
Total	25	1	13	0	39	4	1177	10	0	1191	98	1	95	1	195	16	571	10	0	597	2022
06:00 PM	3	0	1	0	4	0	262	0	0	262	15	0	35	0	50	1	117	2	0	120	436
06:15 PM	2	0	2	0	4	0	200	1	0	201	10	0	13	0	23	2	101	3	0	106	334
Grand Total	46	2	32	0	80	4	2156	15	0	2175	156	2	183	1	342	25	1002	22	0	1049	3646
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.6	0.6	53.5	0.3		2.4	95.5	2.1	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.1	0.4	0	59.7	4.3	0.1	5	0	9.4	0.7	27.5	0.6	0	28.8	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**320**	2	322	**36**	0	**30**	**66**	3	**162**	2	167	**567**
05:15 PM	3	**1**	**7**	11	0	285	2	287	21	0	17	38	**9**	162	**3**	**174**	510
05:30 PM	**11**	0	0	11	**2**	316	**5**	**323**	25	0	26	51	2	130	3	135	520
05:45 PM	3	0	2	5	2	256	1	259	16	**1**	22	39	2	117	2	121	424
Total Volume	25	1	13	39	4	1177	10	1191	98	1	95	194	16	571	10	597	2021
% App. Total	64.1	2.6	33.3		0.3	98.8	0.8		50.5	0.5	49		2.7	95.6	1.7		
PHF	.568	.250	.464	.813	.500	.920	.500	.922	.681	.250	.792	.735	.444	.881	.833	.858	.891

Rachael Blvd at NW 140th Street

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Turn Count Summary

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	51	0	6	6	4	1	51	47	0	0	0	178
07:00	14	91	0	9	2	4	3	77	44	0	3	1	248
07:15	13	119	0	17	2	3	4	102	72	0	1	4	337
07:30	13	119	1	9	1	1	2	115	91	0	1	3	356
07:45	27	100	0	9	2	3	7	126	86	0	3	3	366
08:00	20	95	1	11	1	5	6	86	75	0	4	3	307
08:15	17	70	2	12	2	3	1	68	66	0	4	2	247
08:30	5	86	0	10	2	4	3	84	30	0	0	1	225
08:45	0	0	0	0	0	1	0	1	0	0	0	0	2
7:00 - 8:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	46	0	6	6	3	0	36	46	0	0	0	155
07:00	14	81	0	9	2	4	2	66	43	0	3	1	225
07:15	13	104	0	16	2	3	4	90	71	0	1	4	308
07:30	13	99	1	9	1	1	2	109	82	0	1	3	321
07:45	27	72	0	9	2	2	7	110	80	0	3	3	315
08:00	20	76	1	9	1	5	5	72	70	0	4	3	266
08:15	17	55	2	8	2	3	1	60	64	0	3	2	217
08:30	5	67	0	8	2	3	3	67	27	0	0	1	183
08:45	0	0	0	0	0	1	0	0	0	0	0	0	1

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	5	0	0	0	1	1	15	0	0	0	0	22
07:00	0	10	0	0	0	0	1	11	1	0	0	0	23
07:15	0	14	0	1	0	0	0	12	1	0	0	0	28
07:30	0	19	0	0	0	0	0	6	7	0	0	0	32
07:45	0	28	0	0	0	1	0	16	6	0	0	0	51
08:00	0	19	0	1	0	0	1	14	5	0	0	0	40
08:15	0	15	0	4	0	0	0	7	2	0	0	0	28
08:30	0	19	0	2	0	1	0	17	2	0	0	0	41
08:45	0	0	0	0	0	0	0	1	0	0	0	0	1

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	0	0	0	0	0	0	0	1	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	0	0	0	0	0	1
07:30	0	1	0	0	0	0	0	0	2	0	0	0	3
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	1	0	0	0	0	0	0	0	0	1
08:15	0	0	0	0	0	0	0	1	0	0	1	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	1	0	1	0	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	1	1	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	1	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

Peak Hour Vehicle Summary

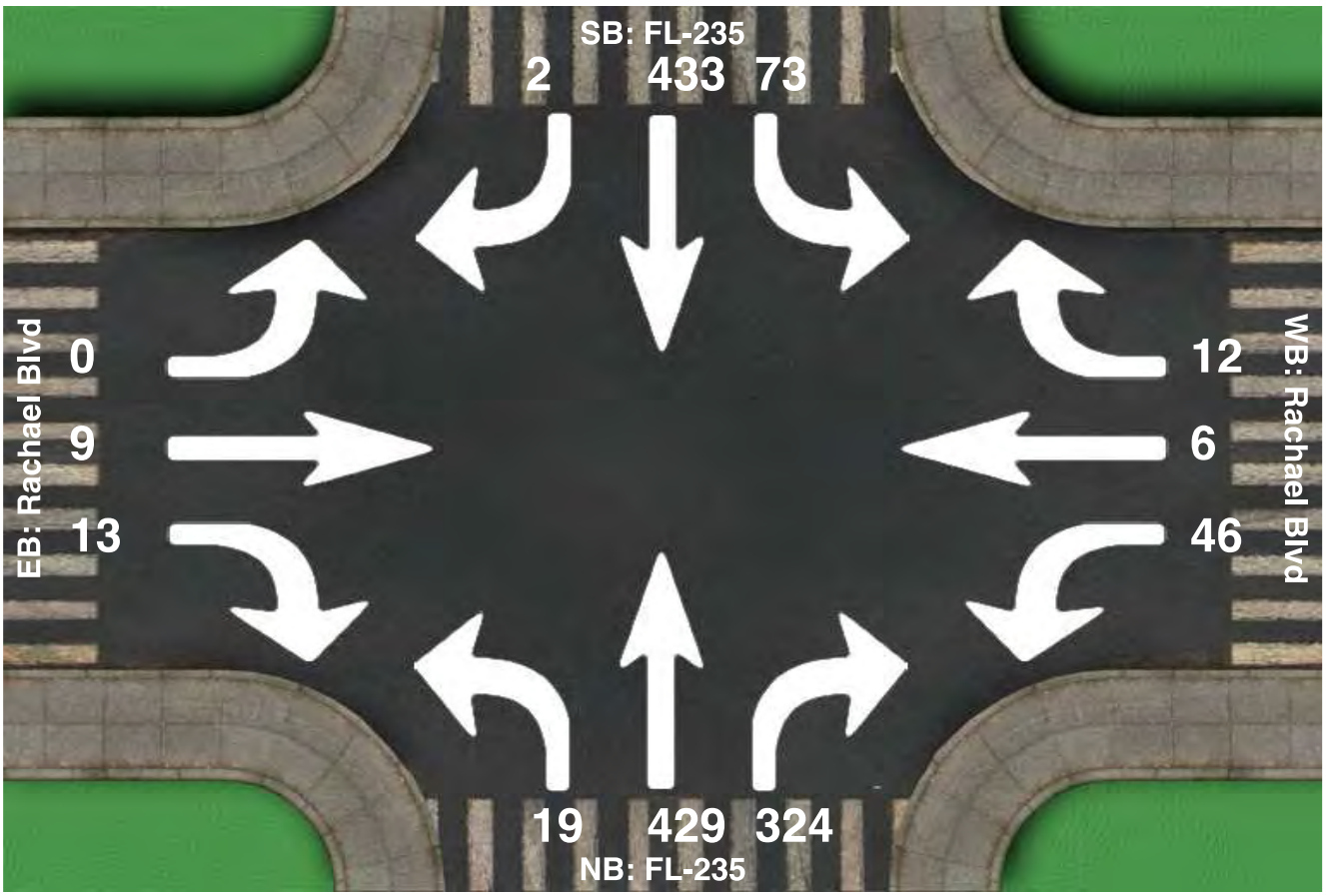
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	1	0	1	0	0	0	0	0	0	0	1	1	2

Intersection Peak Hour

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara



Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

, ,

Turn Count Summary

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	96	0	34	6	14	4	93	16	0	3	2	275
17:00	5	112	1	44	6	8	2	112	19	0	1	6	316
17:15	3	93	2	33	14	17	1	96	25	1	2	2	289
17:30	3	89	0	36	18	11	4	91	20	0	7	3	282
17:45	5	101	2	36	7	11	2	100	18	0	4	2	288
18:00	4	94	1	31	11	13	0	67	11	1	2	0	235
18:15	5	72	0	24	7	6	0	59	15	0	3	3	194
18:30	6	64	0	19	11	8	1	63	8	0	2	3	185
5 - 6:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	85	0	31	6	14	4	84	16	0	3	2	252
17:00	5	110	1	44	6	8	2	105	19	0	1	6	307
17:15	3	92	2	33	14	17	1	93	25	1	2	2	285
17:30	3	85	0	36	18	11	4	87	18	0	7	3	272
17:45	5	98	2	36	7	11	2	96	18	0	4	2	281
18:00	4	91	1	31	11	13	0	65	11	1	2	0	230
18:15	5	69	0	24	7	6	0	57	15	0	3	3	189
18:30	6	61	0	19	11	8	1	63	8	0	2	3	182

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	11	0	3	0	0	0	9	0	0	0	0	23
17:00	0	2	0	0	0	0	0	7	0	0	0	0	9
17:15	0	1	0	0	0	0	0	3	0	0	0	0	4
17:30	0	4	0	0	0	0	0	4	2	0	0	0	10
17:45	0	3	0	0	0	0	0	4	0	0	0	0	7
18:00	0	3	0	0	0	0	0	2	0	0	0	0	5
18:15	0	3	0	0	0	0	0	2	0	0	0	0	5
18:30	0	3	0	0	0	0	0	0	0	0	0	0	3

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	1	1	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Peak Hour Vehicle Summary

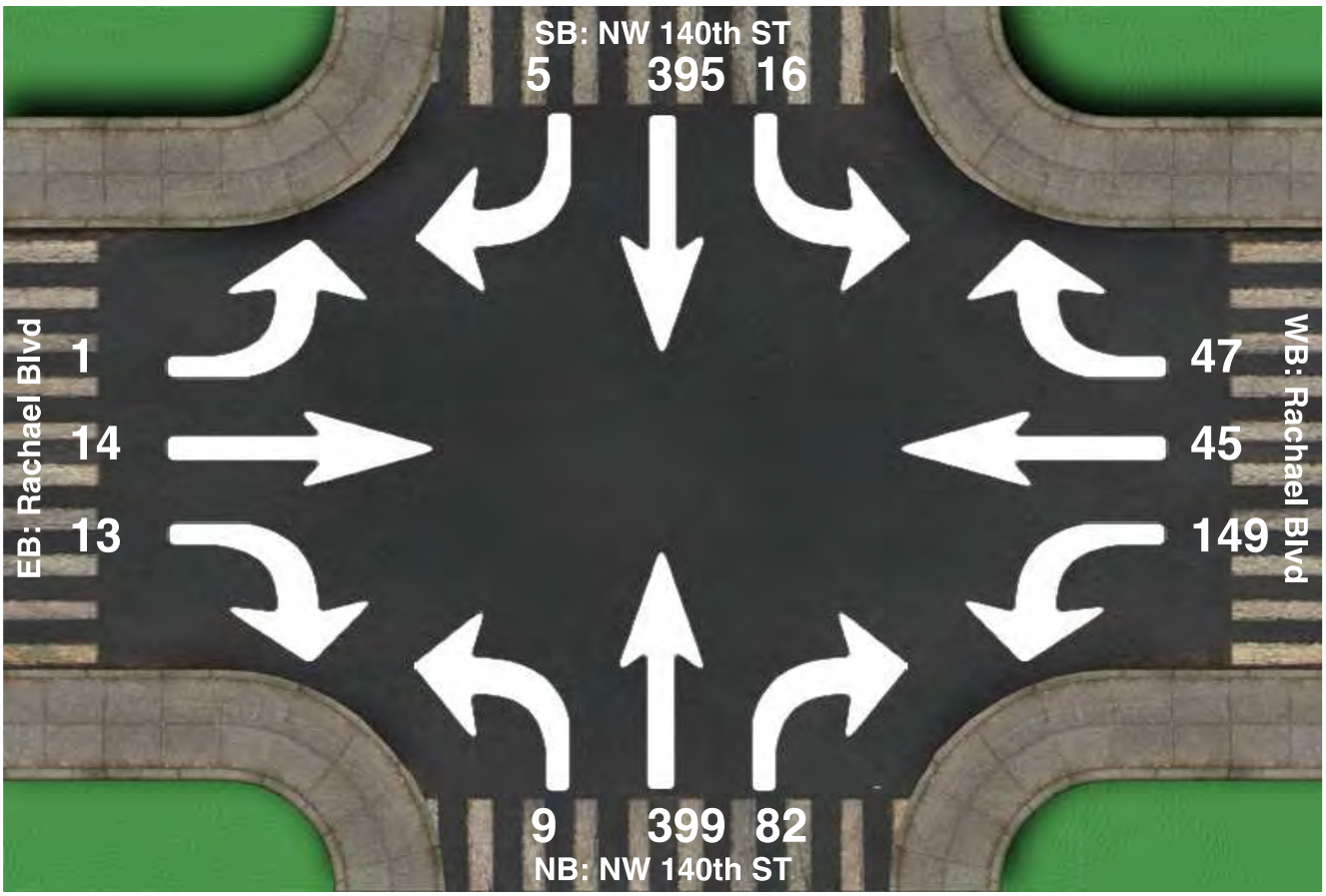
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	1	1	0	0	0	0	0	0	1

