Planning and Zoning Board
Agenda
June 13, 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: June 13, 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 Minutes of the May 9, 2023 PZB Meeting
B. Approval of the Minutes of the May 16, 2023 PZB Meeting

C. Site Plan – Main Street Urgent Care Clinic: 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 ±2,867 square foot medical clinic with associated site improvements; Consisting of a portion of Tax Parcel Number 03044-003-000 (Quasi-Judicial Hearing).

D. Site Plan – Convergence Research Park Cottages East: 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 cottage neighborhood comprised of 80 units and associated site improvements; A portion of Tax Parcel Number 03929-000-000 and 03969-000-000 (Quasi-Judicial).

E. Site Plan – Convergence Research Park Cottages West: 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 cottage neighborhood comprised of 46 units and associated site improvements; A portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/13/2023
SUBJECT: Approval of the Minutes of the May 9, 2023 PZB Meeting

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the minutes of the May 9, 2023 Planning & Zoning Board Meeting.

Summary

Approval of the minutes of the May 9, 2023 Planning & Zoning Board Meeting.

ATTACHMENTS:

Description

- 5/9/23 PZB Minutes

Planning and Zoning Board
Minutes
May 9, 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: May 9, 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. Board Member Tina Certain was absent.

INVOCATION

Rev. Natron Curtis led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the April 18, 2023 PZB Meeting

Member Johns moved to approved the minutes; seconded by Member Bill Menadier.

Motion passed by unanimous consent.

B. Site Plan – Canvas Church Administration Building: A request by William Menadier, P.E., of Menadier Engineering, LLC, applicant and agent for Canvas Church FL, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±8,490 square foot office building with associated site improvements; Consisting of Tax Parcel Number 03067-600-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush advised the Board that Form 8B - Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers - has been submitted by Member Menadier indicating this item inures to a special gain or loss and therefore recuses himself for this item. City Attorney Rush advised the Board that the form will be provided to the Clerk.

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

Principal Planner Adam Hall, AICP, presented the Staff Report and advised the Board that an email was received from a member of the public, provided the Board with a copy of the email and entered it into the record.

Cole Blackford, of Menadier Engineering, accepted Staff's recommended conditions and availed himself for questions.

Chair Burgess inquired about public concerns regarding drainage to adjacent properties.

Mr. Blackford 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 Canvas Church FL, Inc., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the May 9, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Kenyata Curtis expressed concerns regarding existing drainage conditions and potential drainage impacts from the development on adjacent property.

Natron Curtis expressed concerns regarding potential drainage impacts from the development on adjacent property.

Leila Ward inquired about the ingress/egress point to the parking lot, the location of the Baywood Hills subdivision sign and proposed fencing materials.

Principal Planner Hall responded.

Allen Jones expressed concerns about the location ingress/egress to the development and existing traffic conflicts.

Chair Burgess inquired about the placement of the driveway.

Mr. Blackford responded.

Chair Burgess inquired if any interconnection was proposed between the development and the property to the south.

Mr. Blackford responded.

Member Joe Hancock commented on existing traffic conflicts and recommended interconnecting with the property to the south.

Member Johns discussed limitations to interconnecting with the property to the south given topography, the location of stormwater management facilities and potential solutions to address existing traffic conflicts.

Chair Burgess inquired if there were any potential conditions which could address existing traffic conditions.

Principal Planner Hall responded.

City Attorney Rush responded.

Member Hancock reiterated concerns regarding traffic conflicts.

City Attorney Rush inquired of Principal Planner Hall if the application complies with the City's Land Development Regulations.

Principal Planner Hall responded.

Motion Passed 4-0 in a roll call vote, with Member Menadier abstaining.

C. Maria's Place Minor Subdivision Final Plat: A request by Austin Blazs, PSM of CHW,Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for a Final Plat f, which proposes to replat Lot 2 of the Alachua Realty Co Addition Subdivision into two (2) lots, consisting of a ±0.98 acre subject property located at 16183 NW 141st Street (Parcel 03100-001-000) (Quasi-Judicial Hearing).

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

hearing.

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

Austin Blazs, of CHW, accepted Staff's recommended conditions and availed himself for questions.

Member Menadier 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 forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Maria Dziebakowski-Ghetman, subject to the three (3) conditions provided in Exhibit "A" and located on page 16 of the May 9, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meetings will be held on May 16, 2023 at 6:00 p.m. and June 13, 2023 at 6:00 p.m.

IV. CITIZENS COMMENTS

ADJOURN

Member Ferro moved to adjourn; seconded by Member Johns.

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: 6/13/2023
SUBJECT: Approval of the Minutes of the May 16, 2023 PZB Meeting

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the minutes of the May 16, 2023 Planning & Zoning Board Meeting.

Summary

Approval of the minutes of the May 16, 2023 Planning & Zoning Board Meeting.

ATTACHMENTS:

Description

- 5/16/23 PZB Minutes

Special Planning and Zoning Board Meeting Minutes

May 16, 2023

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Joe Hancock	
Member Virginia Johns	
Member William "Bill" Menadier	
Member Dave Ferro	
School Board Member Tina Certain	

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

Meeting Date: May 16, 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.

Special Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. Vice Chair Joe Hancock and Member Tina Certain were absent.

I. NEW BUSINESS

A. Site Plan – Tower Hill Headquarters: A request by Walker Owen, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Sharleen O Cavaceppi Trustee, Sarcav, LLC, and Tomoka Hill Farms, Inc., property owners, for consideration of a Site Plan proposing the construction of a ±71,533 square foot office building and associated site improvements and an entrance road from US 441 to the building site; Tax Parcel Numbers 03053-000-000, 03054-001-000, 03054-001-002, and 03873-001-000 (Quasi-Judicial Hearing).

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

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

Member Dave Ferro inquired about the revisions to Staff's recommended conditions.

Principal Planner Tabor responded.

Walker Owen, P.E., of CHW, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Member Bill Menadier inquired about the future maintenance of the private road, if the road has been designed to accommodate future development, and wetland mitigation.

Mr. Owen responded.

Member Ferro inquired about when the wetlands were created.

Mr. Owen responded.

Member Menadier inquired about future development plans for the lands surrounding the subject property.

Mr. Owen responded.

Member Virginia Johns commented on a note regarding buried material on the subject property.

Mr. Owen responded.

Chair Burgess inquired about the location of the construction entrance and the timing of future road improvements along US Highway 441.

Mr. Owen responded.

Member Menadier 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 the Tower Hill Headquarters subject to the five (5) conditions as provided to the Planning & Zoning Board during its May 16, 2023 meeting; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

ADJOURN

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

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/13/2023
SUBJECT: Site Plan – Main Street Urgent Care Clinic: 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 ±2,867 square foot medical clinic with associated site improvements; Consisting of a portion of Tax Parcel Number 03044-003-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua 441/235 LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the June 13, 2023 Staff Report to the Planning & Zoning Board, making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua 441/235, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the June 13, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Christopher Potts, P.E., of JBPro, Inc., applicant and agent for Alachua 441/235 LLC., property owner, for consideration of a Site Plan proposing the construction of a ±2,867 square foot medical clinic with associated site improvements on a ±0.47 acre subject property. The project is known as Main Street Urgent Care.

The subject property is south of US 441, west of 235A.

The proposed development will convey the development's stormwater runoff to a master stormwater system for the Santa Fe Crossings development. Access will be provided to US 441 and CR235A through a new roadway to be constructed as part of the approved Santa Fe Crossing Infrastructure Plan, which was approved by the City Commission on May 22, 2023.

ATTACHMENTS:

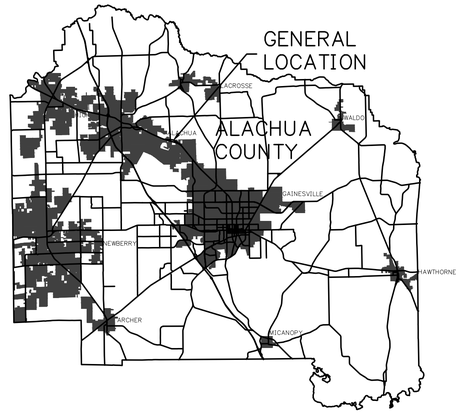
Description

- Main Street Urgent Care Site Plan
- Staff Report
- Exhibit B to Staff Report
- Application and Supporting Materials
- Public Notice Materials for the 06/13/2023 PZB Hearing

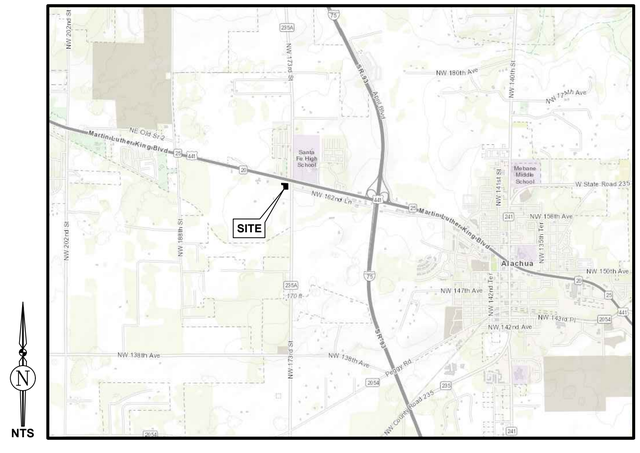
GENERAL DEVELOPMENT INFORMATION

1.	PROPOSED NAME OF SUBDIVISION:	MAIN STREET URGENT CARE – SANTA FE CROSSINGS
2.	OWNER:	RURAL URGENT CARE, LLC 1500 1ST AVE N, UNIT 3 BIRMINGHAM, AL, 35203 CONTACT: (205)-375-8999
3.	CIVIL ENGINEER:	JBROWN PROFESSIONAL GROUP INC. CHRISTOPHER A. POTTS, P.E. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
4.	SURVEYOR:	JBROWN PROFESSIONAL GROUP INC. TROY WRIGHT, PSM 7210 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
5.	VICINITY MAP:	SEE MAP THIS SHEET
6.	TAX PARCEL NO'S.:	03044-003-000 & 03042-050-008
7.	PARCEL SIZE:	0.47± ACRES
8.	SECTION/TOWNSHIP/RANGE:	08/08S/18E
9.	FUTURE LAND USE:	COMMERCIAL
10.	ZONING:	CI
11.	ROADWAY TYPE:	URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPE
12.	UTILITY PROVIDERS:	WATER: CITY OF ALACHUA SEWER: CITY OF ALACHUA ELECTRIC: DUKE ENERGY PHONE/CABLE: WINDSTREAM/COX
13.	FEMA FLOOD PLAIN:	NOT LOCATED WITHIN FEMA FLOOD ZONE
14.	PARKING:	TOTAL NUMBER OF SPACES REQUIRED = 2,867 SF/200 SF = 14 SPACES MAXIMUM NUMBER OF SPACES = 14 x 1.25 = 18 SPACES TOTAL NUMBER OF SPACES PROVIDED = 18 SPACES (2 ADA) TOTAL NUMBER OF ADA SPACES REQUIRED = 1 SPACE

SITE PLANS OF MAIN STREET URGENT CARE FOR RURAL URGENT CARE, LLC



GENERAL COUNTYWIDE LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.

MAIN STREET URGENT CARE
SHEET INDEX

SHEET NO.	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS, AND NOTES
C0.02	STORMWATER POLLUTION PREVENTION PLAN
C1.00	DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN
C2.00	DIMENSION PLAN
C3.00	PAVING, GRADING, & DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS
C5.00	DETAILS & NOTES
L-101 – L-103	LANDSCAPE PLANS
E1.1	PHOTOMETRIC PLAN
A0.1	DUMPSTER ENCLOSURE DETAIL
A2.1	ARCHITECTURAL ELEVATIONS
V1.00	ALTA / NSPS LAND TITLE SURVEY

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C0.00

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
2. THE CITY OF ALACHUA SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W;SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. IF UNDERDRAINS ARE NECESSARY, THE CITY OF ALACHUA PUBLIC SERVICES, DURING FIELD INSPECTION, SHALL DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED.
4. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 24" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE CITY OF ALACHUA OR THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
6. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL FURNISH/INSTALL ALL STREET SIGNS. ALL ASSOCIATED COSTS WILL BE BORN BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED STRIPING, STOP BARS, ETC.
8. ALL PAVEMENT CUT/REPAIR WILL BE MADE THE FULL ROAD WIDTH AT LEAST 6 FT WIDE AND REQUIRES APPROVAL FOR CUT AND INSPECTION OF THE REPAIR BY THE CITY OF ALACHUA.
9. CONCRETE SIDEWALK CROSSING SHALL BE A MINIMUM OF 4 INCHES THICK AND HAVE A 3,000 PSI COMPRESSIVE STRENGTH.
10. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY JBROWN PROFESSIONAL GROUP ON 08/17/21. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER GRADING AND RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.
11. ALL STRUCTURES SHALL ADHERE TO THE 2020 FLORIDA BUILDING CODE(S), THE 2020 NATIONAL ELECTRIC CODE AND THE 2020 FLORIDA FIRE PREVENTION CODE, AS AMENDED.
12. ALL INTERSECTIONS OF PEDESTRIAN SIDEWALKS AND ROADWAYS SHALL COMPLY WITH THE 2020 FLORIDA ACCESSIBILITY CODE. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE USED.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE FDOT FY 2020-21 STANDARD PLANS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEANED AND GRUBBED. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL PROPOSED UNDERGROUND UTILITY INSTALLATIONS WITHIN THE LIMITS OF ROADWAY SUBGRADE, INCLUDING STORMWATER, POTABLE WATER, WASTEWATER, GAS, ELECTRICAL CONDUIT, AND SLEEVES FOR FUTURE UTILITIES, SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY SUBGRADE.
4. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 24" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN A SINGLE OR TWO EQUAL COMPACTED LIFTS (PER DESIGN SECTION). BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE TYPE SP STRUCTURAL COURSE (TYPE & THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
5. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF ALACHUA. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF ALACHUA FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.
6. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 347.
7. CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.
8. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN CONFORMANCE TO SECTION 520.
9. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 449-4.
10. HIGH DENSITY POLY ETHYLENE (HDPE) SHALL CONFORM TO SECION 431-2.3 AND 431-3.3.
11. ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED.
12. ALL TESTING REPORTS AND ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF ALACHUA PRIOR TO ANY PAVEMENT INSTALLATION.