Intersection Peak Hour

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja



Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Appendix C:
Background Data

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.06	1.10
2	01/08/2017 - 01/14/2017	1.04	1.08
3	01/15/2017 - 01/21/2017	1.03	1.07
4	01/22/2017 - 01/28/2017	1.02	1.06
5	01/29/2017 - 02/04/2017	1.00	1.04
6	02/05/2017 - 02/11/2017	0.99	1.03
* 7	02/12/2017 - 02/18/2017	0.98	1.02
* 8	02/19/2017 - 02/25/2017	0.97	1.01
* 9	02/26/2017 - 03/04/2017	0.97	1.01
*10	03/05/2017 - 03/11/2017	0.97	1.01
*11	03/12/2017 - 03/18/2017	0.96	1.00
*12	03/19/2017 - 03/25/2017	0.96	1.00
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.94	0.98
*15	04/09/2017 - 04/15/2017	0.93	0.97
*16	04/16/2017 - 04/22/2017	0.95	0.99
*17	04/23/2017 - 04/29/2017	0.96	1.00
*18	04/30/2017 - 05/06/2017	0.98	1.02
*19	05/07/2017 - 05/13/2017	0.99	1.03
20	05/14/2017 - 05/20/2017	1.01	1.05
21	05/21/2017 - 05/27/2017	1.01	1.05
22	05/28/2017 - 06/03/2017	1.02	1.06
23	06/04/2017 - 06/10/2017	1.03	1.07
24	06/11/2017 - 06/17/2017	1.04	1.08
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.04	1.08
32	08/06/2017 - 08/12/2017	1.03	1.07
33	08/13/2017 - 08/19/2017	1.03	1.07
34	08/20/2017 - 08/26/2017	1.01	1.05
35	08/27/2017 - 09/02/2017	1.00	1.04
36	09/03/2017 - 09/09/2017	0.99	1.03
37	09/10/2017 - 09/16/2017	0.98	1.02
38	09/17/2017 - 09/23/2017	0.98	1.02
39	09/24/2017 - 09/30/2017	0.98	1.02
40	10/01/2017 - 10/07/2017	0.98	1.02
41	10/08/2017 - 10/14/2017	0.98	1.02
42	10/15/2017 - 10/21/2017	0.98	1.02
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	1.00	1.04
45	11/05/2017 - 11/11/2017	1.01	1.05
46	11/12/2017 - 11/18/2017	1.02	1.06
47	11/19/2017 - 11/25/2017	1.03	1.07
48	11/26/2017 - 12/02/2017	1.04	1.08
49	12/03/2017 - 12/09/2017	1.05	1.09
50	12/10/2017 - 12/16/2017	1.06	1.10
51	12/17/2017 - 12/23/2017	1.05	1.09
52	12/24/2017 - 12/30/2017	1.04	1.08
53	12/31/2017 - 12/31/2017	1.03	1.07

* PEAK SEASON

ALACHUA CITY LTRP GROWTH RATES

ID	Map ID - FL LOS Report 2014	Location	growth rate %	K Factor	2015 Peak Hour	2015 AADT	2036 Peak Hour	2036 AADT	AADT growth factor
32	7	I-75 from US 441 to CR 236	1.7	0.105	4463	42505	6056	57676	1.357
31	6	I-75 from SR 222 to US 441	1.6	0.105	5930	56476	7922	75448	1.336
4127	17	US 441 from SR 121 to CR 25A	1.7	0.09	1890	21000	2565	28500	1.357
4107	14	US 441 from I-75 to NW 173rd St	1.0	0.095	2319	24411	2805	29526	1.210
14	13	US 441 from NW 173rd St to E City Limit for High Springs	1.1	0.095	1834	19305	2258	23768	1.231
107	15	US 441 from SR 235 to I-75	1.3	0.095	1882	19811	2396	25221	1.273
106	16	US 441 from CR 25A to SR 235	1.6	0.095	1643	17295	2195	23105	1.336
108	136	SR 235 from CR 2054 to US 441 (south of 441)	1.0	0.095	950	10000	1149	12095	1.210
109	137	SR 241 from US 441 to NW 159th Pl (north of 441)	1.4	0.095	588	6189	761	8011	1.294
4109	138	SR 241 from NW 159th Place to E City Limit (north of 441)	1.3	0.095	352	3705	448	4716	1.273
A	N/A	NW 140th St: 4,000' North of I-75	1.0	0.095	417	4390	509	5355	1.220
B	N/A	NW 143rd St: 1,000' North of NW 78th Ave	1.6	0.095	527	5546	704	7409	1.336
C	N/A	NW 143rd St: 1,200' North of 94th Ave	1.0	0.095	433	4560	524	5518	1.210
D	N/A	NW 143rd St: 1,700' South of NW Millhopper Rd	1.6	0.095	846	8904	1130	11896	1.336
E	N/A	NW 143rd St: 4,000' North of NW Millhopper Rd	1.6	0.095	827	8710	1106	11637	1.336
F	N/A	NW 173rd St: 750' South of US 441	2.7	0.095	359	3780	563	5923	1.567
G	N/A	NW CR 235: 470' South of NW CR235A	2.7	0.095	491	5165	769	8094	1.567
H	N/A	NW CR 235: 570' North of NW CR235A	2.7	0.095	417	4390	654	6879	1.567
I	N/A	NW CR 235: 1,000' South of NW 78th Ave	2.7	0.095	378	3977	592	6232	1.567
J	N/A	NW CR 235: 770' South of NW 46th Ave	2.7	0.095	282	2965	441	4646	1.567
K	N/A	NW CR 235A: 2,400' North of US 441	2.7	0.095	136	1428	213	2237	1.567
L	N/A	Peggy Rd: 1,700' East of I-75	1.0	0.095	84	879	102	1072	1.220
M	N/A	Peggy Rd: 2,750' East of CR 235A	1.0	0.095	80	840	97	1024	1.219
N	N/A	Peggy Rd: 400' West of NW 142 Ter	1.0	0.095	97	1026	119	1252	1.220
O	N/A	CR 2054 (Peggy Rd): 550' East of NW CR 235A	2.6	0.095	160	1686	247	2607	1.546
P	N/A	CR 2054 (Rachael Blvd): 2,750' West of US HWY 441	1.0	0.095	205	2161	250	2636	1.220

Counts used for Roadway Segment Analysis are shown in red

Growth factors used for Intersection Analysis are shown in green

COUNTY: 26
STATION: 5027
DESCRIPTION: SR 20 SE OF SR 235
START DATE: 05/31/2017
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	16	13	13	12	54	13	15	10	14	52	106
0100	12	7	8	10	37	11	6	7	9	33	70
0200	16	18	10	9	53	11	6	6	10	33	86
0300	6	4	14	14	38	11	7	10	14	42	80
0400	6	8	28	23	65	11	6	11	15	43	108
0500	37	83	97	126	343	22	27	28	22	99	442
0600	121	166	250	200	737	36	51	55	93	235	972
0700	283	294	276	288	1141	120	196	195	119	630	1771
0800	270	225	261	195	951	125	151	148	140	564	1515
0900	171	151	156	172	650	147	137	139	163	586	1236
1000	153	160	149	160	622	142	123	143	148	556	1178
1100	159	146	174	152	631	130	157	170	215	672	1303
1200	180	208	187	221	796	215	186	190	177	768	1564
1300	175	198	186	159	718	182	152	218	145	697	1415
1400	190	151	147	145	633	163	160	220	205	748	1381
1500	157	160	139	138	594	174	210	271	231	886	1480
1600	164	163	150	148	625	231	211	248	276	966	1591
1700	164	151	146	148	609	355	292	376	294	1317	1926
1800	142	139	103	106	490	241	217	187	149	794	1284
1900	91	82	86	70	329	131	142	136	102	511	840
2000	71	63	71	55	260	101	77	91	72	341	601
2100	61	54	40	54	209	79	78	62	60	279	488
2200	39	45	25	37	146	40	59	59	30	188	334
2300	18	25	18	16	77	29	29	29	30	117	194
24-HOUR TOTALS:					10808					11157	21965

7-7 TOTAL
17644

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	700	1141	715	635	700	1771
P.M.	1200	796	1700	1317	1700	1926
DAILY	700	1141	1700	1317	1700	1926

GENERATED BY SPS 5.0.53P

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South							Total
12:00 AM		1	1							2
12:15		4	4							8
12:30		2	0							2
12:45		0	0							0
01:00		2	3							5
01:15		1	0							1
01:30		2	1							3
01:45		2	1							3
02:00		0	0							0
02:15		2	1							3
02:30		1	1							2
02:45		0	0							0
03:00		0	2							2
03:15		3	0							3
03:30		2	0							2
03:45		1	3							4
04:00		1	1							2
04:15		1	1							2
04:30		0	1							1
04:45		9	3							12
05:00		5	2							7
05:15		4	2							6
05:30		9	6							15
05:45		12	8							20
06:00		25	14							39
06:15		19	15							34
06:30		36	19							55
06:45		35	29							64
07:00		66	33							99
07:15		**59**	**42**							**101**
07:30		**50**	**50**							**100**
07:45		**49**	**35**							**84**
08:00		**72**	**51**							**123**
08:15		53	34							87
08:30		41	47							88
08:45		52	45							97
09:00		35	26							61
09:15		23	34							57
09:30		28	16							44
09:45		29	34							63
10:00		26	28							54
10:15		33	28							61
10:30		36	29							65
10:45		26	28							54
11:00		38	34							72
11:15		21	34							55
11:30		42	34							76
11:45		35	28							63
Total		993	808							1801
Percent		55.1%	44.9%							
Peak	-	07:15	07:15	-	-	-	-	-	-	07:15
Vol.	-	230	178	-	-	-	-	-	-	408
P.H.F.		0.799	0.873							0.829

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South	Total
12:00 PM		33	42	75
12:15		38	37	75
12:30		38	38	76
12:45		32	35	67
01:00		33	29	62
01:15		42	35	77
01:30		31	25	56
01:45		30	26	56
02:00		38	35	73
02:15		44	39	83
02:30		38	47	85
02:45		38	40	78
03:00		43	43	86
03:15		40	38	78
03:30		37	48	85
03:45		45	54	99
04:00		46	57	103
04:15		56	48	104
04:30		59	60	119
04:45		**55**	57	112
05:00		**60**	**93**	**153**
05:15		**62**	**77**	**139**
05:30		**66**	**68**	**134**
05:45		52	**63**	**115**
06:00		47	63	110
06:15		42	40	82
06:30		37	36	73
06:45		31	28	59
07:00		30	22	52
07:15		23	23	46
07:30		21	30	51
07:45		23	14	37
08:00		17	15	32
08:15		21	19	40
08:30		17	17	34
08:45		17	23	40
09:00		18	9	27
09:15		14	8	22
09:30		7	10	17
09:45		9	8	17
10:00		15	13	28
10:15		10	8	18
10:30		11	5	16
10:45		9	0	9
11:00		1	3	4
11:15		5	2	7
11:30		0	2	2
11:45		3	2	5
Total		1484	1534	3018
Percent		49.2%	50.8%	
Peak	-	16:45	17:00	17:00
Vol.	-	243	301	541
P.H.F.		0.920	0.809	0.884

7-7 total 4018

Total 4819

Appendix D:
Background and Build-out Calculations

NW 140th St at Rachael Blvd - Rerouted Trips

Interval Starts		Southbound			Westbound			Northbound			Eastbound			Total Racheal Blvd	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	[A] 430	62	[B] 14.42%	368	85.58%	[B]
	8:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	9:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	10:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	11:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	12:00:00 PM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
PM	1:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	2:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	3:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	4:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	5:00:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	[A] 353	241	[B] 68.27%	112	31.73%	[B]
	6:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	TOTAL	331			843	230	255			1501		94		3253	1328		1925		
Peak Hour: 4:45-5:45 PM		18	390	3	147	44	50	11	392	80	1	13	13	1162					

AADT NW 140th St	4819	
7-7 Total Trips NW 140th St	4018	
Percent of 7-7 trips	83.38%	[C]
AADT Rachel Blvd	3900	
(AADT X 83%)7-7 Total Trips Racheal Blvd	3252	

Percentage Calculations - Total Rachel Blvd		
Total Trips 7-7	3252	
Total minus 7AM & 5PM	2469	[D]
Volume per hour	247	

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	70.97%	WB [D]	*WBL*	61.83%
	WBT [D]	11.29%		*WBT*	18.67%
	WBR	17.74%		*WBR*	19.50%
EB	*SBL*	18.21%	EB [D]	*SBL*	14.29%
	NBR [D]	79.62%		*NBR*	73.21%
	EBT	2.17%		*EBT*	12.50%

Interval Starts	Rerouted HWY Rachael Blvd Trips to San Felasco	
	WBL	NBR
7:00:00 AM	22	147
8:00:00 AM	13	84
9:00:00 AM	13	84
10:00:00 AM	13	84
11:00:00 AM	13	84
12:00:00 PM	13	84
1:00:00 PM	52	29
2:00:00 PM	52	29
3:00:00 PM	52	29
4:00:00 PM	52	29
5:00:00 PM	75	41
6:00:00 PM	52	29
4:45 to 5:45 PM	74	40

Goal: Estimate the volume of trips that will be rerouted from Rachael BLVD. to San Felasco

Step 1: Determine the total trips on Rachael BLVD. during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the NW 140th St. 24-hour count from Appendix C to estimate the percentage o 7AM-7PM trips to the total daily trips. [C]

Step 3: Multiply the Rachael BLVD. daily trips by the percentage of 7AM - 7PM, subtract the peak hour volumes and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 2 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at US 441 - Rerouted Trips

Interval Starts		NW 140th St Southbound			HWY 441 Westbound			NW 140th St Northbound			HWY 441 Eastbound			Total HWY 441	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	129	151	27	131	382	41	61	117	66	46	923	117	[A] 1672	554	[B] 33.13%	1118	66.87%	[B]
	8:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	9:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	10:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	11:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	12:00:00 PM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
PM	1:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	2:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	3:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	4:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	5:00:00 PM	78	136	65	182	1041	98	133	144	87	123	507	160	[A] 1993	1321	[B] 66.28%	672	33.72%	[B]
	6:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	TOTAL	1022			1500	6673	652			733		7064		17644	8825		8819		
PM Peak: 4:45-5:45		74	136	62	182	993	97	134	150	85	112	521	141						