GEOTECHNICAL TESTING GENERAL NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR EACH SPECIFIED DESIGN COURSE, SUBGRADE, BASE COURSE, AND PAVEMENT. TESTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALACHUA PUBLIC SERVICES CONSTRUCTION AND INSPECTION STANDARDS AND FDOT CONSTRUCTION AND INSPECTION STANDARDS. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL OF CONFORMANCE TO DESIGN SPECIFICATIONS PRIOR TO CONSTRUCTION OF THE SUBSEQUENT COURSE.
2. IN THE EVENT THE CONTRACTOR PROCEEDS TO THE NEXT COURSE PRIOR TO SUBMITTING AND RECEIVING APPROVAL OF THE TEST RESULTS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT ANY WORK NECESSARY TO BRING ALL DESIGN COURSES INTO COMPLIANCE WITH THE DESIGN SECTION SPECIFICATIONS.
3. TESTING REPORTS WITH GEOTECHNICAL TESTING RESULTS SHALL DENOTE THE TESTING LOCATIONS.
4. TESTING ALONG ROADWAYS SHALL BE PROVIDED AT A MINIMUM 200 LF SPACING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR ALL MATERIAL USED ON RESIDENTIAL HOME SITES. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL

REQUIRED SUBMITTALS

1. PRIOR TO CONSTRUCTION INSTALLATION OF SPECIFIC WORK SCOPE ITEMS THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTAL INFORMATION TO THE EOR FOR REVIEW AND APPROVAL. THESE SUBMITTALS SHALL INCLUDE SOURCE PROVIDER, MANUFACTURER LITERATURE, CUT SHEETS, DIMENSIONED DRAWINGS, FABRICATION DRAWINGS, SKETCHES, DETAILS AND ANY OTHER INFORMATION NECESSARY FOR THE EOR TO REVIEW AND APPROVE AS TO COMPLIANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE FOLLOWING SCOPE ITEMS SHALL REQUIRE SUBMITTALS:
   A. STORM SEWER STRUCTURES, PIPING AND APPURTENANCES
   B. POTABLE WATER SYSTEM MATERIALS, FITTINGS AND APPURTENANCES
   C. WASTEWATER PIPING, FITTINGS, STRUCTURES AND APPURTENANCES
   D. EROSION CONTROL MATERIALS AND DEVICES
   E. ASPHALT MIX DESIGN(S)
   F. CONCRETE MIX DESIGN(S)
   G. EARTHWORK SOIL IMPORT SOURCE
   H. GRASSING / SOD TYPE AND SOURCE
3. MATERIALS SHALL NOT BE DELIVERED ONSITE OR INSTALLED UNTIL SUBMITTAL APPROVAL IS PROVIDED BY THE EOR OR EOR'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED TO REVISE ANY WORK COMPLETED PRIOR TO SUBMITTAL APPROVAL. THE OWNER OR EOR ARE NOT RESPONSIBLE FOR COSTS INCURRED IF ANY MATERIALS ARE PURCHASED, DELIVERED OR INSTALLED PRIOR TO SUBMITTAL REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A LIST OF SUB-CONTRACTORS THAT WILL BE PERFORMING ANY PHASES OF WORK ON THE PROJECT. THE LIST SHALL INCLUDE NAME OF COMPANY, ADDRESS, PHONE NUMBERS, AND EMAIL ADDRESSES OF INDIVIDUALS RESPONSIBLE FOR THE SUB-CONSULTANT WORK EFFORT AND THE CONTACT INFORMATION FOR THE INDIVIDUALS IN RESPONSIBLE CHARGE OF PERFORMING THE WORK IN THE FIELD.

WORK WITHIN THE CITY RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY CITY OF ALACHUA FOR WORK WITHIN THEIR RESPECTIVE RIGHT-OF-WAYS.
2. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
3. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY CITY OF ALACHUA. THE CONTRACTOR SHALL FURNISH THE CITY WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
4. CITY OF ALACHUA RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
5. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
6. ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE COUNTY OWNED OR MAINTAINED AREA AND SHALL BE PER FDOT STANDARDS AND PROCEDURES AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
7. INSTALLATION OR CONSTRUCTION OF MAILBOXES, PRIVATE IRRIGATION PIPING, OR PRIVATE UTILITY CHASES, ETC. IN PUBLIC RIGHT OF WAYS UNDER COUNTY OWNERSHIP SHALL REQUIRE A RIGHT OF WAY USE PERMIT PRIOR TO BEGINNING.

NPDES EROSION AND SEDIMENTATION CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) (RULE 62-621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CGP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFFSITE DURING CONSTRUCTION.
3. SEDIMENTATION AND EROSION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENTATION DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZED A STATE OF FLORIDA CERTIFIED EROSION & SEDIMENTATION CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CGP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

STORMWATER MAINTENANCE PLAN

1. MAINTENANCE RESPONSIBILITY:

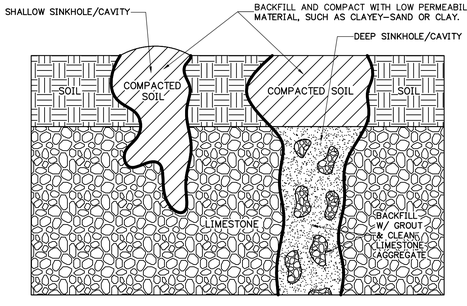
   RURAL URGENT CARE, LLC,SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WITHIN THE PARCEL.

2. MAINTENANCE PLAN NOTES:
   A. STORM PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI- ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
   B. THE BASIN AND STORMPIPES SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS OR STORMPIPES ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION, THE BASIN BOTTOMS, AND STORMPIPES SHALL BE CLEANED OUT MORE OFTEN AS THE CONDITION DICTATES.
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVIOD EROSION (WINTER RYE, SUMMER MILLET, ETC.). LANDSCAPE PLANTINGS WITHIN THE BASIN SHALL BE MAINTAINED PROPERLY.
   D. STORMWATER MANAGEMENT BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
   E. ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY.
   F. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN THE FOREBAY AREAS OF THE BASIN OR WITHIN 25' OF A CONTROL STRUCTURE. PLANTS THAT GROW WITHIN THESE AREAS MAY BE REMOVED TO RETAIN THE INTEGRITY OF THE STORMWATER BASIN FUNCTIONALITY.
   G. ANY REPLACEMENT PLANTINGS SHALL BE NATIVE VEGETATION.
   H. PERMANENT IRRIGATION IS NOT PROPOSED WITHIN THE BASIN. TEMPORARY IRRIGATION MAY BE USED TO ESTABLISH NEW PLANTINGS.
   I. THE STORMWATER MANAGEMENT AREA MAY BE TREATED FOR WEEDS WITH THE USE OF HERBICIDES. PESTICIDES MAY ALSO BE USED. PESTICIDES SHOULD ONLY BE USED IF A PEST IS IDENTIFIED AS CAUSING A DECLINE IN THE HEALTH OF THE BASIN LANDSCAPING. HERBICIDE AND PESTICIDE USE SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
   J. MAINTENANCE SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF VEGETATION WHICH IS DEAD OR DYING OR VEGETATION TO BE A DETRIMENT TO THE FUNCTIONING OF THE STORMWATER MANAGEMENT AREA.
   K. IN THE EVENT A SINKHOLE OR OTHER GEOLOGICAL FEATURE DEVELOPS, THE OWNER SHALL CONTRACT WITH A CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING CONSULTING FIRM TO DIRECT THE OWNER TO AN APPROPRIATE REMEDIATION CONSTRUCTION TECHNIQUE TO PLUG OR STABILIZE THE FEATURE AND PREVENT GROUNDWATER CONTAMINATION. THE REMEDIATION CONSTRUCTION TECHNIQUES SHALL FOLLOW GENERALLY ACCEPTED METHODOLOGIES FOR KARST FEATURE REPAIRS AS OUTLINED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD). THE SRWMD SHALL BE NOTIFIED OF ANY EVENT OCCURING AND THE REMEDIATION MEASURES TAKEN TO CORRECT THE GEOLOGIC FEATURE.
   L. ALL CONDITIONS OF THE SRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) SHALL BE ADHERED TO INCLUDING REQUIRED INSPECTIONS AND REPORTING.

SINKHOLE REPAIR NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

1. SHALLOW REPAIR (SEE DETAIL): IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL): IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION: THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWMD FOR APPROVAL WITHIN 30 DAYS. THE SRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

STANDARD ABBREVIATIONS

ACPW	ALACHUA COUNTY PUBLIC WORKS	NIC	NOT IN CONTRACT
ADJ	ADJACENT	NO	NUMBER
ALUM	ALUMINUM	NTS	NOT TO SCALE
APT	APARTMENT	NW	NORTH WEST
ASPH	ASPHALT	OC	ON CENTER
B&J	BORE & JACK	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
BC	BACK OF CURB	PE	POLYETHYLENE PIPE
BCCMP	BITUNIMOUS COATED CORRUGATED METAL PIPE	PGD	PAVING, GRADING, & DRAINAGE
BFP	BACK FLOW PREVENTER	POB	POINT OF BEGINNING
BLDG	BUILDING	POE	POINT OF ENDING
BM	BENCHMARK	PL	PROPERTY LINE
BOP	BEGINNING OF PROFILE	PRVT	PRIVATE
BSL	BUILDING SETBACK LINE	PRI	PRIMARY
C&G	CURB & GUTTER	PSI	POUNDS PER SQUARE INCH
C1	CURVE ONE	PT	PRESSURE TREATED (NON ARSENIC)
CATV	CABLE TELEVISION	PUD	PLANNED URBAN DEVELOPMENT
CET	CURB END TAPER	PVI	POINT OF VERTICAL INTERSECTION
CF	CUBIC FEET	PVC	POLYVINYL CHLORIDE
CI	CAST IRON	PVMT	PAVEMENT
CIP	CAST-IN-PLACE	P&P	PLAN & PROFILE
CL	CENTER LINE	R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE	R1'	ONE FOOT RADIUS
CMP	CORRUGATED METAL PIPE	RB	REACTION BLOCK
CMPA	CORRUGATED METAL PIPE ARCHED	RCP	REINFORCED CONCRETE PIPE
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
CO	CLEAN OUT	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
COA	CITY OF ALACHUA	REQ'D	REQUIRED
COMM	COMMUNICATIONS	RT	RIGHT
CONC	CONCRETE	RW	RESILIENT WEDGE
CPE	CORRUGATED POLYETHYLENE PIPE	S	SOUTH
CY	CUBIC YARD	S/W	SIDEWALK
DBI	DITCH BOTTOM INLET	SE	SOUTH EAST
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	SEC	SECONDARY
DEG	DEGREES	SF	SQUARE FEET
DHWL	DESIGN HIGH WATER LEVEL	SG	SWITCH GEAR
DI	DUCTILE IRON	SI	SURFACE INLET
DIA	DIAMETER	SPA	SPACE
DIM	DIMENSION	SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
DIP	DUCTILE IRON PIPE	SPT	STANDARD PENETRATION TEST
E	EAST	SS	SANITARY SEWER
E/M	EASEMENT	SSL	STAINLESS STEEL
EL	ELEVATION	ST	STORM
ELEC	ELECTRIC	ST.	STREET
EOP	END OF PROFILE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	STL	STEEL
EX	EXISTING	SW	SOUTH WEST
FC	FACE OF CURB	SY	SQUARE YARD
FDC	FIRE DEPARTMENT CONNECTION	TBC	TRAFFIC BEARING COVER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	TBM	TEMPORARY BENCHMARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	TEL	TELEPHONE
FF	FINISH FLOOR	TFMR	TRANSFORMER
FG	FINISH GRADE	TV	TELEVISION
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FIRE LINE	TYP	TYPICAL
FLL	FLOW LINE	UD	UNDER DRAIN
FM	FORCE MAIN	UTIL	UTILITIES
FO	FIBER OPTIC	VCP	VITRIFIED CLAY PIPE
FP	FLOOD PLAIN	VEH	VEHICLE
FT	FEET	W	WEST
FUT	FUTURE	W/	WITH
GALV	GALVANIZED	W/WW	WATER/WASTEWATER
GRU	GAINESVILLE REGIONAL UTILITIES	WM	WATER MAIN
GV	GATE VALVE	WS	WATER SERVICE
HC	HANDICAP	WW	WASTEWATER
HORIZ	HORIZONTAL	YR	YEAR
HP	HIGH POINT		
HR	HOUR		
INV	INVERT		
IRR	IRRIGATION		
LF	LINEAR FEET		
L1	LINE ONE		
LAT	LATITUDE		
LBR	LIMEROCK BEARING RATIO		
LONG	LONGITUDE		
LTG	LIGHT		
LP	LOW POINT		
LT	LEFT		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MES	MITERED END SECTION		
MH	MANHOLE		
MIN	MINIMUM		
MO	MONTH		
N	NORTH		
N/A	NOT APPLICABLE		
NE	NORTH EAST		
NG	NATURAL GRADE		