AADT HWY 441	21965
7-7 Total Trips HWY 441	17644 [C]

Percentage Calculations - Total HWY 441	
Total Trips	17644
Total minus 7AM & 5PM	13979
Volume per hour	1398

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	23.65%	WB	*WBL*	13.78%
	WBT	68.95%		*WBT*	78.80%
	WBR	7.40%		*WBR*	7.42%
EB	*SBL*	11.54%	EB	*SBL*	11.61%
	NBR	5.90%		*NBR*	12.95%
	EBT	82.56%		*EBT*	75.45%

Interval Starts	Rerouted HWY 441 Trips to San Felasco	
	WBL	NBR
7:00:00 AM	33	17
8:00:00 AM	27	14
9:00:00 AM	27	14
10:00:00 AM	27	14
11:00:00 AM	27	14
12:00:00 PM	27	14
1:00:00 PM	32	15
2:00:00 PM	32	15
3:00:00 PM	32	15
4:00:00 PM	32	15
5:00:00 PM	46	22
6:00:00 PM	32	15
4:45 to 5:45 PM	46	21

Goal: Estimate the volume of trips that will be rerouted from HWY 441 to San Felasco

Step 1: Determine the total trips on HWY 441 during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the HWY 441 Synopsis data provided in Appendix C to derive the 7AM-7PM vehicles per hour. [C]

Step 3: Subtract the 7 AM and 5 PM vehicles per hour from the 7 AM to 7 PM total and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 4 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at NW 128th Pl (Existing)- With Rerouted Trips

Existing Volumes Estimation									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	434	1	55	0	257	163	7	4
	8:00:00 AM	513	1	40	2	259	98	6	2
	9:00:00 AM	390	1	40	0	157	98	1	6
	10:00:00 AM	206	0	40	2	151	98	1	2
	11:00:00 AM	152	1	40	0	149	98	1	0
	12:00:00 PM	169	2	40	1	165	98	3	0
PM	1:00:00 PM	133	3	84	2	173	44	0	0
	2:00:00 PM	161	2	84	1	130	44	1	1
	3:00:00 PM	189	5	84	1	195	44	2	2
	4:00:00 PM	218	8	84	8	233	44	1	3
	5:00:00 PM	292	9	120	3	234	63	6	2
	6:00:00 PM	206	4	84	1	168	44	3	0
	TOTAL	**3063**	**37**	**795**	**21**	**2271**	**936**	**32**	**22**
PM Peak : 4:45-5:45PM		294	8	119	3	255	61	5	2

NW 140th St at NW 128th Pl - 2020 Background

Peak Season	1.02

Growth Rate		Growth Factor
140th St SB	1.01	1.020
140th St NB	1.01	1.020
128th Pl WB	1.01	1.020
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2020 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	452	1	57	0	267	169	7	4
	8:00:00 AM	534	1	42	2	269	102	6	2
	9:00:00 AM	406	1	42	0	163	102	1	6
	10:00:00 AM	214	0	42	2	157	102	1	2
	11:00:00 AM	158	1	42	0	155	102	1	0
	12:00:00 PM	175	2	42	1	171	102	3	0
PM	1:00:00 PM	139	3	88	2	180	46	0	0
	2:00:00 PM	167	2	88	1	136	46	1	1
	3:00:00 PM	197	5	88	1	203	46	2	2
	4:00:00 PM	226	8	88	8	243	46	1	3
	5:00:00 PM	304	9	124	3	244	65	6	2
	6:00:00 PM	214	4	88	1	174	46	3	0
	TOTAL	**3186**	**37**	**831**	**21**	**2362**	**974**	**32**	**22**
PM Peak : 4:45-5:45PM		306	8	123	3	265	63	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.127
140th St NB	1.01	1.127
128th Pl WB	1.01	1.127
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2030 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	499	1	63	0	295	187	7	4
	8:00:00 AM	589	1	46	2	297	113	6	2
	9:00:00 AM	448	1	46	0	180	113	1	6
	10:00:00 AM	237	0	46	2	174	113	1	2
	11:00:00 AM	175	1	46	0	171	113	1	0
	12:00:00 PM	194	2	46	1	189	113	3	0
PM	1:00:00 PM	153	3	97	2	198	51	0	0
	2:00:00 PM	185	2	97	1	150	51	1	1
	3:00:00 PM	217	6	97	1	224	51	2	2
	4:00:00 PM	250	9	97	9	268	51	1	3
	5:00:00 PM	336	10	137	3	269	72	6	2
	6:00:00 PM	237	5	97	1	193	51	3	0
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Build-out

2030 Background										
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound		
		Thru	Right	Left	Left	Thru	Right	Left	Right	
AM	7:00:00 AM	499	1	63	0	295	187	7	4	
	8:00:00 AM	589	1	46	2	297	113	6	2	
	9:00:00 AM	448	1	46	0	180	113	1	6	
	10:00:00 AM	237	0	46	2	174	113	1	2	
	11:00:00 AM	175	1	46	0	171	113	1	0	
	12:00:00 PM	194	2	46	1	189	113	3	0	
PM	1:00:00 PM	153	3	97	2	198	51	0	0	
	2:00:00 PM	185	2	97	1	150	51	1	1	
	3:00:00 PM	217	6	97	1	224	51	2	2	
	4:00:00 PM	250	9	97	9	268	51	1	3	
	5:00:00 PM	336	10	137	3	269	72	6	2	
	6:00:00 PM	237	5	97	1	193	51	3	0	
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**	
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2	

Daily Project Volumes - 50%		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	772	89
8-9 AM	552	113
9-10 AM	425	150
10-11 AM	259	183
11-12 AM	264	403
12-1 PM	451	492
1-2 PM	518	309
2-3 PM	306	295
3-4 PM	223	450
4-5 PM	176	722
5-6 PM	152	798
6-7 PM	73	258

2030 50% Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	455	499	1	70	53	0	295	249	7	4
	8:00:00 AM	326	589	1	55	67	2	297	157	6	2
	9:00:00 AM	251	448	1	58	89	0	180	147	1	6
	10:00:00 AM	153	237	0	61	108	2	174	134	1	2
	11:00:00 AM	156	175	1	78	238	0	171	134	1	0
	12:00:00 PM	266	194	2	85	290	1	189	149	3	0
PM (phf: .933)	1:00:00 PM	306	153	3	122	183	2	198	92	0	0
	2:00:00 PM	180	185	2	121	174	1	150	75	1	1
	3:00:00 PM	131	217	6	133	266	1	224	69	2	2
	4:00:00 PM	104	250	9	155	426	9	268	65	1	3
	5:00:00 PM	90	336	10	201	471	3	269	84	6	2
	6:00:00 PM	43	237	5	118	152	1	193	57	3	0
	TOTAL	**2461**	**3520**	41	**1257**	**2517**	22	2608	**1412**	**32**	**2**
PM Peak : 4:45-5:45PM		90	338	9	200	471	3	293	82	5	2

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

NW 140th St at NW 128th Pl - 2040 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.24
140th St NB	1.01	1.24
128th Pl WB	1.01	1.24
128th Pl EB	0	1

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**

NW 140th St at NW 128th Pl - 2040 Build-out

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			128th Pl Eastb	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**
PM Peak : 4:45-5:45PM		373	10	151	4	324	77	5	2

Daily Project Volumes -Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516

2040 Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	911	551	1	84	105	0	326	331	7	4
	8:00:00 AM	651	651	1	69	133	2	329	212	6	2
	9:00:00 AM	501	495	1	75	177	0	199	192	1	6
	10:00:00 AM	306	261	0	80	216	2	192	165	1	2
	11:00:00 AM	312	193	1	116	476	0	189	166	1	0
	12:00:00 PM	532	214	2	130	581	1	209	196	3	0
PM (phf: .933)	1:00:00 PM	611	169	4	157	365	2	219	139	0	0
	2:00:00 PM	361	204	2	154	349	1	166	105	1	1
	3:00:00 PM	263	240	6	179	531	1	248	92	2	2
	4:00:00 PM	208	276	10	223	852	10	296	84	1	3
	5:00:00 PM	179	371	11	280	941	4	297	104	6	2
	6:00:00 PM	86	261	5	148	304	1	213	68	3	0
	TOTAL	**4921**	**3886**	**44**	**1695**	**5030**	**24**	**2883**	**1854**	**32**	**2**
PM Peak : 4:45-5:45PM		179	373	10	279	941	4	324	101	5	2

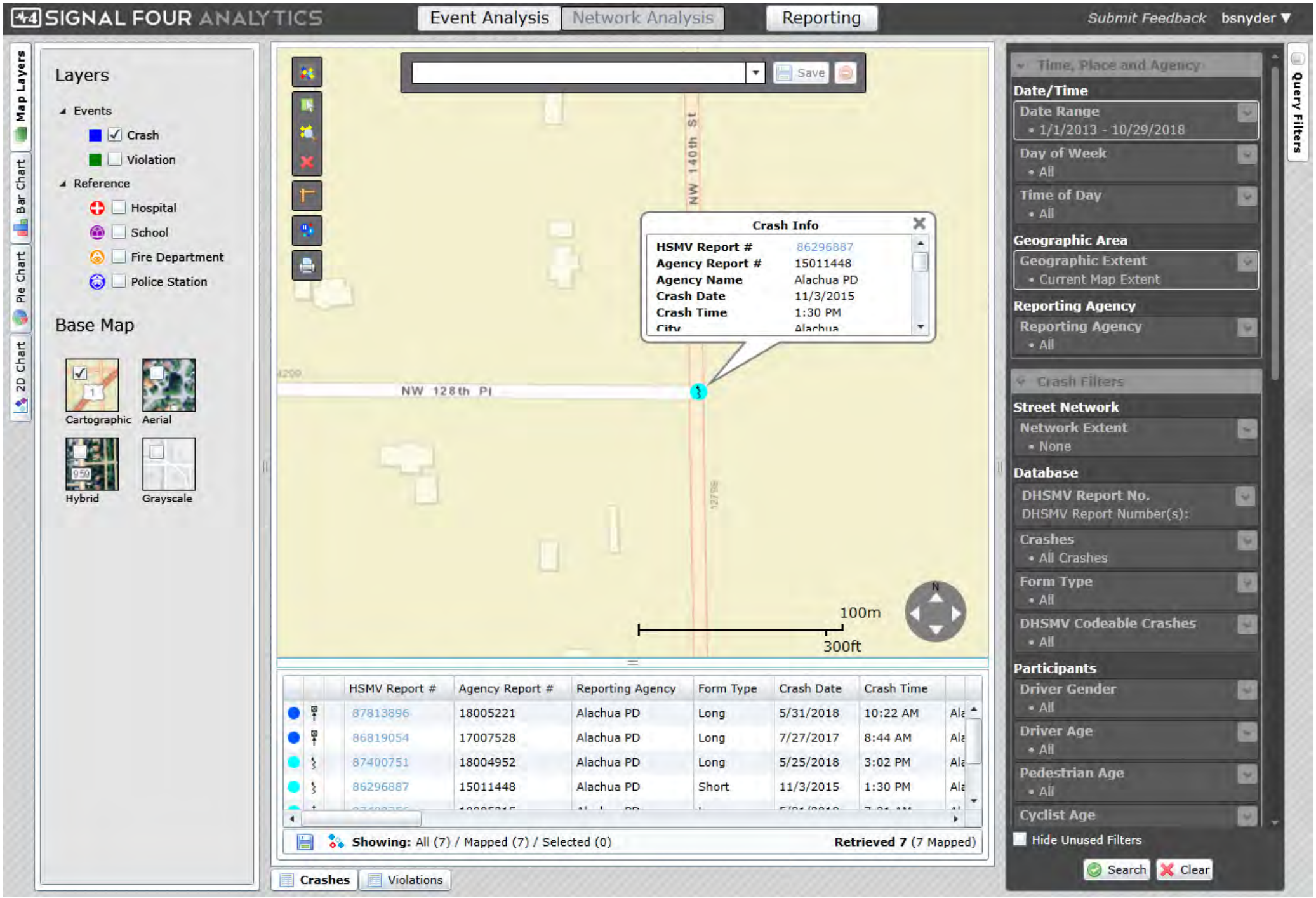
59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

Appendix E:
Traffic Signal Warrant Analysis


SIGNAL FOUR ANALYTICS
Event Analysis
Network Analysis
Reporting
Submit Feedback
bsnyder
Map Layers
Bar Chart
Pie Chart
2D Chart
Layers
Events
Crash
Violation
Reference
Hospital
School
Fire Department
Police Station
Base Map
Cartographic
Aerial
Hybrid
Grayscale
Save
NW 140th St
NW 128th Pl
Crash Info
HSMV Report # 86296887
Agency Report # 15011448
Agency Name Alachua PD
Crash Date 11/3/2015
Crash Time 1:30 PM
City Alachua
100m
300ft
N
HSMV Report # | Agency Report # | Reporting Agency | Form Type | Crash Date | Crash Time
87813896 | 18005221 | Alachua PD | Long | 5/31/2018 | 10:22 AM
86819054 | 17007528 | Alachua PD | Long | 7/27/2017 | 8:44 AM
87400751 | 18004952 | Alachua PD | Long | 5/25/2018 | 3:02 PM
86296887 | 15011448 | Alachua PD | Short | 11/3/2015 | 1:30 PM
Showing: All (7) / Mapped (7) / Selected (0)
Retrieved 7 (7 Mapped)
Crashes
Violations
Time, Place and Agency
Date/Time
Date Range
• 1/1/2013 - 10/29/2018
Day of Week
• All
Time of Day
• All
Geographic Area
Geographic Extent
• Current Map Extent
Reporting Agency
Reporting Agency
• All
Crash Filters
Street Network
Network Extent
• None
Database
DHSMV Report No.
DHSMV Report Number(s):
Crashes
• All Crashes
Form Type
• All
DHSMV Codeable Crashes
• All
Participants
Driver Gender
• All
Driver Age
• All
Pedestrian Age
• All
Cyclist Age
Hide Unused Filters
Search
Clear
Query Filters

HCS7 Warrants Report

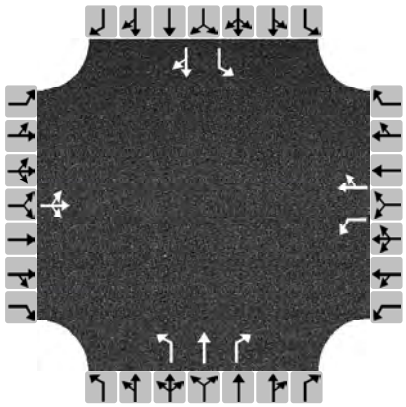
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2020
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Opening Year		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	69	0	10	1	196	81	10	265	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	2.6			3.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.1			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	899	67	977	0	0	No	No	No	Yes	No	No	No	No	No
08 - 09	918	52	978	0	0	No	No	No	No	No	No	No	No	No
09 - 10	682	52	741	0	0	No	No	No	No	No	No	No	No	No
10 - 11	485	52	540	0	0	No	No	No	No	No	No	No	No	No
11 - 12	426	52	479	0	0	No	No	No	No	No	No	No	No	No
12 - 13	461	52	516	0	0	No	No	No	No	No	No	No	No	No
13 - 14	380	98	478	0	0	No	No	No	No	No	No	No	No	No
14 - 15	362	98	462	0	0	No	No	No	No	No	No	No	No	No
15 - 16	462	98	564	0	0	No	No	No	No	No	No	No	No	No
16 - 17	541	98	643	0	0	No	No	No	Yes	No	No	No	No	No
17 - 18	635	134	777	0	0	No	Yes	Yes	Yes	No	No	No	No	No
18 - 19	449	98	550	0	0	No	No	No	No	No	No	No	No	No
Total	6700	951	7705	0	0	0	1	1	3	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

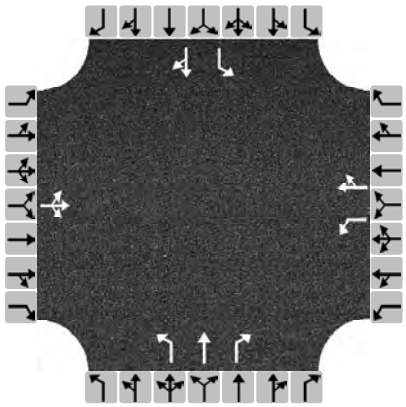
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2030
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th 50% **Year 2030**		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	104	0	209	1	217	117	205	293	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	10.8			9.3			0.0			0.4		
Delay (veh-hrs)	0.0			0.7			0.0			0.1		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	1499	123	1633	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1372	122	1502	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	1027	147	1181	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	700	169	872	0	0	Yes	Yes	Yes	Yes	Yes	No	No	No	No
11 - 12	637	316	954	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	801	375	1179	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	754	305	1059	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	593	295	890	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
15 - 16	648	399	1051	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	705	581	1290	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	792	672	1472	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	536	270	809	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
Total	10064	3774	13892	0	0	10	12	10	12	12	1	9	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

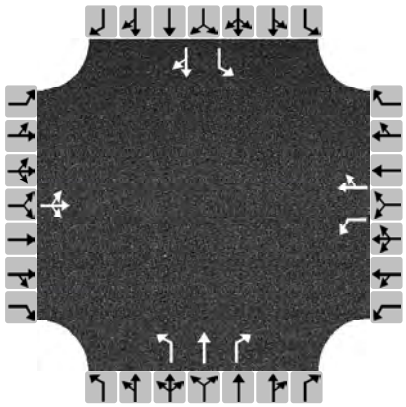
Project Information

Analyst	Sophia Semensky	Date	11/9/2018
Agency	CHW Consultants	Analysis Year	2040
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Build-Out **Design year 2040**		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	141	0	419	2	240	154	410	323	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	60.8			103.5			0.0			0.9		
Delay (veh-hrs)	0.1			12.0			0.0			0.3		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	2120	189	2320	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1846	202	2056	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
09 - 10	1388	252	1647	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	926	296	1225	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	861	592	1454	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	1154	711	1868	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1144	522	1666	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	839	503	1344	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	850	710	1564	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	884	1075	1963	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	966	1221	2195	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	634	452	1089	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	13612	6725	20391	0	0	12	12	12	12	12	2	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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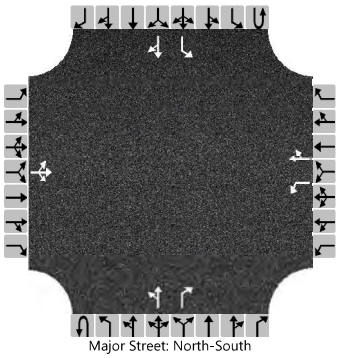
Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Brian Snyder	Intersection	NW 140th at NW 128th Pl
Agency/Co.	CHW Consultants	Jurisdiction	Alachua County
Date Performed	11/26/2018	East/West Street	NW 128th Pl
Analysis Year	2020	North/South Street	NW 140th St
Time Analyzed	AM 2020 Opening Year	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	San Felasco Parkway		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		42	0	10		2	269	102		10	534	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			43		10		2				10		
Capacity, c (veh/h)			294			281		769		1023				1148		
v/c Ratio			0.03			0.15		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			0.5		0.0		0.0				0.0		
Control Delay (s/veh)			17.6			20.1		9.7		8.5				8.2		
Level of Service (LOS)			C			C		A		A				A		
Approach Delay (s/veh)	17.6				18.1				0.1				0.1			
Approach LOS	C				C											

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HCS7 Two-Way Stop-Control Report

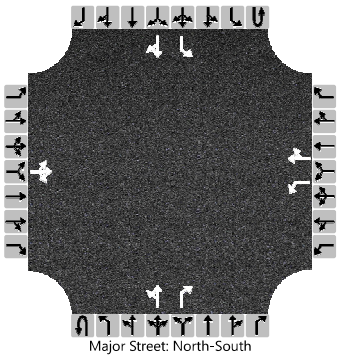
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	PM Peak Hr 2020 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		123	0	10		3	265	63		10	306	8
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			132		11		3				11		
Capacity, c (veh/h)			416			382		759		1222				1212		
v/c Ratio			0.02			0.35		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			1.5		0.0		0.0				0.0		
Control Delay (s/veh)			13.8			19.3		9.8		8.0				8.0		
Level of Service (LOS)			B			C		A		A				A		
Approach Delay (s/veh)	13.8				18.6				0.1				0.2			
Approach LOS	B				C											

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Year 2030

HCS7 Two-Way Stop-Control Report

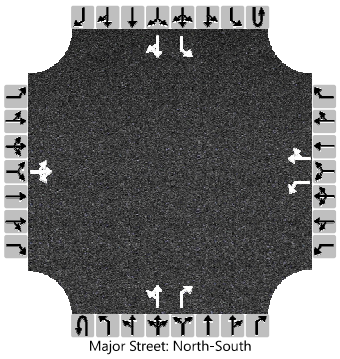
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	AM 2030 50% Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		55	0	67		2	297	157		326	589	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			56		68		2				333		
Capacity, c (veh/h)			66			68		741		975				1067		
v/c Ratio			0.12			0.83		0.09		0.00				0.31		
95% Queue Length, Q_{95} (veh)			0.4			3.9		0.3		0.0				1.3		
Control Delay (s/veh)			66.6			165.0		10.3		8.7				9.9		
Level of Service (LOS)			F			F		B		A				A		
Approach Delay (s/veh)	66.6				80.1				0.1				3.5			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

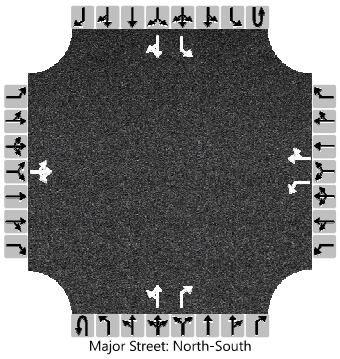
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	PM Peak 2030 50% Buildout
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		200	0	471		3	293	82		90	338	9
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			215		506		3				97		
Capacity, c (veh/h)			66			249		730		1185				1161		
v/c Ratio			0.11			0.86		0.69		0.00				0.08		
95% Queue Length, Q_{95} (veh)			0.4			7.1		5.7		0.0				0.3		
Control Delay (s/veh)			66.8			69.4		20.3		8.0				8.4		
Level of Service (LOS)			F			F		C		A				A		
Approach Delay (s/veh)	66.8				34.9				0.1				1.7			
Approach LOS	F				D											

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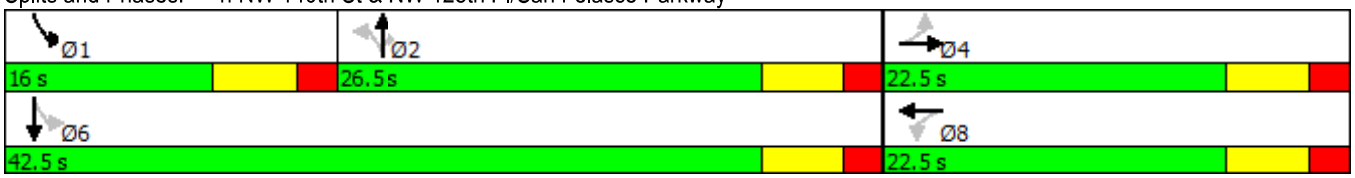
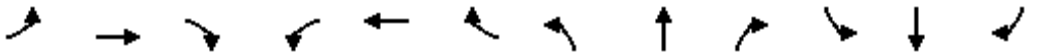
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Future Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.729		0.744			0.413			0.374		
Satd. Flow (perm)	0	1338	0	1346	1538	0	769	1863	1583	658	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		151			518				194			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	65	0	79	2	367	194	366	662	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	65	79	0	2	367	194	366	663	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5	22.5	16.0	22.5	
Total Split (s)	22.5	22.5		22.5	22.5		26.5	26.5	26.5	16.0	42.5	
Total Split (%)	34.6%	34.6%		34.6%	34.6%		40.8%	40.8%	40.8%	24.6%	65.4%	
Maximum Green (s)	16.5	16.5		16.5	16.5		20.5	20.5	20.5	10.0	36.5	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	6.0	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		8.1		8.1	8.1		21.8	21.8	21.8	37.0	38.6	
Actuated g/C Ratio		0.15		0.15	0.15		0.40	0.40	0.40	0.68	0.71	
v/c Ratio		0.06		0.32	0.12		0.01	0.49	0.26	0.59	0.53	
Control Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
LOS		A		C	A		B	B	A	A	A	
Approach Delay		0.4			12.0			12.6			8.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			A	
Queue Length 50th (ft)		0		20	0		0	95	0	46	103	
Queue Length 95th (ft)		0		47	0		4	157	27	98	215	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		516		414	831		307	745	749	636	1247	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.04		0.16	0.10		0.01	0.49	0.26	0.58	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 54.4			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 10.0		Intersection LOS: A	
Intersection Capacity Utilization 55.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Future Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.495		0.750			0.538			0.438		
Satd. Flow (perm)	0	909	0	1397	1583	0	1002	1863	1583	824	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		149			456				149		3	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	217	0	512	3	318	89	98	367	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	217	512	0	3	318	89	98	377	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		21.5	21.5	21.5	9.5	31.0	
Total Split (%)	43.6%	43.6%		43.6%	43.6%		39.1%	39.1%	39.1%	17.3%	56.4%	
Maximum Green (s)	18.0	18.0		18.0	18.0		15.5	15.5	15.5	5.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		13.6		13.6	13.6		19.8	19.8	19.8	26.7	25.2	
Actuated g/C Ratio		0.27		0.27	0.27		0.39	0.39	0.39	0.52	0.50	
v/c Ratio		0.03		0.58	0.68		0.01	0.44	0.13	0.19	0.41	
Control Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
LOS		A		C	A		B	B	A	A	B	
Approach Delay		0.1			12.3			13.7			10.2	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		0		55	13		1	81	0	14	67	
Queue Length 95th (ft)		0		109	76		6	159	11	37	137	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		419		497	857		389	725	707	527	928	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.03		0.44	0.60		0.01	0.44	0.13	0.19	0.41	

Intersection Summary			
Area Type:	Other		
Cycle Length: 55			
Actuated Cycle Length: 50.9			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 12.0		Intersection LOS: B	
Intersection Capacity Utilization 66.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway

Design Year 2040

HCS7 Two-Way Stop-Control Report

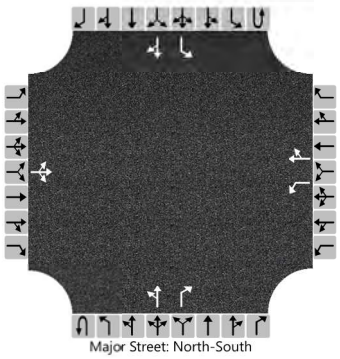
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		69	0	133		2	329	212		651	651	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			70		136		2				664		
Capacity, c (veh/h)			10			12		711		924				989		
v/c Ratio			0.85			5.93		0.19		0.00				0.67		
95% Queue Length, Q_{95} (veh)			1.7			10.0		0.7		0.0				5.4		
Control Delay (s/veh)			729.3			2844.8		11.3		8.9				15.8		
Level of Service (LOS)			F			F		B		A				C		
Approach Delay (s/veh)	729.3				979.1				0.0				7.9			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