LEGEND

EST	EXISTING STORM SEWER LINE
EWW	EXISTING SANITARY SEWER LINE
EGAS	EXISTING GAS SERVICE LINE
ECATV	EXISTING CATV & TELEPHONE LINE
EUE	EXISTING UNDERGROUND ELECTRIC LINE
EWM	EXISTING WATER MAIN
76	EXISTING CONTOUR LINE
X X X	EXISTING FENCE
+89.8	NATURAL GROUND SPOT ELEVATION
9 LA (2060)	EXISTING TREE TO REMAIN
9 LA (2221)	EXISTING TREE TO BE REMOVED
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONC PAVEMENT/SIDEWALK
87	PROPOSED FINISH ELEVATION CONTOUR
• 35.00	PROPOSED FINISH SPOT ELEVATION
	PROPOSED DIRECTIONAL FLOW ARROW
	DRAINAGE AREA DIVIDE
	PROPOSED SILT FENCE
T T T	PROPOSED TREE BARRICADE FENCE
	PROPOSED CENTERLINE
ST	PROPOSED STORM SEWER LINE
WM	PROPOSED WATER MAIN
PE	PROPOSED PRIMARY ELECTRIC SERVICE CONDUIT
SE	PROPOSED SECONDARY ELECTRIC SERVICE CONDUIT
GAS	PROPOSED GAS MAIN
TEL	PROPOSED CATV & TELEPHONE SERVICE
CATV	PROPOSED CATV & TELEPHONE SERVICE
WW	PROPOSED WASTEWATER
SSFM	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED PUE
	PROPOSED DRAINAGE SWALE
	RIGHT-OF-WAY
	PROPOSED PVC SANITARY SEWER SERVICE LATERAL WITH CLEANOUT
	GRAVEL FILTER BAGS INLET PROTECTION
	FILTER CLOTH INLET PROTECTION

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

PRELIMINARY NOT FOR CONSTRUCTION

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SHEET TITLE: LEGEND, ABBREVIATIONS, + NOTES

DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C0.01

STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: MAIN STREET URGENT CARE
LOCATION:
SECTION 8
TOWNSHIP 08
RANGE 18
COUNTY: ALACHUA
LATITUDE: N29° 48' 07"
LONGITUDE: W82° 31' 37"

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.0

C. NATURE OF THE CONSTRUCTION ACTIVITY

THE PROJECT WILL PROPOSE A NEW URGENT CARE CENTER ON TRACT 6 OF THE MASTER SANTA FE CROSSINGS INFRASTRUCTURE PLAN.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AND IMPLIMENTATION OF THE SEDIMENT AND EROSION CONTROL PLAN.
2. EXCAVATION OF STORMWATER MANAGEMENT BASIN IMPROVEMENTS. STABILIZE BASIN SLOPES.
3. CLEARING AND GRUBBING OF PROPOSED ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AND BUILDING PAD AREAS.
4. SITE GRADING.
5. INSTALLATION OF STORM SEWER, SANITARY SEWER AND UTILITIES.
6. ROAD AREA SUBGRADE.
7. CONSTRUCTION OF CURB & GUTTER.
8. ROAD AREA BASE.
9. FINISHED GRADING OF LOT BUILDING PADS, LOT GRADING, AND STABILIZATION OF THE SITE.
10. ASPHALT PAVING.
11. INSTALLATION OF SIDEWALKS.
12. FINAL GRASSING AND LANSCAPING.
13. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 0.47± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 0.47± ACRES

G. SOIL TYPES AND WATER TABLE

1. SOILS ARE VARIABLE WITH VARYING DEPTHS OF SILTY SAND SOILS OVER A VERY CLAYEY SAND LAYER.
2. THERE IS A CONFINING LAYER AT THIS LOCATION IN THE VERY CLAYEY SAND LAYER AT ROUGHLY 15'± BELOW THE SURFACE.
3. SOIL TYPES WITHIN THE PROJECT AREA ARE CLASSIFIED PER NCRS AS ARRENDO FINE SAND, FORT MEADE FINE SAND, MILLHOPPER SAND, LOCHLOOSA FINE SAND, KENDRICK SAND, NORFOLK LOAMY FINE SAND, GAINESVILLE SAND, MILLHOPPER SAND, AND BIVANS SAND.
4. THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 130.50' FOR BASIN 1
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 128.98' FOR BASIN 2
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 125.98' FOR BASIN 3

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
BASIN 1	3.71 AC	BASIN 2	N/A
BASIN 2	1.22 AC	BASIN 3	N/A
BASIN 3	6.66 AC	CR 235A R/W	STORMWATER BASIN NEAR ALACHUA WEST

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORM WATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORM WATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS OR OTHER MEANS TO DIRECT STORM WATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORM WATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORM WATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

L. PERMANENT STORM WATER MANAGEMENT CONTROLS

1. THE COMPLETED PHASE HAS FOUR (4) PERMANENT STORMWATER MANAGEMENT FACILITY. ALL STORMWATER MANAGEMENT FACILITY SHALL BE PERMITTED AND APPROVED BY THE CITY OF ALACHUA AND THE SRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. FERTILIZERS, HERBICIDES AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT-O-LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORM WATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION: FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON-STORM WATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORM WATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORM WATER PONDS SHALL NOT BE PUMPED OFFISTE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORM WATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: MAIN STREET URGENT CARE
OWNER: RURAL URGENT CARE, LLC
CONTRACTOR:
CONSTRUCTION MANAGER:

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION:

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

ALL CONTRACTOR(S) AND/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.

SITE: MAIN STREET URGENT CARE
CONTRACTING FIRM: _____
FIRM NAME
ADDRESS
TELEPHONE NUMBER

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

NAME TITLE

SIGNATURE DATE

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SWALE	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	LEVEL SPREADERS	STORM DRAIN INLET PROTECTION	VEGETATIVE BUFFER STRIP	VEGETATIVE PRESERVATION AREA	RETENTION POND	CONSTRUCTION ENTRANCE STABILIZATION	PERIMETER DITCH	CURB AND GUTTER	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY SEED / SOD	PERMANENT SEED / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP-RAP	TREE PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / HOUSEKEEPING	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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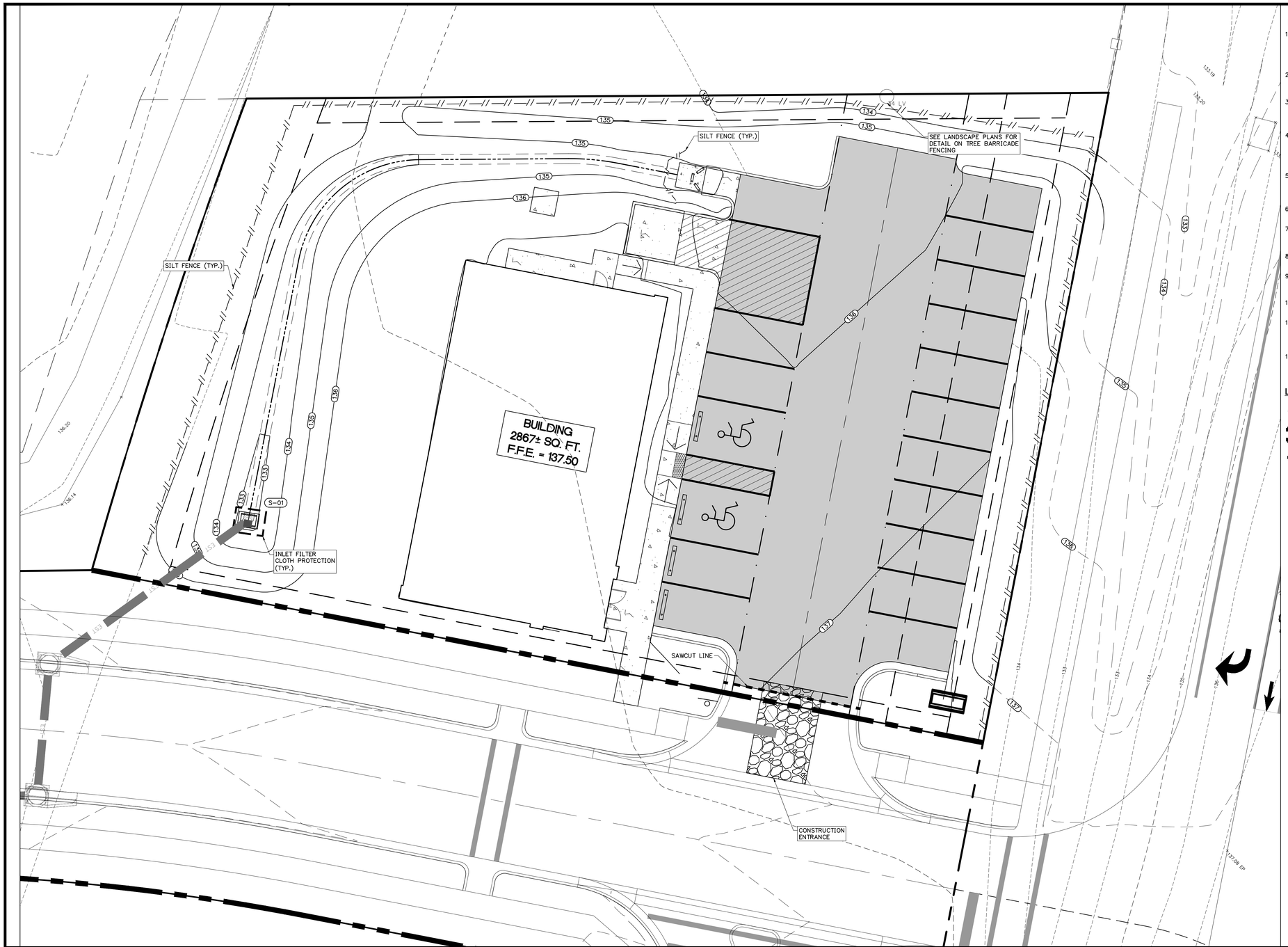
SHEET TITLE: STORM WATER PROTECTION PLAN
DATE: JANUARY 2023
PROJECT NO: 468-22-01
CLIENT: RURAL URGENT CARE, LLC
PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS
SHEET NO: C0.02



EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ONSITE AND TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFF PROPERTY.
2. CONTRACTOR SHALL EMPLOY AN FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR TO MONITOR THE CONTRACTOR'S EROSION AND SEDIMENTATION CONTROL WORK EFFORT THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
4. SILT FENCING AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION. ALL STORM DRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007) TO PREVENT SEDIMENT DISCHARGE TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.
5. THE RETENTION BASINS SHALL BE PROTECTED FROM SEDIMENT DISCHARGE BY SILT FENCE AT THE DISCHARGE STORM STRUCTURE. CAREFUL ATTENTION SHALL BE PAID TO PREVENT EROSION FROM ENTERING THE BASIN BOTTOM BEYOND THE IMMEDIATE EXIT OF THE STRUCTURE. REMOVE ALL SEDIMENT BUILDUP AT THE DISCHARGE STRUCTURE REGULARLY THROUGHOUT CONSTRUCTION.
6. PROTECT EXISTING STORMWATER INLET STRUCTURES WITH FILTER FABRIC OR OTHER EROSION CONTROL DEVICE TO PREVENT SEDIMENTS FROM ENTERING STORM SEWER SYSTEM.
7. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL. ANY DEFICIENCIES DISCOVERED SHALL BE REPAIRED, ADJUSTED, OR IMPROVED AS REQUIRED.
8. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION IS FULLY ESTABLISHED.
9. CONTRACTOR SHALL MINIMIZE AIR POLLUTION FROM PARTICULATES AND DUST. WATER SHALL BE APPLIED AS NEEDED TO REDUCE DUST DURING CONSTRUCTION. USE OTHER STABILIZATION METHODS SUCH AS HYDROMULCHING AS NEEDED.
10. CONTRACTOR SHALL STOCKPILE AND STORE MATERIALS SUCH THAT STORMWATER FLOW IS NOT IMPEDED DURING CONSTRUCTION AND MATERIAL EROSION DOES NOT OCCUR.
11. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013). EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
12. THE STORM SEWER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007)
- FILTER CLOTH INLET PROTECTION
- SAWCUT LINE

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN

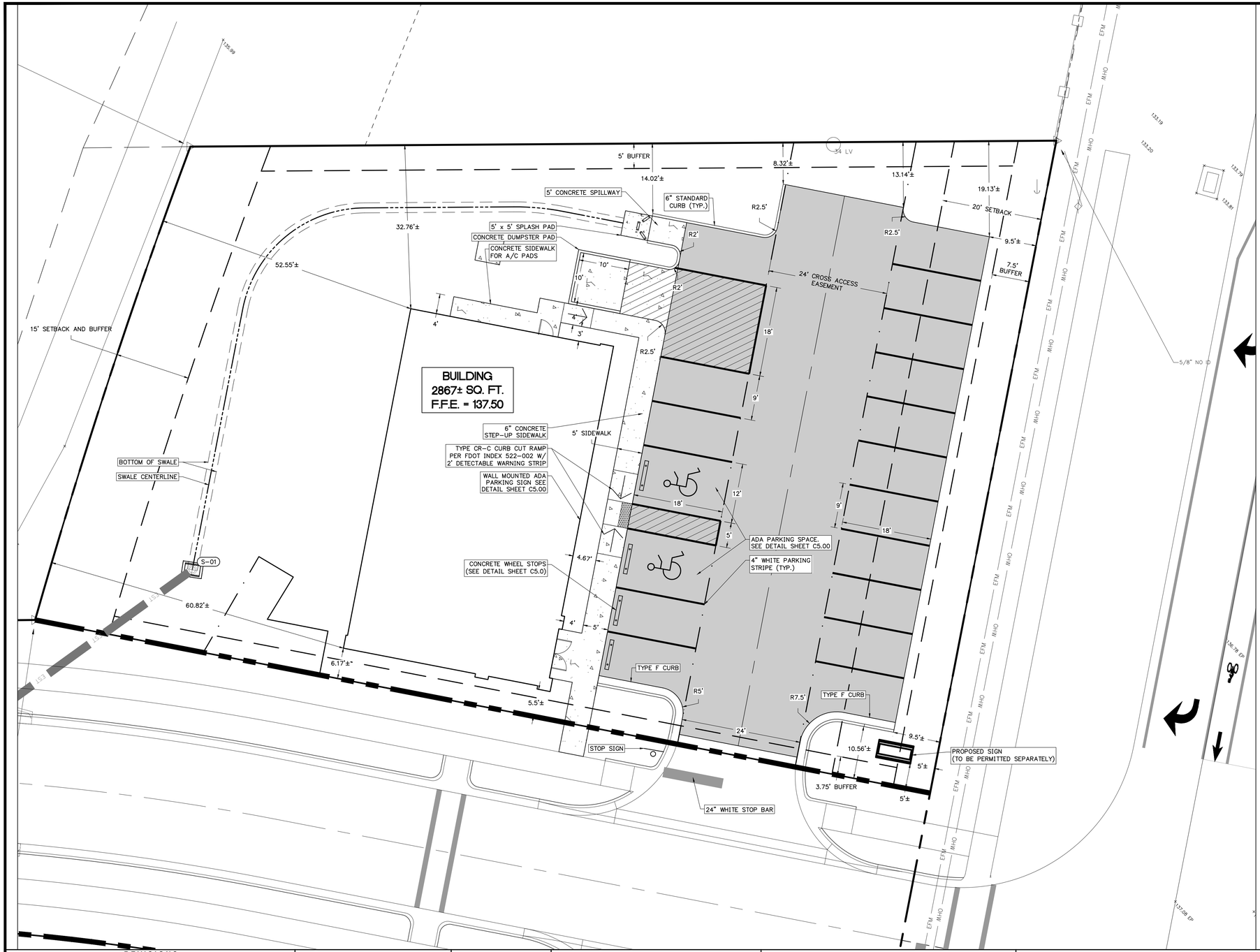
DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C1.00



DUMPSTER PAD NOTES

THE DUMPSTER PAD SHALL BE SCREENED TO OBSTRUCT VIEWING FROM PERSONS TRAVELING ON ANY PUBLIC STREET, SIDEWALK, OR OTHER PUBLIC WAY.

LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK

GENERAL DEVELOPMENT NOTES

PARKING SPACE SIZE:	9'X18'
PARKING AISLE SIZE:	24'
INGRESS AND EGRESS SIZE:	24'

PARKING CALCULATIONS:

BUILDING TYPE:	MEDICAL OFFICE
CODE REQUIREMENT:	1 SPACE PER 200 SF OF GROSS FLOOR AREA
BUILDING AREA:	2,867 SF
PARKING REQUIRED:	2,867 SF / 200 SF = 14 SPACES
MAXIMUM PARKING ALLOWED	14 SPACES X 1.25 = 18 SPACES
SPACES PROVIDED:	18 SPACES
ADA REQUIRED:	1 SPACES
ADA PROVIDED:	2 SPACES

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

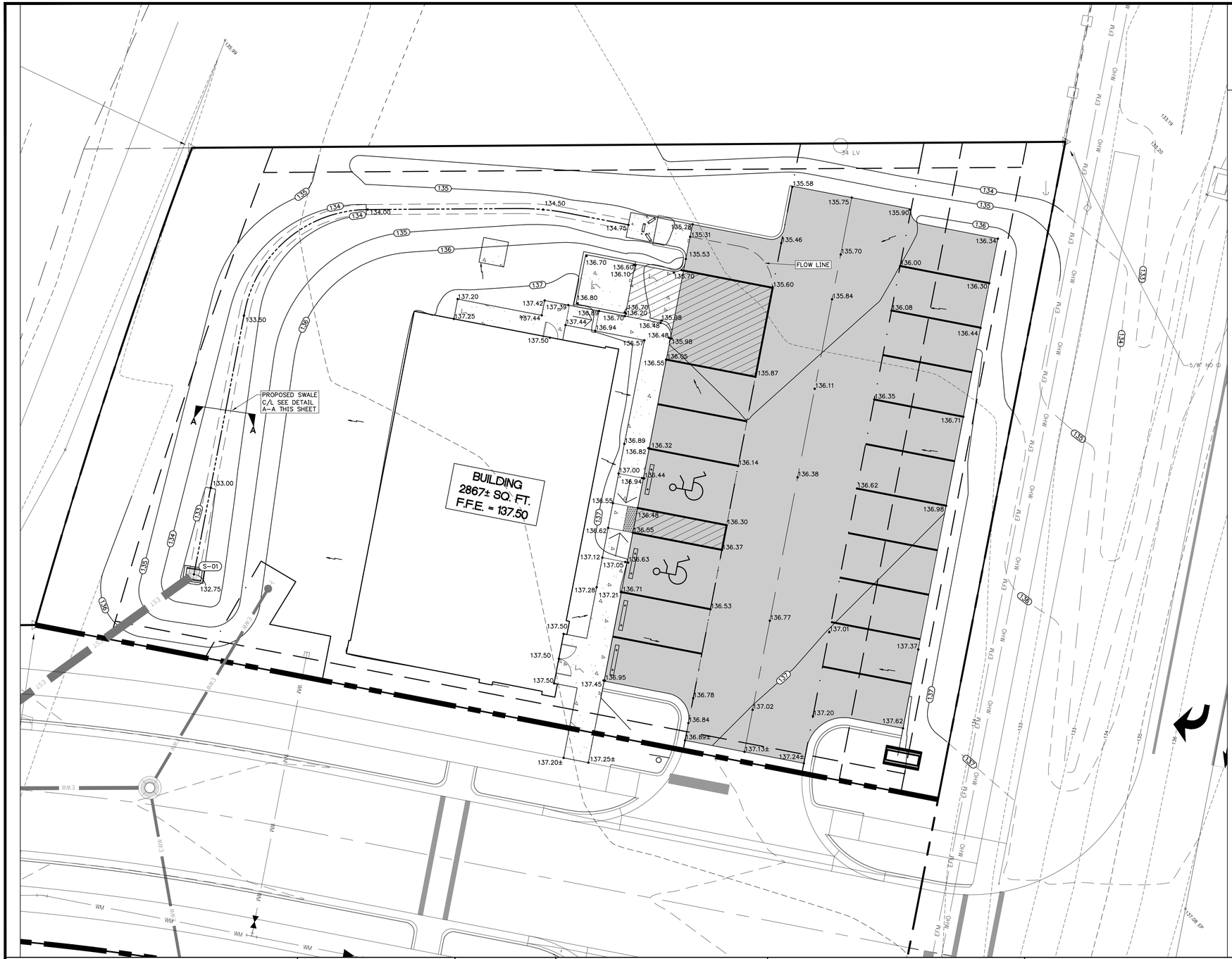
DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

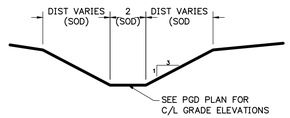
PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C2.00



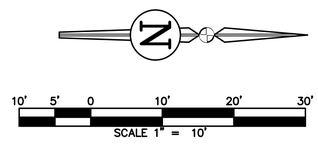
STORM STRUCTURE TABLE

S-01
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 132.75
E INV EL = 129.85 (15" KNOCKOUT)



TYPICAL SWALE SECTION
N.T.S

NOTE: PERMANENTLY STABILIZE ALL DISTURBED AREAS. AREAS GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH SOD. OTHER AREAS MAY BE STABILIZED WITH SEED AND MULCH AS AN ALTERNATIVE.



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NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: PGD PIAN

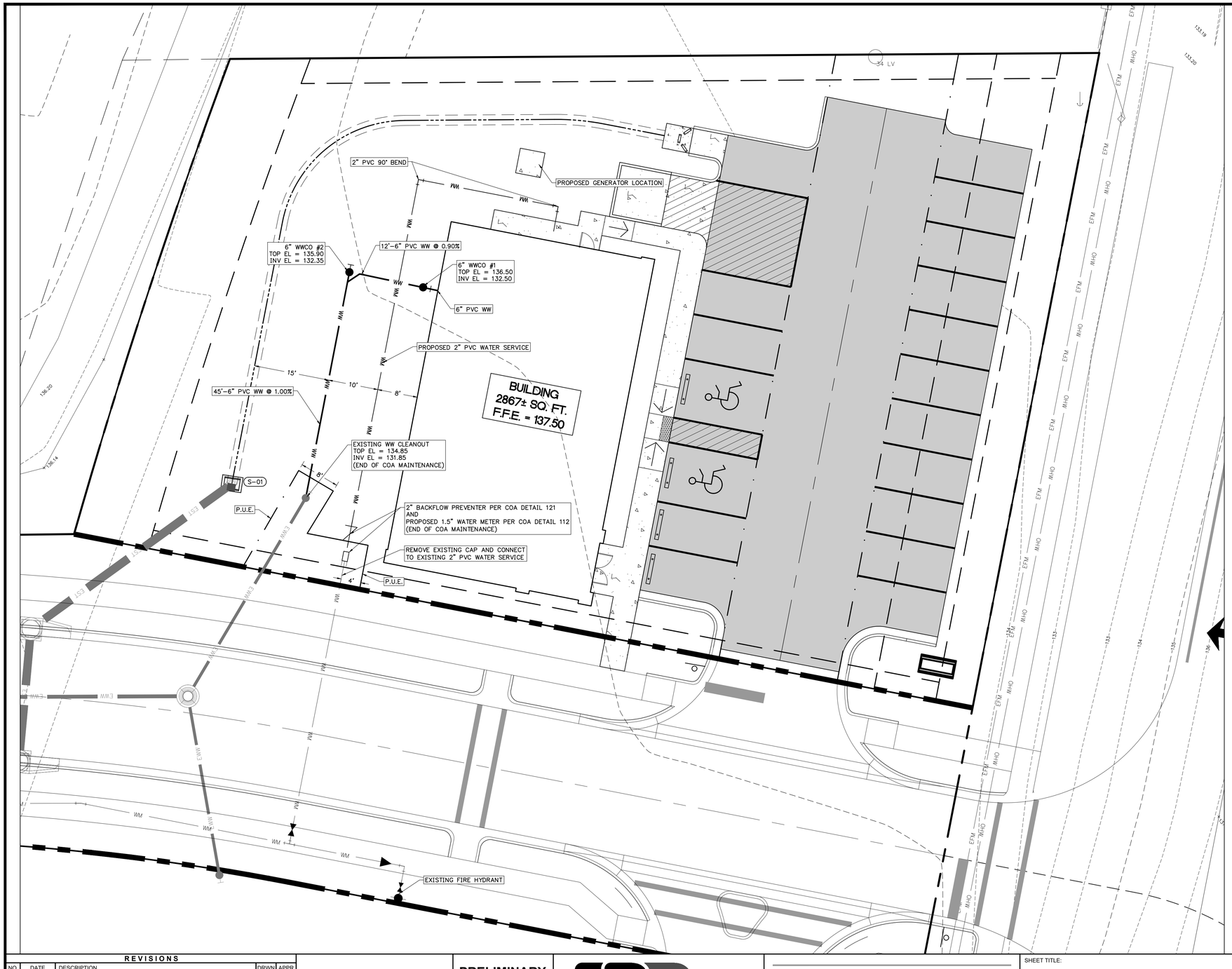
DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO: C3.00



GENERAL NOTES:

1. PLEASE SEE SHEET C4.01 FOR ALL APPLICABLE CITY OF ALACHUA UTILITY DETAILS.
2. ALL POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, SCH 80 PVC OR DR-11 HDPE.
3. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
4. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
5. ALL DESIGN DETAIL ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.
6. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM FOR COA DETAIL 324 OR COA APPROVED EQUAL.
7. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH 'CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
8. IF THE EXISTING CLEANOUT AND LATERAL IS DAMAGED, IT MUST BE RECONSTRUCTED AS PER COA DETAIL 200 + 263
9. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT OF THE BUILDING SHALL NOT EXCEED 400 FEET.

10' 5' 0 10' 20' 30'
SCALE 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: UTILITY PLAN

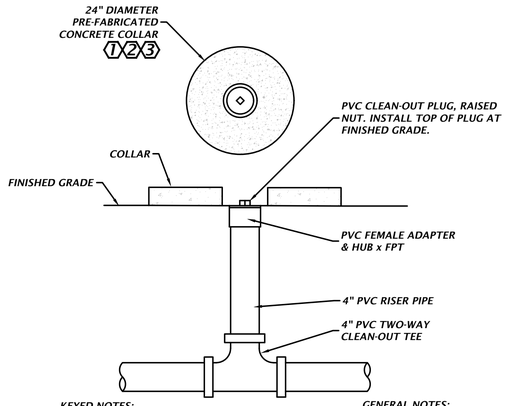
DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C4.00



KEYED NOTES:

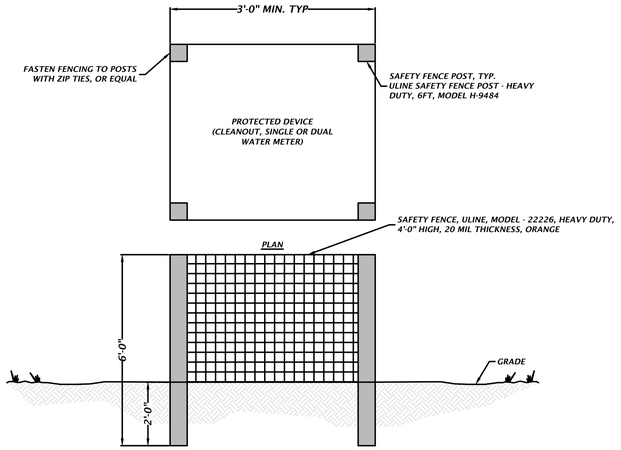
1 COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

2 SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

3 PAINT COLLAR AS PER 307

GENERAL NOTES:
1. REFER TO 200

263 CLEAN-OUT COVER FOR UNPAVED AREAS
NTS



GENERAL NOTE(S):

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

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

324 TEMPORARY PROTECTIVE FENCE
NTS

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

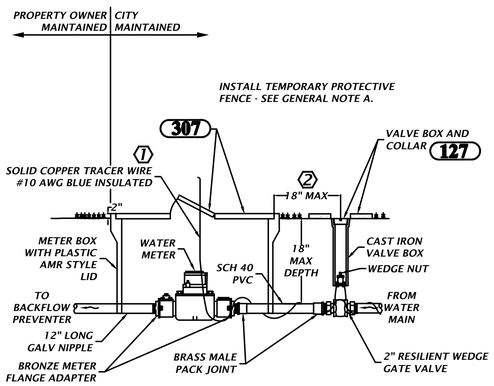
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



GENERAL NOTE:

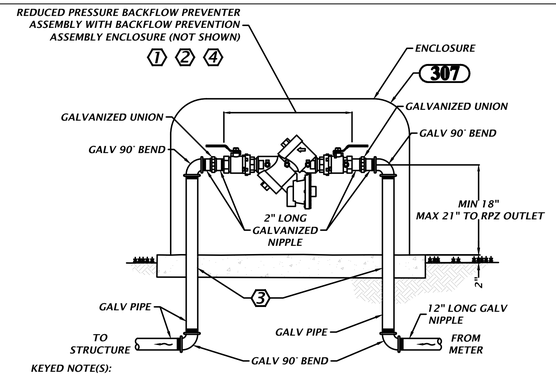
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 324.