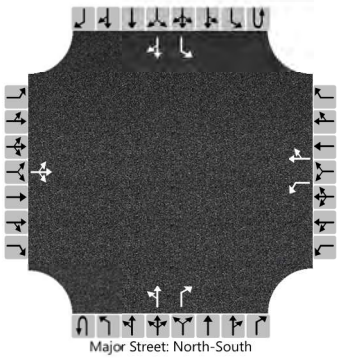
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	PM Peak Hr 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		279	0	941		4	324	101		179	373	10
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			300		1012		4				192		
Capacity, c (veh/h)						152		699		1147				1109		
v/c Ratio						1.97		1.45		0.00				0.17		
95% Queue Length, Q_{95} (veh)						23.3		47.1		0.0				0.6		
Control Delay (s/veh)						508.2		226.7		8.2				8.9		
Level of Service (LOS)						F		F		A				A		
Approach Delay (s/veh)					291.1				0.1				2.8			
Approach LOS					F											

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Future Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.524		0.744			0.387			0.206		
Satd. Flow (perm)	0	962	0	1346	1538	0	721	1863	1583	362	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		182			735				262			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	81	0	156	2	406	262	731	731	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	81	156	0	2	406	262	731	732	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1 9	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1 9	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		22.5	22.5	22.5		22.5	
Total Split (s)	14.0	14.0		14.0	14.0		27.0	27.0	27.0		76.0	
Total Split (%)	15.6%	15.6%		15.6%	15.6%		30.0%	30.0%	30.0%		84.4%	
Maximum Green (s)	8.0	8.0		8.0	8.0		21.0	21.0	21.0		70.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0		4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag							Lag	Lag	Lag			
Lead-Lag Optimize?							Yes	Yes	Yes			
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Recall Mode	None	None		None	None		Max	Max	Max		Max	
Act Effct Green (s)		7.7		7.7	7.7		21.0	21.0	21.0	70.0	70.0	
Actuated g/C Ratio		0.09		0.09	0.09		0.23	0.23	0.23	0.78	0.78	
v/c Ratio		0.08		0.70	0.19		0.01	0.93	0.46	0.89	0.53	
Control Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
LOS		A		E	A		C	E	A	C	A	
Approach Delay		0.6			25.0			41.9			15.3	

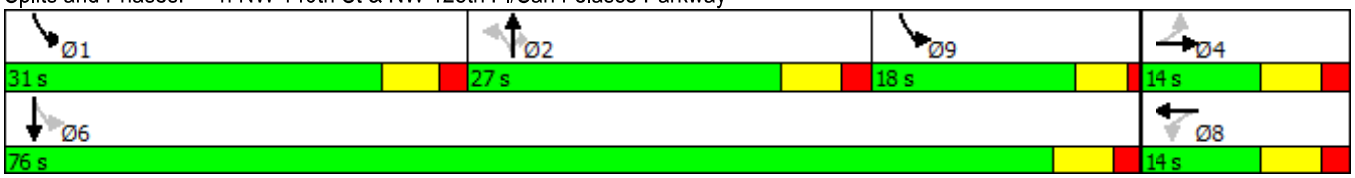
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
Link Speed (mph)		
Link Distance (ft)		
Travel Time (s)		
Peak Hour Factor		
Heavy Vehicles (%)		
Adj. Flow (vph)		
Shared Lane Traffic (%)		
Lane Group Flow (vph)		
Turn Type		
Protected Phases	1	9
Permitted Phases		
Detector Phase		
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	16.0	9.5
Total Split (s)	31.0	18.0
Total Split (%)	34%	20%
Maximum Green (s)	25.0	13.5
Yellow Time (s)	4.0	3.5
All-Red Time (s)	2.0	1.0
Lost Time Adjust (s)		
Total Lost Time (s)		
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Act Effct Green (s)		
Actuated g/C Ratio		
v/c Ratio		
Control Delay		
Queue Delay		
Total Delay		
LOS		
Approach Delay		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			C			D			B	
Queue Length 50th (ft)		0		46	0		1	227	0	135	122	
Queue Length 95th (ft)		0		#107	0		6	#337	40	#357	181	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		251		119	806		168	435	571	854	1372	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.08		0.68	0.19		0.01	0.93	0.46	0.86	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 89.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.93			
Intersection Signal Delay: 23.6		Intersection LOS: C	
Intersection Capacity Utilization 76.6%		ICU Level of Service D	
Analysis Period (min) 15			

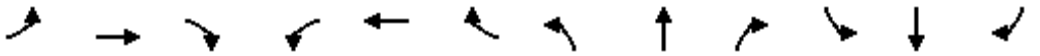
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	Ø1	Ø9
Approach LOS		
Queue Length 50th (ft)		
Queue Length 95th (ft)		
Internal Link Dist (ft)		
Turn Bay Length (ft)		
Base Capacity (vph)		
Starvation Cap Reductn		
Spillback Cap Reductn		
Storage Cap Reductn		
Reduced v/c Ratio		

Intersection Summary



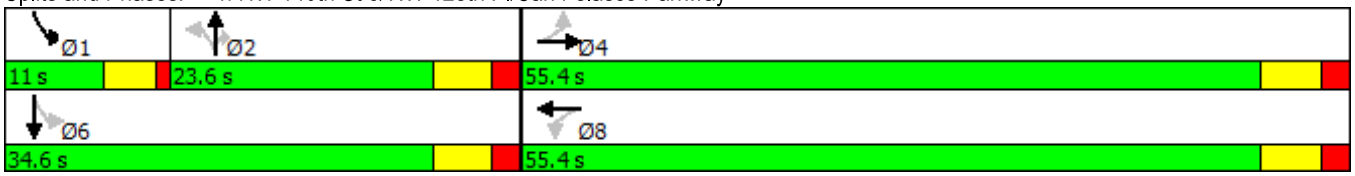
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.605		0.750			0.476			0.181		
Satd. Flow (perm)	0	1110	0	1397	1583	0	887	1863	1583	340	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		91			367				110		2	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	303	0	1023	4	352	110	195	405	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	303	1023	0	4	352	110	195	416	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	55.4	55.4		55.4	55.4		23.6	23.6	23.6	11.0	34.6	
Total Split (%)	61.6%	61.6%		61.6%	61.6%		26.2%	26.2%	26.2%	12.2%	38.4%	
Maximum Green (s)	49.4	49.4		49.4	49.4		17.6	17.6	17.6	6.5	28.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		49.4		49.4	49.4		17.6	17.6	17.6	30.1	28.6	
Actuated g/C Ratio		0.55		0.55	0.55		0.20	0.20	0.20	0.33	0.32	
v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	
Control Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
LOS		A		B	D		C	E	A	E	C	
Approach Delay					34.2			60.8			44.3	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS					C			E			D	
Queue Length 50th (ft)		0		93	403		2	200	0	82	205	
Queue Length 95th (ft)		0		152	#742		11	#370	42	#179	310	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		650		766	1034		173	364	398	218	596	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.99			
Intersection Signal Delay: 41.7		Intersection LOS: D	
Intersection Capacity Utilization 99.0%		ICU Level of Service F	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl at NW 140th S
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.98
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	6	0	2	0	69	0	133	0	2	329	212	0	651	651	1
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	8	8	8	8
Flow Rate (v_{PCE}), pc/h	0	6	0	2	0	70	0	136	0	2	342	221	0	717	717	1
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		8.00			206.00			565.00			1435.00	
Entry Volume veh/h		8.00			206.00			553.92			1328.70	
Circulating Flow (v_c), pc/h	1504			350			723			72		
Exiting Flow (v_{ex}), pc/h	938			3			484			789		
Capacity (c_{pce}), pc/h		297.61			965.69			660.10			1282.28	
Capacity (c), veh/h		297.61			965.69			647.15			1187.30	
v/c Ratio (x)		0.03			0.21			0.86			1.12	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		12.6			5.8			33.9			82.2	
Lane LOS		B			A			D			F	
95% Queue, veh		0.1			0.8			9.7			32.8	
Approach Delay, s/veh	12.6			5.8			33.9			82.2		
Approach LOS	B			A			D			F		
Intersection Delay, s/veh | LOS	61.7						F					

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HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	PM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl NW 140th St
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.93
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	5	0	2	0	279	0	941	0	4	324	101	0	179	373	10
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	5	0	2	0	300	0	1012	0	4	355	111	0	194	405	11
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		7.00			1312.00			470.00			610.00	
Entry Volume veh/h		7.00			1312.00			460.78			603.96	
Circulating Flow (v_c), pc/h	899			364			199			304		
Exiting Flow (v_{ex}), pc/h	305			15			1372			707		
Capacity (c_{pce}), pc/h		551.63			952.00			1126.49			1012.08	
Capacity (c), veh/h		551.63			952.00			1104.40			1002.06	
v/c Ratio (x)		0.01			1.38			0.42			0.60	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.7			191.8			7.7			11.9	
Lane LOS		A			F			A			B	
95% Queue, veh		0.0			54.1			2.1			4.2	
Approach Delay, s/veh	6.7			191.8			7.7			11.9		
Approach LOS	A			F			A			B		
Intersection Delay, s/veh | LOS	110.1						F					

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SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

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May 28, 2021

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Contents

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
3.0 RESULTS 5
3.1 Soil Descriptions 5
3.2 Existing Upland Communities 6
3.3 Existing Wetland Communities 6
3.4 Listed Species Survey Results 7
3.4.1 Florida Pine Snake 7
3.4.2 Gopher Tortoise 7
3.4.3 Little Blue Heron 7
3.4.4 Southeastern American Kestrel 8
3.4.5 Tricolored Heron 8
4.0 PROTECTED HABITATS AND WATERS 11
5.0 FEMA FLOODPLAIN 11
6.0 PERMITTING DISCUSSION 11
7.0 REFERENCES 13

Tables

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida 9

Figures

Aerial Map ..... Follows Text
Quad Map..... Follows Text
Location Map ..... Follows Text
Soil Map..... Follows Text
Land Use Map..... Follows Text
Ecological Survey Map..... Follows Text
FNAI/FWC Map ..... Follows Text
Protected Lands Map ..... Follows Text
Protected Waters Map ..... Follows Text
Floodplain Map ..... Follows Text
Photo Station Map..... Follows Text

Appendix

Photo Document..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

7.0 REFERENCES

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Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

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

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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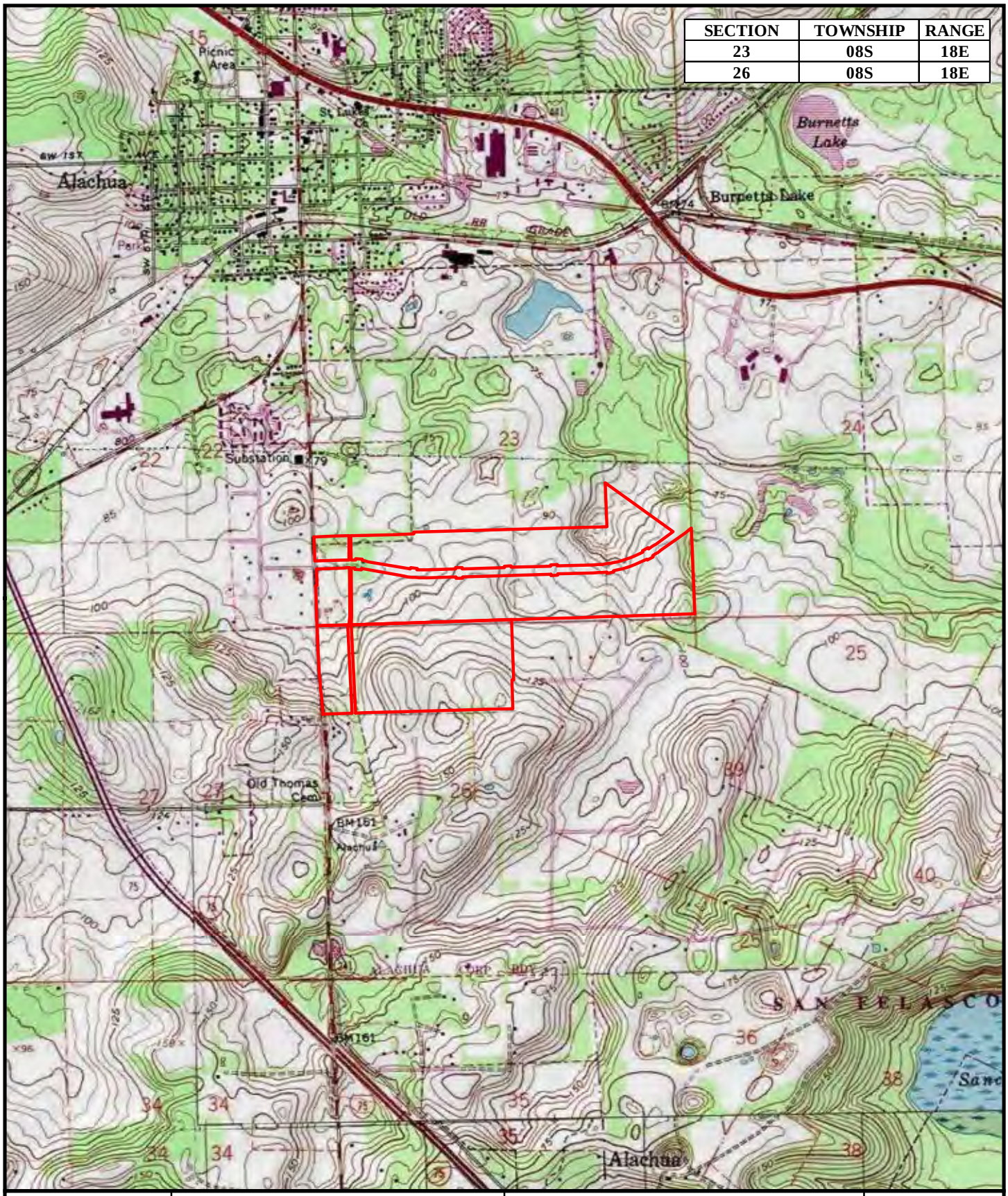
AERIAL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS AERIAL 05132021.mxd



SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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QUAD MAP