KEYED NOTE(S):

1 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

2 PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

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



KEYED NOTE(S):

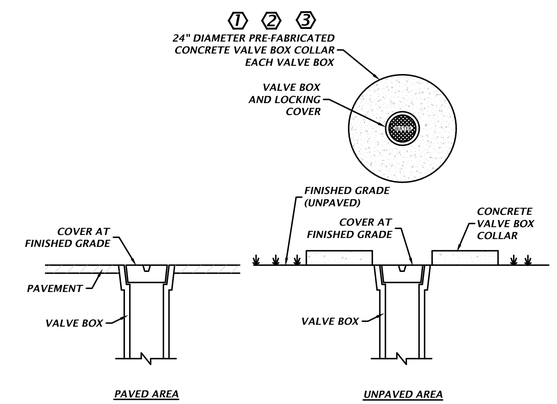
1 PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2 ENCLOSURE VENDOR AND FEATURES:
- MARINE GRADE ALUMINUM
- 1.5 INCH INSULATION, 9.0 R VALUE
- MEANS TO ACCESS ASSEMBLY
- LOCKABLE
- MOUNTING HARDWARE
- COLOR: TAN, UNLESS OTHERWISE NOTED.
- VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3 POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- PROVIDE SLEEVES AROUND PIPING

4 BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

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



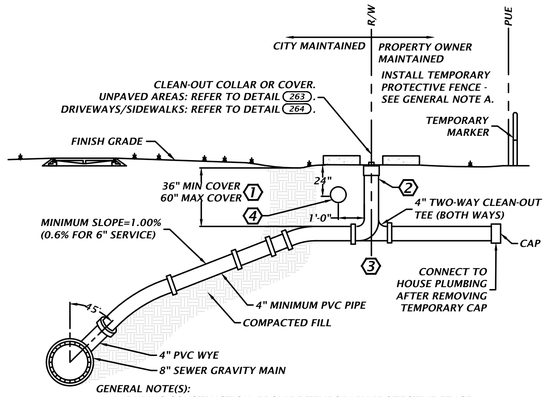
KEYED NOTE(S):

1 VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

2 SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

3 PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



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

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY DETAILS

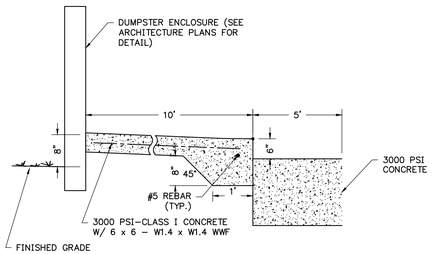
DATE: JANUARY 2023

PROJECT NO: 468-22-01

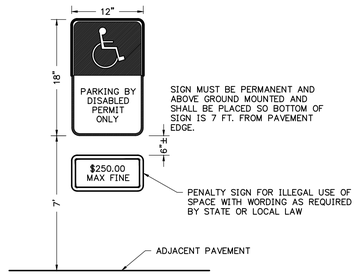
CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C4.01

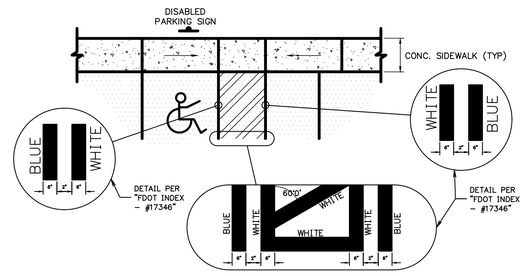


CONCRETE DUMPSTER PAD DETAIL
NTS

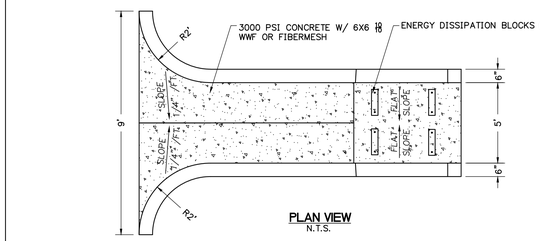


NOTE:
CONTRACTOR TO PROVIDE MOUNTING POLES, BRACKETS AND COMPLETELY INSTALL THESE AND ALL OTHER SIGNS IN ACCORDANCE WITH MUTCD AND FDOT STANDARDS (PER DESIGN DRAWINGS).

WALL MOUNTED DISABLED PARKING SPACE SIGN DETAIL
N.T.S.

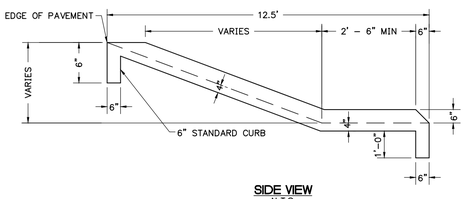


HANDICAP STRIPING DETAIL
N.T.S.

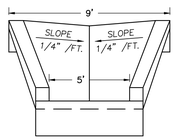


NOTE: 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.

PLAN VIEW
N.T.S.

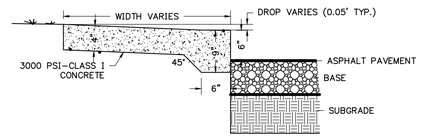


SIDE VIEW
N.T.S.

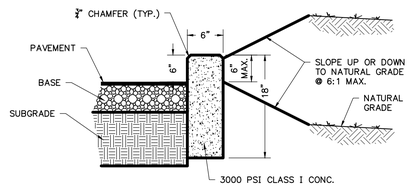


FRONT VIEW
N.T.S.

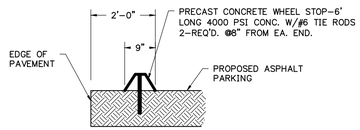
DRAINAGE/EROSION STANDARD FLUME



TYPICAL STEP-UP SIDEWALK DETAIL
N.T.S.



STANDARD CURB DETAIL
N.T.S.



TYPICAL CONCRETE WHEEL STOP DETAIL
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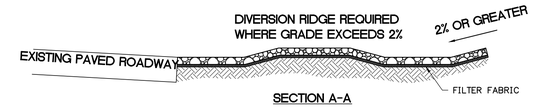
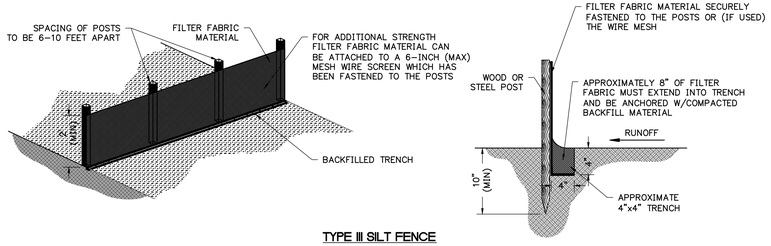
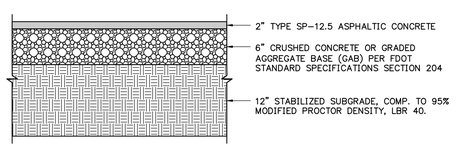


SECTION A-A



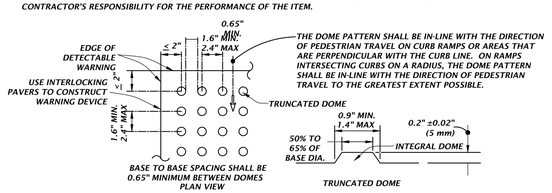
TYPE III SILT FENCE
NTS

PER PLATE 4.06D FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL

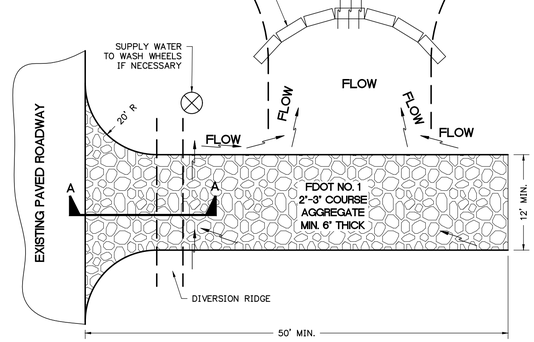


TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.

1. *PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.*
2. *RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.*
3. *SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.*
4. *ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.*
5. *MATS ARE NOT ACCEPTABLE.*
6. *PROVIDE INTERLOCKING PAVERS AS FOLLOWS:*
   - *A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.*
   - *B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.*
   - *C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.*
   - *D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ½" RADIUS ALONG CONCRETE EDGES.*
   - *E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..*
7. *ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.*



403 ADA DETECTABLE WARNING
NTS



PLAN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

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SHEET TITLE: DETAILS AND NOTES

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

DATE: JANUARY 2023

PROJECT NO: 468-22-01

SHEET NO: C5.00

TREE CREDITS & TREE MITIGATION CHART

URGENT CARE - CITY OF ALACHUA						
Point Number/Tree	Existing Tree - Scientific/Common/Size (DBH)	Remove or Remain?	Mitigation Required	Replacement Trees Required	Replacement Inches Required	Tree Credit
1	Quercus virginiana / Live Oak / 34"	Remain				12
					Total Credits Available:	12

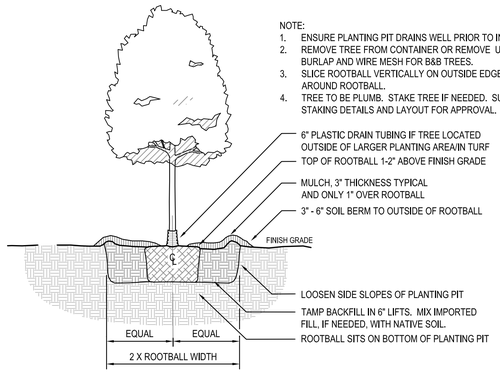
NO TREES ARE BEING REMOVED AS PART OF THIS PROJECT.

LEGEND

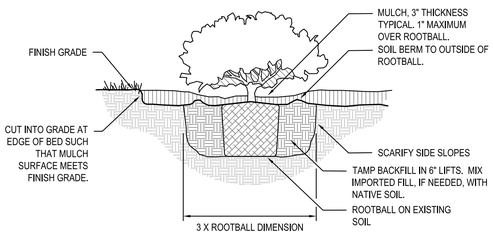
- 34 LA — EXISTING TREES TO BE REMOVED
- drip ø — EXISTING TREES TO REMAIN (SEE TREE REMOVAL AND TREE CREDITS PLAN FOR ADDITIONAL INFORMATION)
- \+ — PROPOSED TREE

PLANT SCHEDULE

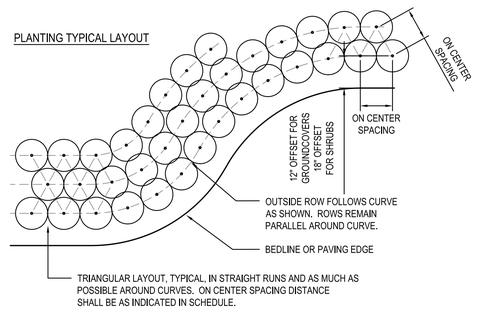
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
IOP	2	Ilex opaca	American Holly	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
LIN	4	Lagerstroemia indica x faurei `Natchez`	Natchez Crape Myrtle	15 gal., 7` ht. x 36" sprd., 1.5" cal.	As shown	`Understory Tree`, Multi-trunk, 5 canes minimum
TD	5	Taxodium distichum	Bald Cypress	30 gal., 8` ht. x 30" spr., 2" cal.	As shown	`Canopy Tree`
UA	6	Ulmus alata	Winged Elm	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
VOL	4	Viburnum obovatum	Walter`s Viburnum	15 gal., 6` ht x 30" sprd., 1.5" cal.	As shown	`Understory Tree`
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NOTES**
IVS	143	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	3 gal., 12" ht. x 14" sprd.	30" o.c.	
IP	20	Illicium parviflorum	Anise	3 gal., 24" ht. x 12" sprd.	60" o.c.	
LN	19	Loropetalum chinense rubrum 'Crimson Fire'	Crimson Fire Loropetalum	3 gal., 24" ht. x 18" sprd.	36" o.c.	
VOS	63	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 24" sprd.	36" o.c.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**NOTES**
SOD		Paspalum notatum `Argentine`	Bahia Grass	sod		Sand grown and weed free



1 TREE PLANTING DETAIL
SCALE: N.T.S



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

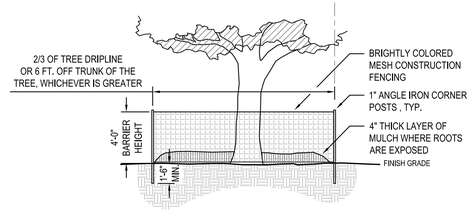


3 SHRUB AND GROUNDCOVER LAYOUT DETAIL
SCALE: N.T.S

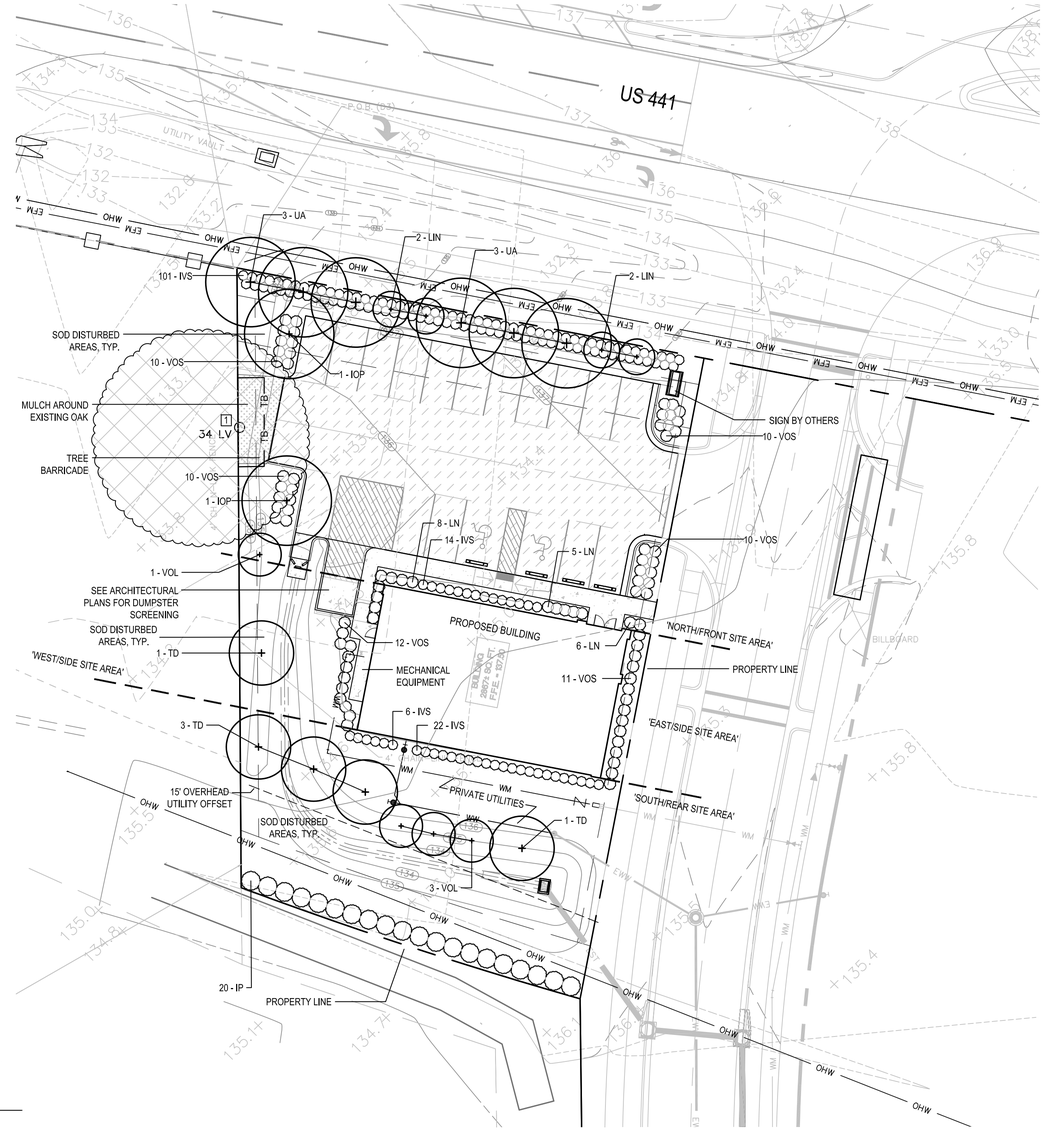
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG.
It's fast, It's free, It's the law.
Call 811 two business days before digging

TREE REMOVAL NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. 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. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ABOVE FOR ADDITIONAL REQUIREMENTS.
3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
4. TREE REMOVAL: TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT.A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
5. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
6. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
8. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
9. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
10. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
11. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



4 EXISTING TREE PROTECTION DETAIL
SCALE: N.T.S.



NORTH

SCALE: 1" = 20'

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

URGENT CARE - CITY OF ALACHUA

Alachua, FL

for

Urgent Care - City of Alachua

SEAL:

PROJECT NO: 22-022
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 01 SEPT 2022
REVISIONS:
15 NOV 2022
30 JAN 2023

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

SHEET TITLE:

EXISTING TREE CHART AND LANDSCAPE PLAN AND DETAILS

SHEET NUMBER:

L-101

PLOTDATE: 01/30/2023 10:35 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\EMANL\BOX\PROJECT\2022\22-022 URGENT CARE ALACHUA – JBPRO – COA\04_PRODUCTION\02_SPR\2023-01-09_SPR 3\01_SHEETS\22-022_URGENT CARE COA_LANDSCAPE.DWG

LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
3. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
4. REMOVAL OF INVASIVE EXOTIC PLANTS: ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS MOST RECENTLY AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES. AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
7. PLANT MATERIAL, GENERAL: ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.
8. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 2" MIN. CALIPER. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 ½" INCHES.
9. PROPOSED PALMS: PALM TREES MAY BE UTILIZED AS LANDSCAPING TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.
10. PROPOSED SHRUBS AND GROUNDCOVERS: PROPOSED SHRUBS SHALL BE 3-GALLON CONTAINER SIZE AND PROPOSED GROUNDCOVERS SHALL BE 1-GALLON MIN. CONTAINER SIZE.
11. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
12. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
13. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
14. IRRIGATION: WATER ALL MATERIAL THOROUGHLY FOLLOWING INSTALLATION AND THROUGH ESTABLISHMENT AND/OR FINAL ACCEPTANCE. WATERING SHALL BE TO A VOLUME AND AT A FREQUENCY AS TO SUPPORT PLANTS IN A THRIVING STATE. WATER TREES PER THE 'IRRIGATION SCHEDULE FOR VITALITY' GUIDELINES WITHIN THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' OR AS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.'
15. RESPONSIBILITY: THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.

TREE CREDITS & TREE MITIGATION

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

TREE CREDITS: See 'TREE CREDITS AND TREE MITIGATION CHART' for list of tree credits. See tree numbers on plans for reference.

- Total tree credits available: 12 credits
- Total tree credits used: 10 credits

TREE MITIGATION: See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be used to meet tree mitigation replacement trees. Those trees required for mitigation in addition to those required as listed are indicated with a 'M' on plans.

- Total mitigation trees required: None

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required , no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
21	No more than a total of 10 for one proposed species	Most of one species is 6

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =

- Offset: Allow for a 2½-foot bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas: (1) canopy or understory tree/1,800 SF with (10) shrubs per island. Interior planting requirements shall be reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.
- Parking Perimeter Buffer: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary with a minimum width of five feet. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The parking lot screen shall reach 36 inches in height within three years. Other landscaping materials provided to meet any other landscaping requirement may be considered a part of and count toward the requirement parking lot buffer if such materials are located within 30 feet of the parking lot area. For non-retail uses, up to 50 percent of the parking lot buffer on any single lot side may be replaced with a short fence or wall that is a minimum height of three feet.

PROVIDED =

REQUIREMENT	PROVIDED
Parking Area 'A' / North: 102 LF northern perimeter 102 LF/ 25 = 5 Canopy trees 102 LF/ 50 = 3 Understory trees 6,596 SF / 1,800 SF parking lot area = 4 trees + 10 shrubs/ parking lot island	 6 Canopy trees 4 Understory trees 2 Canopy trees 2 tree credits + 10 shrubs/ parking lot island

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses, Non-industrial

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre located on primary side.
- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre located on sides and rear sides.
- Understory Trees, Entire Site: (6) ornamental/understory trees/acre, 50% planted in front of the bldg. and 25% planted on each side.
- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Site Area_____0.47 AC

* NOTE: The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

SIDE OF SITE	REQUIRED	PROVIDED
Front, North	Canopy: 3/AC = 2 Trees Understory: 6/AC with 50% in Front = 3 Trees total with 2 in front	Canopy: 8 proposed Trees Understory: 4 proposed Trees
Side, East	Canopy: 2/AC = 1 Tree Understory: 1 Tree	Canopy: 1 Tree credit Understory: 1 Tree credit
Side, West	Canopy: 2/AC = 1 Tree Understory: 6/AC with 25% on side = 1 Tree	Canopy: 1 proposed Tree Understory: 1 Tree credit
Rear, South	Canopy: 2/AC = 1 Tree Understory: None	Canopy: 4 proposed Trees Understory; 3 proposed Trees
Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Total facade = 71 LF/25 = 3 Trees	 Continous row of shrubs, all perimeters 3 Tree credits

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.C.8. Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6., Sec. 6.2.2..d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect.

1. Right Plant, Right Place
2. Water Efficiently
3. Fertilize Appropriately
4. Mulch
5. Attract Wildlife
6. Manage Yard Pests Responsibly
7. Recycle Yard Waste
8. Reduce Stormwater Runoff
9. Protect the Waterfront

MAINTENANCE PRACTICES

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.7.B.vii. A maintenance schedule must be submitted addressing the following:

1. Checking, adjusting, and repairing of the irrigation system
2. Resetting of the irrigation schedule according to the season
3. Remulching
4. Fertilizing
5. Weeding
6. Pruning
7. Mowing

ARTERIAL FRONTAGE SCREENING REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.3.E. Arterial Frontage

REQUIREMENTS = Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows. The width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement.

- 4 canopy trees every 100 lineal feet of arterial frontage; and
- 3 understory/ornamental trees every 100 lineal feet of arterial frontage; and
- A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage
- 133 LF frontage

REQUIREMENT	PROVIDED
133 LF frontage / 25LF = 6 Canopy trees	6 Canopy trees
133 LF frontage / 33 LF = 4 Understory trees	4 Understory trees
Continuous hedge	Continuous hedge

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Use of existing trees credits: If an existing tree proposed to remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer.
- Distribution of trees in buffer: Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.
- Land uses that do not require buffers (*Sec. 6.2.2.D.3.a.ii.*): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.
- Vacant Adjacent Parcel (*Sec. 6.2.2.D.3.d.i.*): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.
- Existing Buffers (*Sec. 6.2.2.D.3.d.ii.*): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- Existing Trees to Remain Credits (*Sec. 6.2.2.D.4.*): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
Side/West	5' wide Type A, Commercial Intensive, Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 174 LF /60 = 3 canopy trees and 3 understory trees	 3 Proposed Canopy Trees & 1 Understory + 2 Tree credits
Rear/South	15' wide Type D, CI adjacent to Residential. Selected Option 1 Buffer, which requires one canopy tree per 25 LF, one understory tree per 35 LF, and one shrub hedge per 5 LF. Total length = 100 LF /25 = 4 canopy trees Total length = 100 LF /35 = 3 understory trees Total length = 100 LF /5 = 20 shrubs	 4 proposed canopy trees 3 proposed understory trees Proposed: 20 shrubs
Front/North	7.5' wide Type B, Commercial Intensive, Selected Option 2 Buffer, which requires one canopy tree per 40 LF and one hedge. Total length = 133 LF /40 = 3 canopy trees and one hedge	 6 Canopy trees Continuous hedge (50% Required)

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

URGENT CARE - CITY OF ALACHUA

Alachua, FL

for

Urgent Care - City of Alachua

SEAL:

PROJECT NO: 22-022
CLIENT'S NO.:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 01 SEPT 2022
REVISIONS:
15 NOV 2022
30 JAN 2023

SCALE:

AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES AND CALCULATIONS

SHEET NUMBER:

L-102

PLOTDATE: 01/30/2023 10:56 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\EMANL\BOX\PROJECTS\2022\22-022 URGENT CARE ALACHUA - JBPRO - COA\04_PRODUCTION\02_SPR\2023-01-09_SPR 3\01_SHEETS\22-022_URGENT CARE COA_LANDSCAPE.DWG

TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY
- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS
- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
  1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
  2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
  3. CERTIFICATION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS A COMMERCIAL FERTILIZER APPLICATOR PER 5E-14.117(18) F.A.C.
  4. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
  5. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING; CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
  6. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
  7. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
  8. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
  9. WRITTEN WARRANTIES AS SPECIFIED BELOW.
  10. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL
- A. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- B. PRUNING AND TRIMMING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- C. ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF 'EQUAL' STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS
- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY
- A. EXISTING LANDSCAPE AND VEGETATION
  1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
  1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLECT BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
  2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD AND SEEDING
  1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
  2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT, ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION MAY BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING
- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OF DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CON'T

1.7 PROJECT CONDITIONS
- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL
- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5-6.5.