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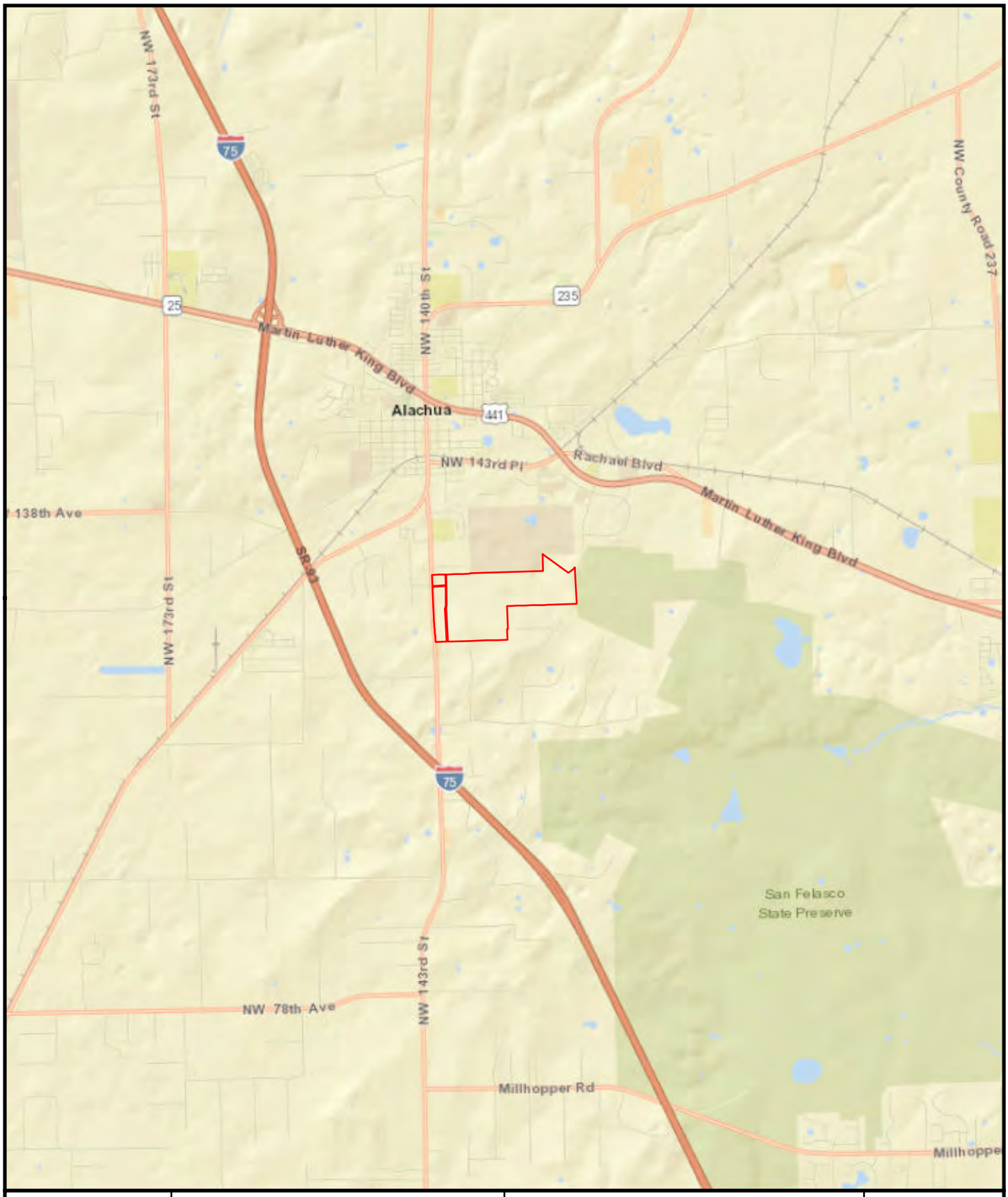

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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LOCATION MAP

FLATWOODS Consulting Group

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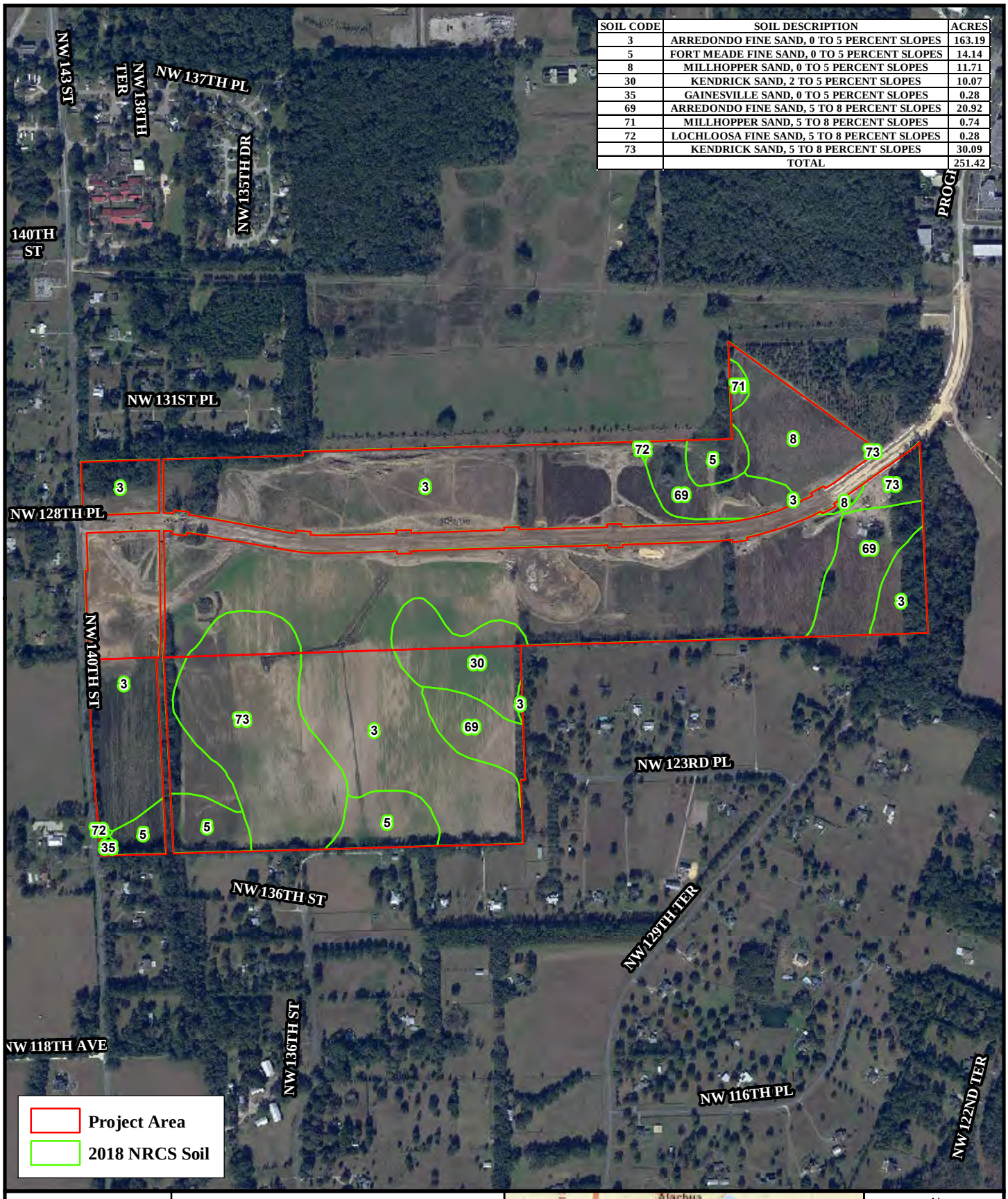

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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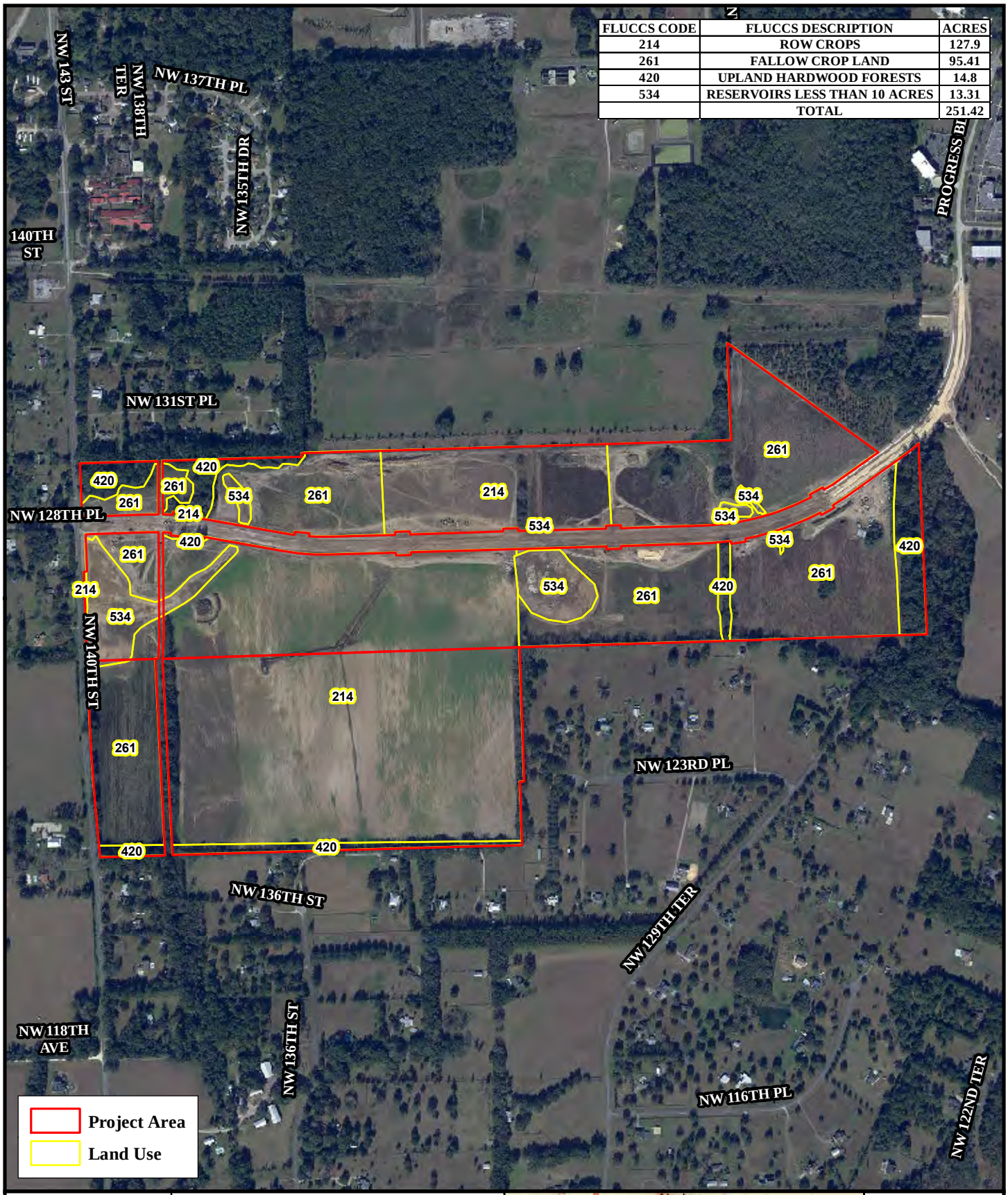
SOIL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS SOIL 05262021.mxd



FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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Feet

0 1 in = 900 feet 900

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CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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ECO SURVEY MAP

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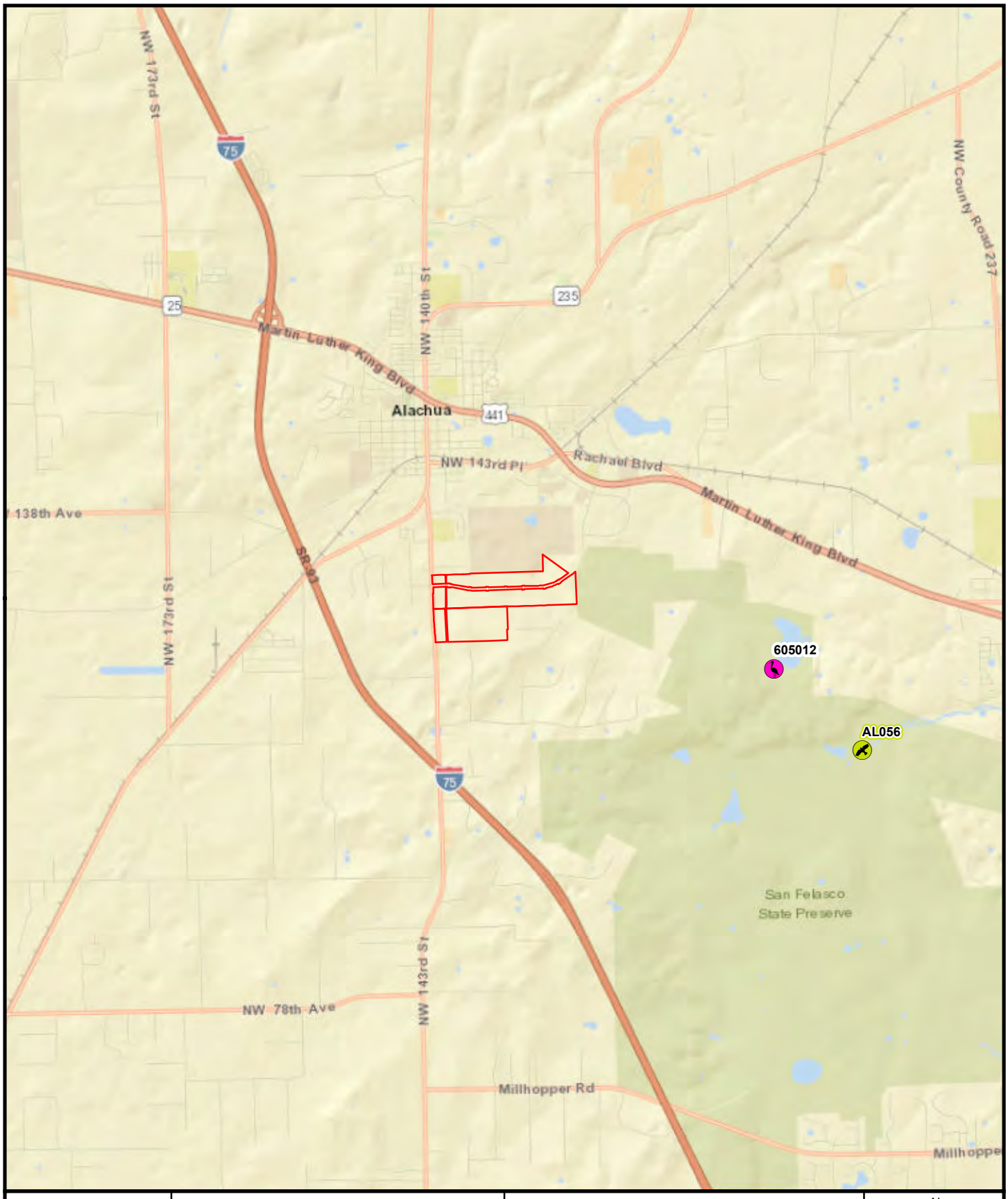