2.2 MULCH
- A. MULCH SHALL BE AS INDICATED IN NOTES OR THE PLANT SCHEDULE AND TO BE FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER
- A. FERTILIZER TYPE AND APPLICATION TIMING AND METHODS SHALL MEET ALACHUA COUNTY 'FERTILIZER STANDARDS AND MANAGEMENT PRACTICES', LDR ARTICLE IV., REQUIREMENTS. DO NOT APPLY FERTILIZER FROM JULY - FEBRUARY. APPLY FERTILIZER EITHER DURING THE PROJECT'S INSTALLATION OR DURING THE ESTABLISHMENT PERIOD, DEPENDING ON WHICH IS POSSIBLE RELATIVE TO THIS TIME PERIOD. IF IT IS ANTICIPATED THAT THE PROJECT WILL BE COMPLETED OUTSIDE OF THE SPECIFIED FERTILIZING WINDOW AND THAT FERTILIZING WON'T BE POSSIBLE, DISCUSS WITH THE OWNNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. FERTILIZER MAY ONLY BE APPLIED WITHIN 10 FT. FROM ANY WETLAND OR BODY OF WATER FOR A PERIOD OF 90 DAYS FOLLOWING PLANTING. FOLLOWING THAT TIME PERIOD, FERTILIZING IN THIS AREA IS NOT ALLOWED.
- C. FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS SHALL BE FORMULATED AND APPLIED IN ACCORDANCE WITH DIRECTIONS PROVIDED BY RULE 5E-1.003, FLORIDA ADMINISTRATIVE CODE, LABELING REQUIREMENTS FOR URBAN TURF FERTILIZERS.
  - C.1. NITROGEN OR PHOSPHORUS FERTILIZER SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS EXCEPT AS ALLOWED BY THIS RULE OR IF WITHIN UF/IFAS RECOMMENDATIONS FOR LANDSCAPE PLANTS, VEGETABLE GARDENS, AND FRUIT TREES AND SHRUBS, UNLESS A SOIL OR TISSUE DEFICIENCY HAS BEEN VERIFIED BY AN APPROVED TEST.
  - C.2. NO FERTILIZER CONTAINING PHOSPHORUS SHALL BE APPLIED TO TURF, SOD, LAWNS, OR LANDSCAPE PLANTS UNLESS A SOIL OR PLANT TISSUE DEFICIENCY IS VERIFIED BY A TESTING METHODOLOGY APPROVED BY THE UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES. IF A DEFICIENCY IS VERIFIED, THE APPLICATION OF FERTILIZER CONTAINING PHOSPHOROUS MUST ADHERE TO THE RATES AND DIRECTION FOR THE APPROPRIATE REGION OF FLORIDA, AS ADOPTED BY THE FLORIDA ADMINISTRATIVE CODE RULE.
  - C.3. FERTILIZERS CONTAINING NITROGEN APPLIED TO TURF OR LANDSCAPING PLANTS MUST CONTAIN NO LESS THAN 50 PERCENT SLOW RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.
- D. SHRUBS AND GROUNDCOVERS: IF PERMISSABLE BY SECTION C. ABOVE, UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
  - D.1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
  - D.2. BETWEEN 1-2% PHOSPHATE (P2O5)
  - D.3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
- E. PALMS; IF PERMISSABLE BY SECTION C. ABOVE, FERTILIZE WITH AN 8N - 2P2O5 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED, 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED, SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
- F. TURF: IF PERMISSABLE BY SECTION C. ABOVE, PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS
- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD
- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH; PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH, BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.7 REGENERATED PALMS
- A. ALL SABAL PALMS (SABAL PALMETTO) SHALL BE "REGENERATED PALMS" AS SHOWN ON THE PLANT SCHEDULE. THE ROOT BALL WIDTH SHALL BE, AT A MINIMUM, EQUAL TO TWICE THE DIAMETER OF THE TRUNK AS MEASURED AT THE BASE. THE ROOT BALLS SHALL HAVE NEW, REGENERATED, ROUND-TIPPED ROOTS THAT HAVE EMERGED FROM THE ROOT INITIATION ZONE. ROOTS SHALL BE WHITISH-YELLOW IN COLOR, HAVE TAPERED ENDS AND BE PRESENT ON ALL SIDES OF THE ROOT BALL.
- B. TO QUALIFY AS "REGENERATE PALMS," SABAL PALMS SHALL HAVE BEEN PLACED IN CONTAINERS OR BE CONTAINED WITHIN "PLASTIC FABRIC OR FILM MATERIAL", OR APPROVED EQUAL, AFTER FIELD HARVESTING AND DURING THE ROOT REGENERATION PERIOD. THEY SHALL HAVE A MINIMUM OF THREE FULLY EXPANDED NEW FRONDS THAT HAVE NOT BEEN PRUNED. FULLY EXPANDED NEW FRONDS SHALL MEET THE MINIMUM REQUIREMENTS TO BE CONSIDERED "EXCELLENT LEAF", AS DEFINED BY THE GLOSSARY OF TERMS IN THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRADES AND STANDARDS FOR NURSERY PLANTS - PALMS.
- C. SABAL PALMS SHALL BE A MINIMUM 12' DBH.

2.8 WEED PRE-EMERGENT HERBICIDE
- A. IF APPROVED BY OWNER, APPLY 'RON STAR G' PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS.

PART 3 - EXECUTION

3.1 PREPARATION
- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. PLANTING AREAS SHALL NOT BE COMPACTED.
- F. PLANTING AREAS SHALL BE WELL-DRAINING. IF SATURATED OR WET CONDITIONS EXIST IN PROPOSED PLANTING AREAS OR WITHIN PLANTING HOLES, DO NOT PLANT MATERIAL AND CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
- G. GAIN APPROVAL FROM OWNER PRIOR TO WORK FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, SPRAY AREAS WITH 'ROUND-UP' OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- H. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- I. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- J. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION
- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT, EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

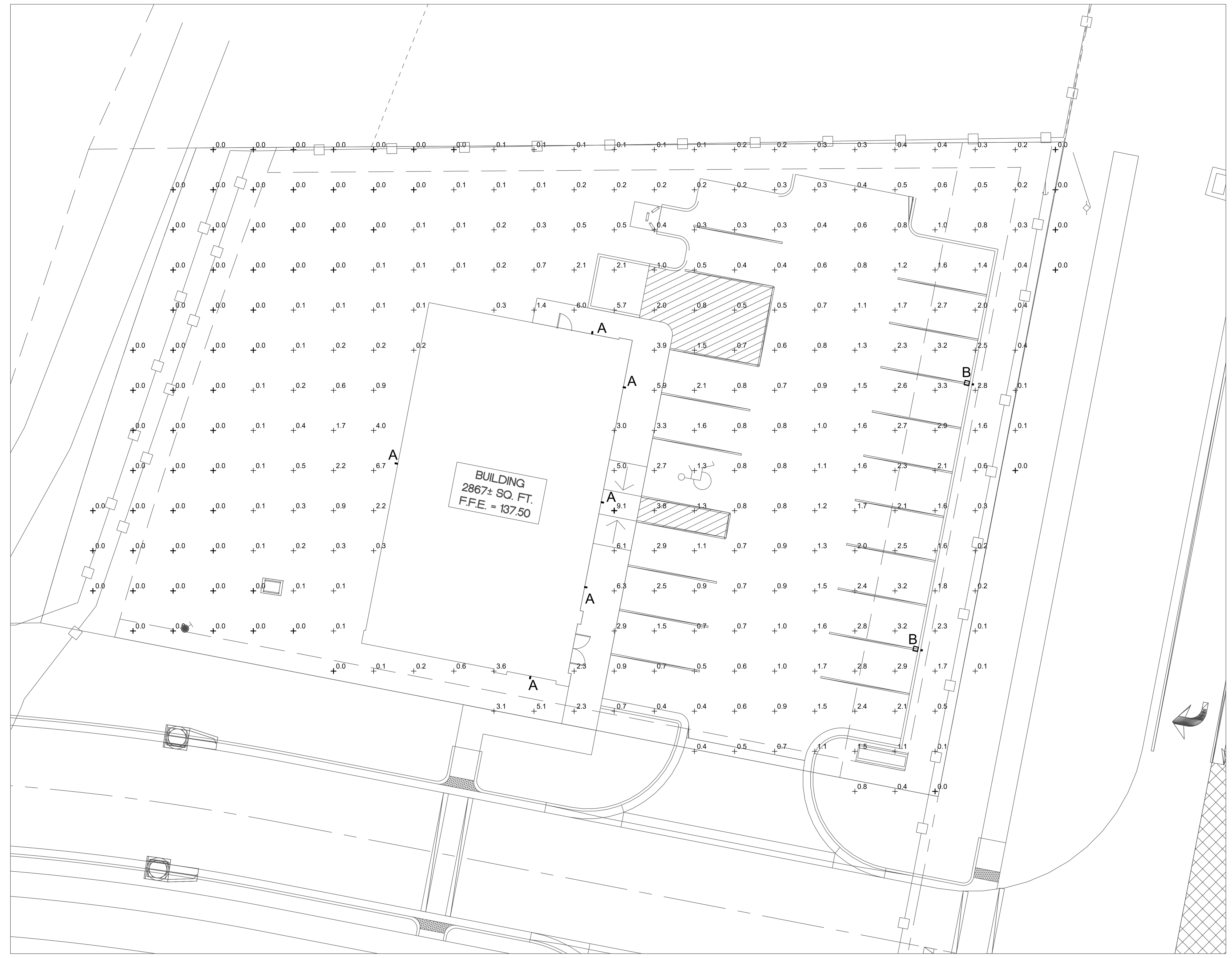
3.3 PLANTING
- A. PLANT TREES, SHRUBS, AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY OWNER'S REPRESENTATIVE. OUTLINE AREAS AND SECURE OWNER'S REPRESENTATIVE'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES AND SHRUBS BY THE ROOTBALL AND NOT BY THE TRUNK OR MAIN STEM. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING ONLY IF THAT IS WITHIN THE ALLOWABLE FERTILIZING TIME WINDOW PER COUNTY CODE. MIX OR APPLY FERTILIZER ON TOP OF ROOTBALL AND NOT UNDER OR WITHIN PLANTING PITS. APPLY JUST INSIDE OF PLANT FOLIAGE/DRIPLINE AND NOT DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS. DO NOT APPLY OR SPILL FERTILIZER ON IMPERVIOUS SURFACES- IMMEDIATELY CLEAN OFF AND/OR CONTAIN IF SO. DO NOT WASH, SWEEP, OR BLOW OFF EXCESS OR SPILLED FERTILIZER INTO DRAINS, STORMWATER DITCHES OR PONDS, OR OTHER WATER BODIES OR CONVEYANCE SYSTEMS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES AND PALMS IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS
- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER IF WITHING THE ALLOWABLE FERTILIZING TIME WINDOW PER COUNTY CODE. APLY AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS. SPREADER DEFLECTOR SHIELDS ARE REQUIRED WHEN FERTILIZING VIA ROTARY/BROADCAST SPREADERS. DO NOT APPLY OR SPILL FERTILIZER ON IMPERVIOUS SURFACES- IMMEDIATELY CLEAN O

Parking Surface Calc Zone		
Average	1.2	fc
Maximum	3.0	fc
Minimum	0.3	fc
Max/Min	10.0:1	
Average/Min	4.0:1	

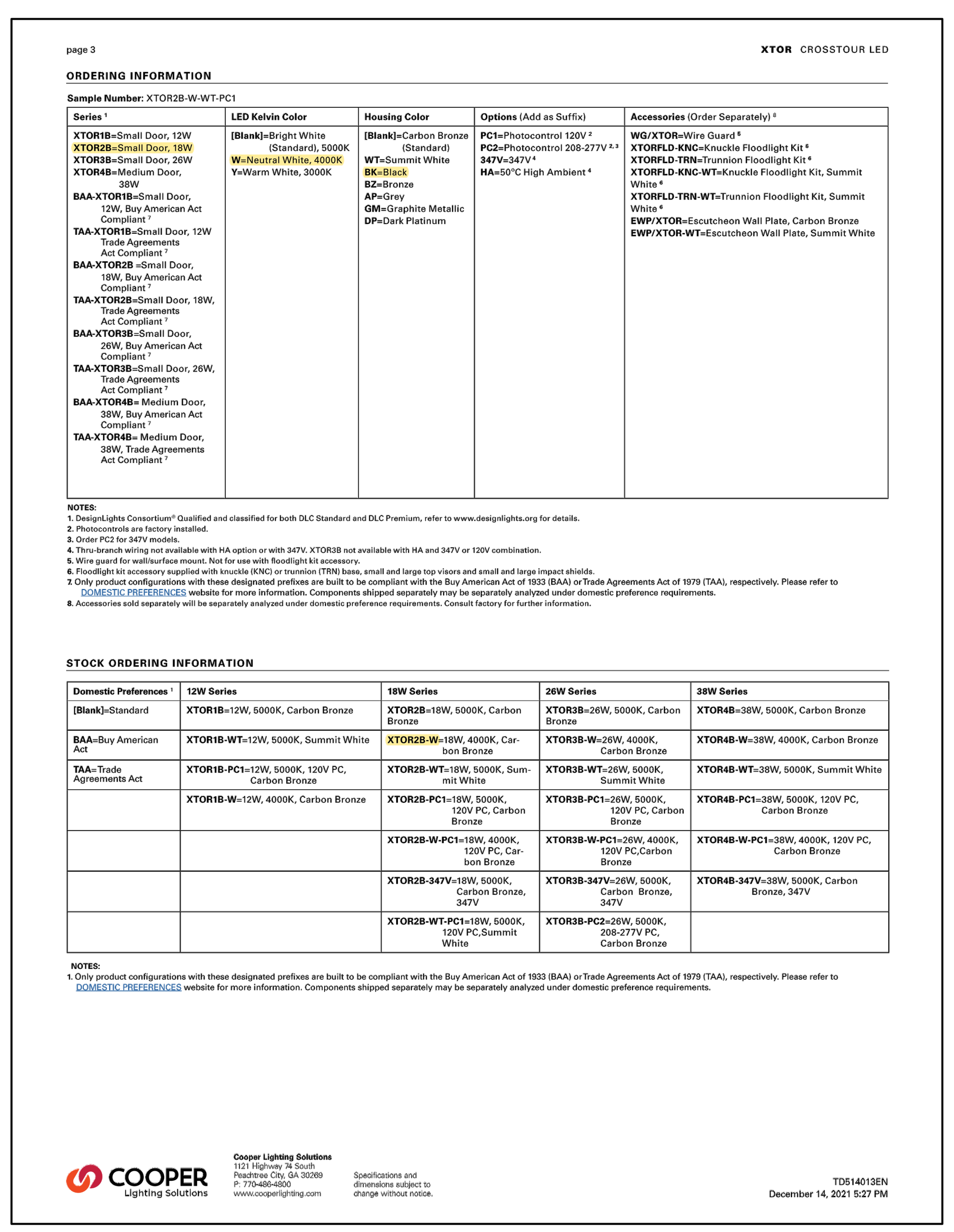
FIXTURE SCHEDULE

LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	WATTAGE
A	6	COOPER LIGHTING SOLUTIONS – LUMARK	XTOR2B–W	CROSSTOUR 18W WALL MOUNT LED 10' MTG. HEIGHT	EATON LED 4000K	1	18.2
B	2	COOPER LIGHTING SOLUTIONS – LUMARK	LAS 100S–T3–SWITCH–8	AREA SITE LARGE HOUSING, TYPE III, WATTAGE SWITCH ON POSITION 8 15' MTG. HEIGHT	(288) 4000K CCT, 70 CRI LEDS	288	48.0