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Active Wading Bird Colony

Eagle Nest

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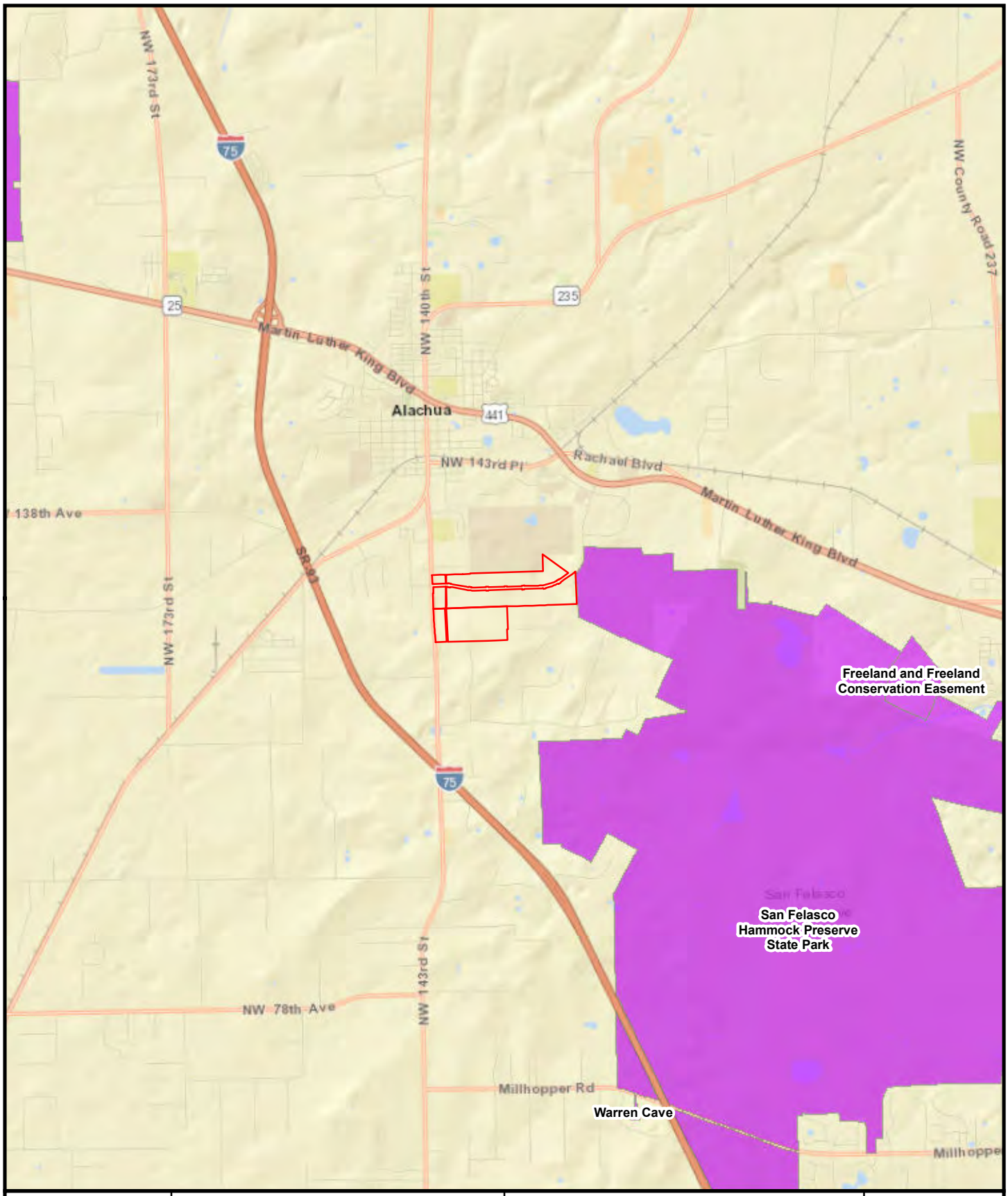
FNAI / FWC MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FNAI FWC 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands

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PROTECTED LANDS MAP

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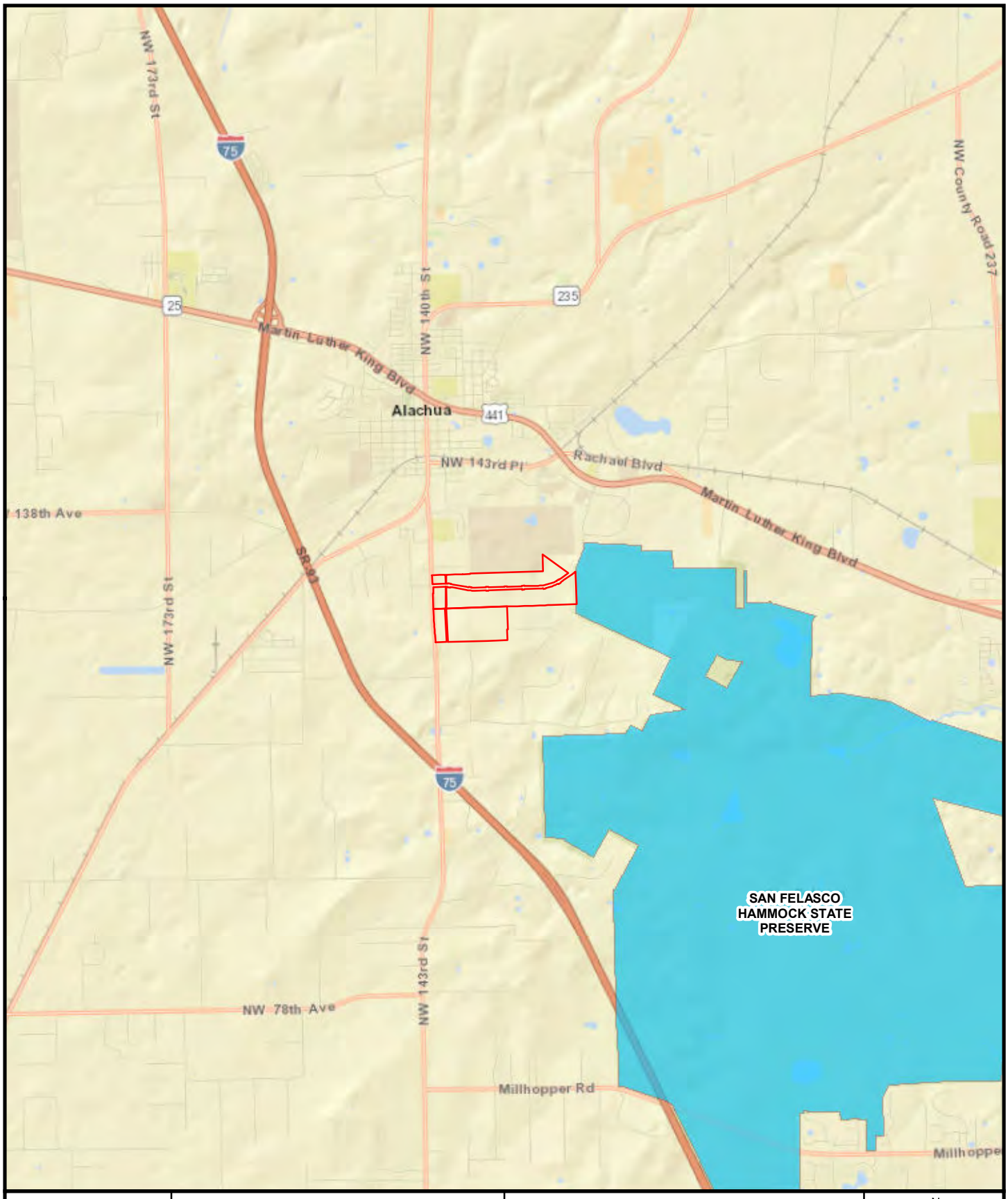

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Outstanding Florida Waters April 2020

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PROTECTED WATERS MAP

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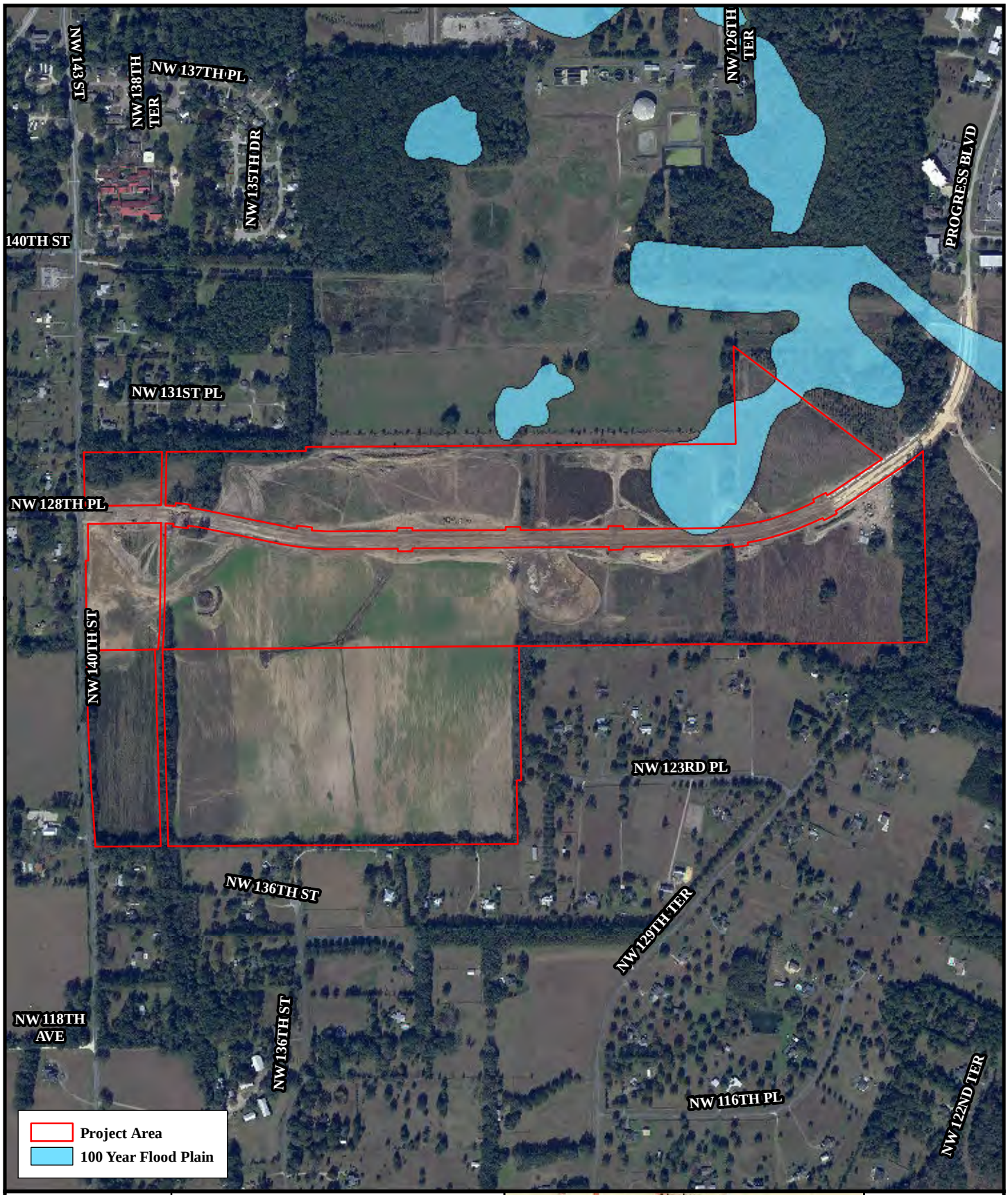

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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FLOODPLAIN MAP

FLATWOODS Consulting Group

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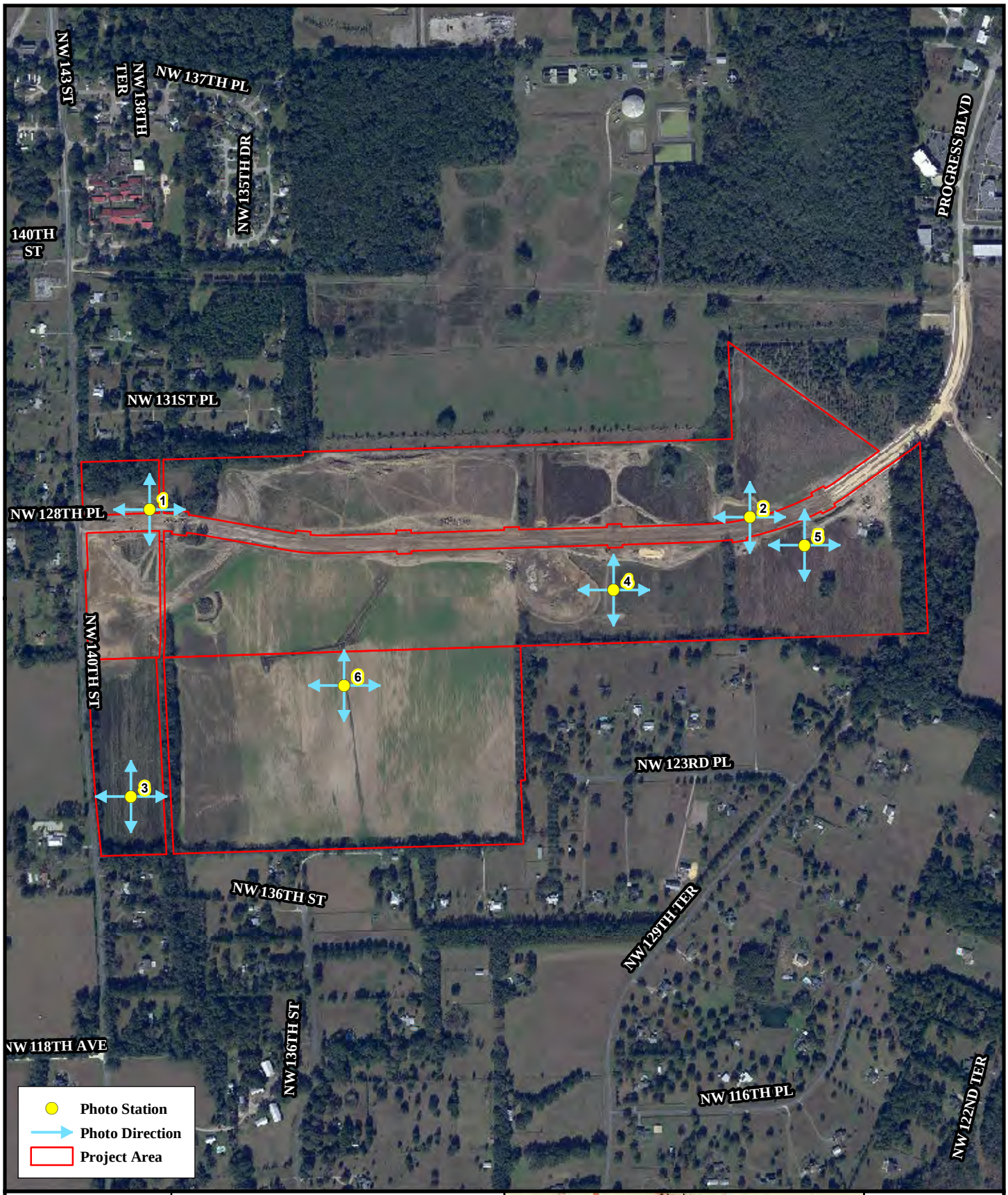

Feet

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

Photo Station 6, view north

Photo Station 6, view east

Photo Station 6, view south

Photo Station 6, view west

Surface Water 1

Surface Water 2

Surface Water 3

Surface Water 4

Surface Water 5

Surface Water 6

Surface Water 7

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on September 11, 2023 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 23-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(L) RELATED TO USE-SPECIFIC STANDARDS FOR WAREHOUSE AND FREIGHT MOVEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

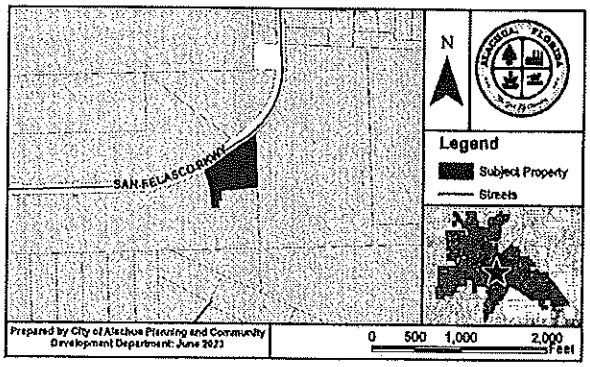
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - August 31, 2023)

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 12, 2023, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet on a ±6.42 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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(Published: Alachua County Today - August 31, 2023)

AFFIDAVIT FOR POSTED LAND USE SIGN

I April Dotson (name), POSTED THE LAND USE SIGN ON 8/28/23 (date) FOR THE Convergence Bike Depot Site Plan (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)

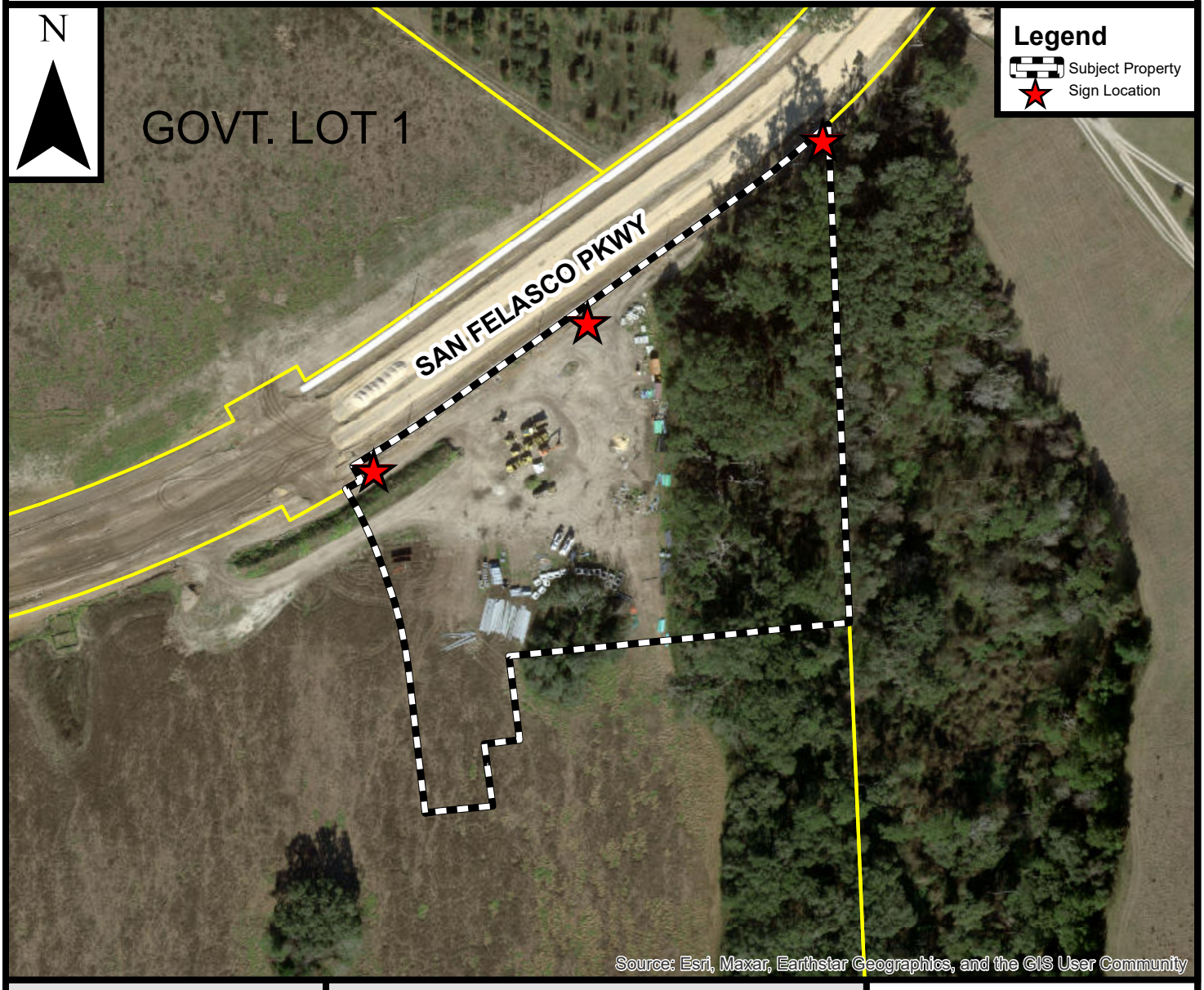
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Convergence Research Park
Bike Depot
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared June 2023

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

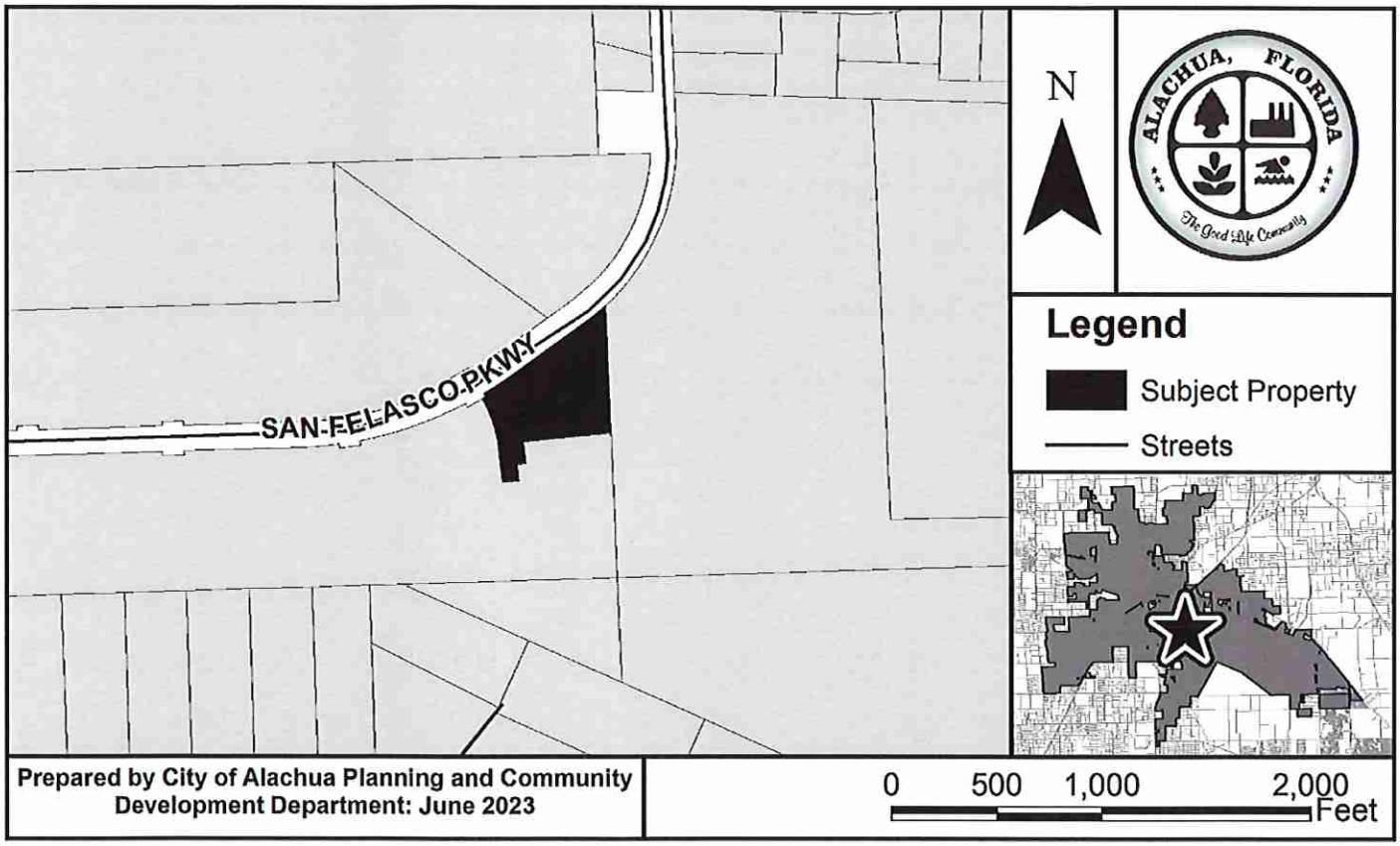
0 50 100 200
Feet

City of ALACHUA
the good life community

mailed on 8-28-23

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 12, 2023 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±665 square feet to ±6,496 square feet on a ±6.42 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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Utilisez le Gabarit Avery 5160
Etiquettes d'adresse Easy Peel
Reproduisez à la hauteur afin de révéler le rebord Pop-up
Pat. avery.com/patents

03926-025-011
EDWARDS & EDWARDS & EDWARDS TF
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOT
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN TERRI L LIFE ESTATE
12910 NW 140TH ST
ALACHUA, FL 32615

03926-025-019
HIGDON LINDA
14001 NW 128TH PL
ALACHUA, FL 32615

03926-025-025
HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

03926-025-026
CASON EVELYN YVONNE LIFE ESTATE
12616 NW 140TH ST
ALACHUA, FL 32615

03929-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03929-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03929-003-000
FOUNDATION FOR ENVIROMENTAL RES
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

03929-004-000
CRAWFORD PROGRESS PARK INVESTI
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03932-100-001
SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

03932-100-002
KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

03932-100-003
STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

03932-100-004
HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

03932-100-005
HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

03932-100-006
UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

03932-100-007
SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

03932-100-008
DUQUE DIEGO ALONSO & MARIA MARC
13751 NW 131ST PL
ALACHUA, FL 32615

03932-100-010
KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

03960-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

03968-100-017
MCCORD & PAGE
12416 NW 129TH TER
GAINESVILLE, FL 32615

03968-100-018
TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

03968-100-019
MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

03968-100-023
SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

03969-000-000
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