SITE PLAN - PHOTOMETRIC

SCALE - 1/16" = 1'-0"



page 3 — XTOR CROSSTOUR LED

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) [8]
XTOR1B=Small Door, 12W; XTOR2B=Small Door, 18W; XTOR3B=Small Door, 26W; XTOR4B=Medium Door, 38W; BAA-XTOR1B=Small Door, 12W, Buy American Act Compliant [7]; TAA-XTOR1B=Small Door, 12W Trade Agreements Act Compliant [7]; BAA-XTOR2B=Small Door, 18W, Buy American Act Compliant [7]; TAA-XTOR2B=Small Door, 18W, Trade Agreements Act Compliant [7]; BAA-XTOR3B=Small Door, 26W, Buy American Act Compliant [7]; TAA-XTOR3B=Small Door, 26W, Trade Agreements Act Compliant [7]; BAA-XTOR4B= Medium Door, 38W, Buy American Act Compliant [7]; TAA-XTOR4B= Medium Door, 38W, Trade Agreements Act Compliant [7]	[Blank]=Bright White (Standard), 5000K; W=Neutral White, 4000K; Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard); WT=Summit White; BK=Black; BZ=Bronze; AP=Grey; GM=Graphite Metallic; DP=Dark Platinum	PC1=Photocontrol 120V [2]; PC2=Photocontrol 208-277V [2, 3]; 347V=347V [4]; HA=50°C High Ambient [4]	WG/XTOR=Wire Guard [5]; XTORFLD-KNC=Knuckle Floodlight Kit [6]; XTORFLD-TRN=Trunnion Floodlight Kit [6]; XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White [6]; XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White [6]; EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze; EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

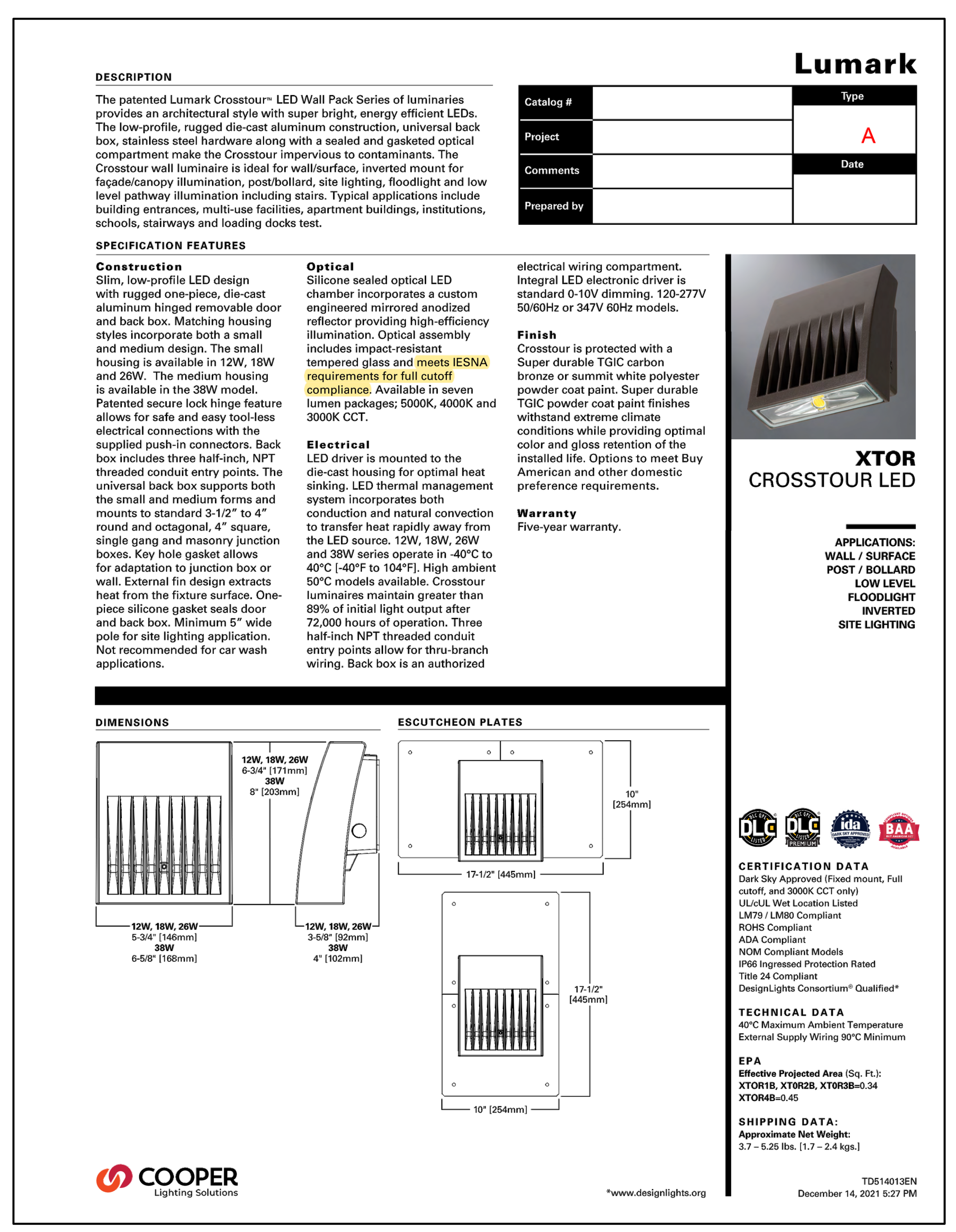
NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	12W Series	18W Series	26W Series	38W Series
[Blank]=Standard	XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
BAA=Buy American Act	XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1=26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V=26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	XTOR3B-PC2=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:
1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

COOPER Lighting Solutions — Cooper Lighting Solutions, 1121 Highway 74 South, Peachtree City, GA 30269, P: 770-486-4800, www.cooperlighting.com — Specifications and dimensions subject to change without notice. — TD514013EN December 14, 2021 5:27 PM



Lumark

Catalog #		Type
Project		A
Comments		Date
Prepared by		

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS — 12W, 18W, 26W 6-3/4" [171mm]; 38W 8" [203mm]; 12W, 18W, 26W 5-3/4" [146mm]; 38W 6-5/8" [168mm]; 12W, 18W, 26W 3-5/8" [92mm]; 38W 4" [102mm]

ESCUTCHEON PLATES — 10" [254mm]; 17-1/2" [445mm]

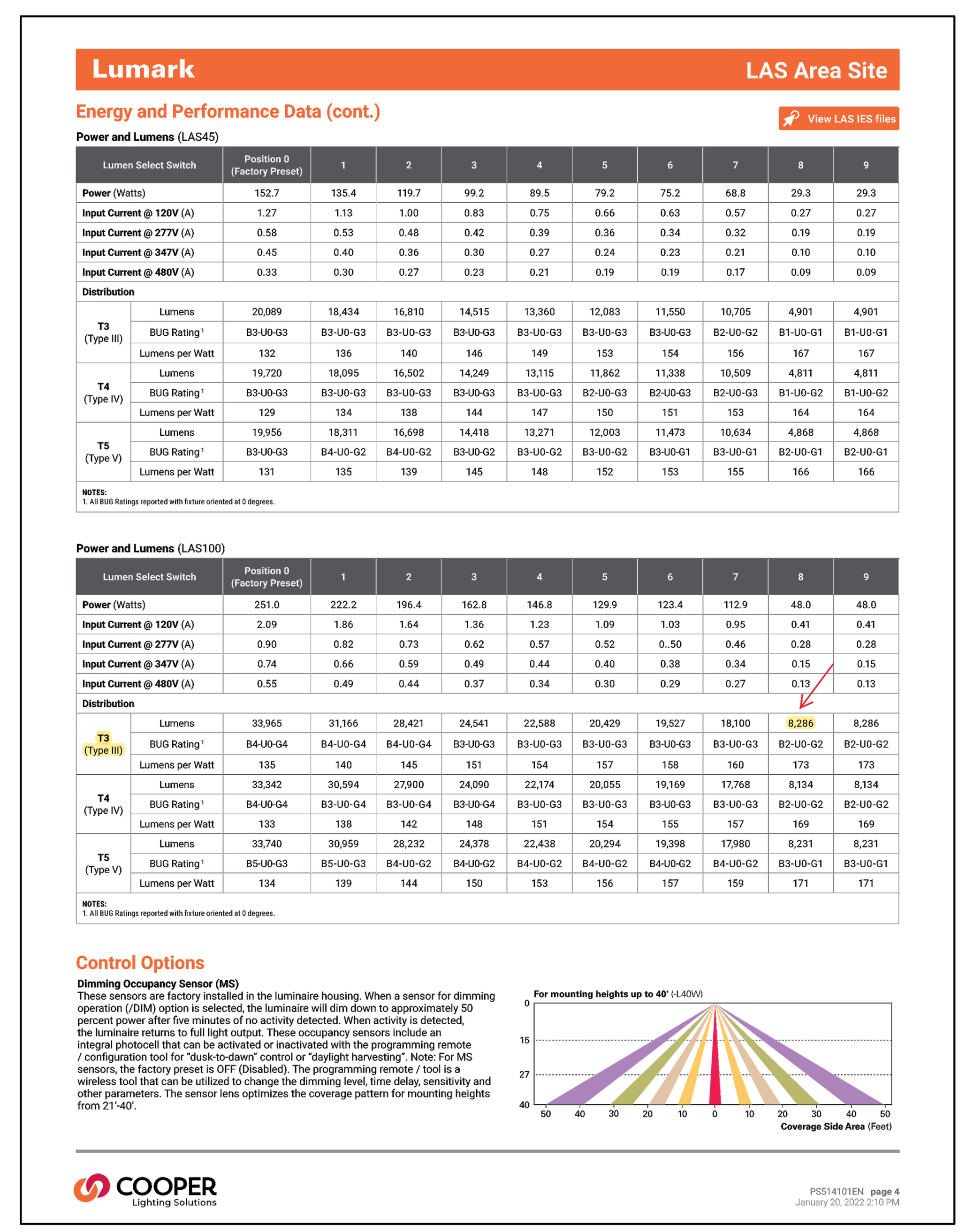
CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

COOPER Lighting Solutions — *www.designlights.org — TD514013EN December 14, 2021 5:27 PM



Lumark — **LAS Area Site**

Energy and Performance Data (cont.)

View LAS IES files

Power and Lumens (LAS45)

Lumen Select Switch		Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9
Power (Watts)		152.7	135.4	119.7	99.2	89.5	79.2	75.2	68.8	29.3	29.3
Input Current @ 120V (A)		1.27	1.13	1.00	0.83	0.75	0.66	0.63	0.57	0.27	0.27
Input Current @ 277V (A)		0.58	0.53	0.48	0.42	0.39	0.36	0.34	0.32	0.19	0.19
Input Current @ 347V (A)		0.45	0.40	0.36	0.30	0.27	0.24	0.23	0.21	0.10	0.10
Input Current @ 480V (A)		0.33	0.30	0.27	0.23	0.21	0.19	0.19	0.17	0.09	0.09
Distribution											
T3 (Type III)	Lumens	20,089	18,434	16,810	14,515	13,360	12,083	11,550	10,705	4,901	4,901
	BUG Rating [1]	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B1-U0-G1	B1-U0-G1
	Lumens per Watt	132	136	140	146	149	153	154	156	167	167
T4 (Type IV)	Lumens	19,720	18,095	16,502	14,249	13,115	11,862	11,338	10,509	4,811	4,811
	BUG Rating [1]	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2
	Lumens per Watt	129	134	138	144	147	150	151	153	164	164
T5 (Type V)	Lumens	19,956	18,311	16,698	14,418	13,271	12,003	11,473	10,634	4,868	4,868
	BUG Rating [1]	B3-U0-G3	B4-U0-G2	B4-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1
	Lumens per Watt	131	135	139	145	148	152	153	155	166	166

NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Power and Lumens (LAS100)

Lumen Select Switch		Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9
Power (Watts)		251.0	222.2	196.4	162.8	146.8	129.9	123.4	112.9	48.0	48.0
Input Current @ 120V (A)		2.09	1.86	1.64	1.36	1.23	1.09	1.03	0.95	0.41	0.41
Input Current @ 277V (A)		0.90	0.82	0.73	0.62	0.57	0.52	0..50	0.46	0.28	0.28
Input Current @ 347V (A)		0.74	0.66	0.59	0.49	0.44	0.40	0.38	0.34	0.15	0.15
Input Current @ 480V (A)		0.55	0.49	0.44	0.37	0.34	0.30	0.29	0.27	0.13	0.13
Distribution											
T3 (Type III)	Lumens	33,965	31,166	28,421	24,541	22,588	20,429	19,527	18,100	8,286	8,286
	BUG Rating [1]	B4-U0-G4	B4-U0-G4	B4-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	135	140	145	151	154	157	158	160	173	173
T4 (Type IV)	Lumens	33,342	30,594	27,900	24,090	22,174	20,055	19,169	17,768	8,134	8,134
	BUG Rating [1]	B4-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	133	138	142	148	151	154	155	157	169	169
T5 (Type V)	Lumens	33,740	30,959	28,232	24,378	22,438	20,294	19,398	17,980	8,231	8,231
	BUG Rating [1]	B5-U0-G3	B5-U0-G3	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G1	B3-U0-G1
	Lumens per Watt	134	139	144	150	153	156	157	159	171	171

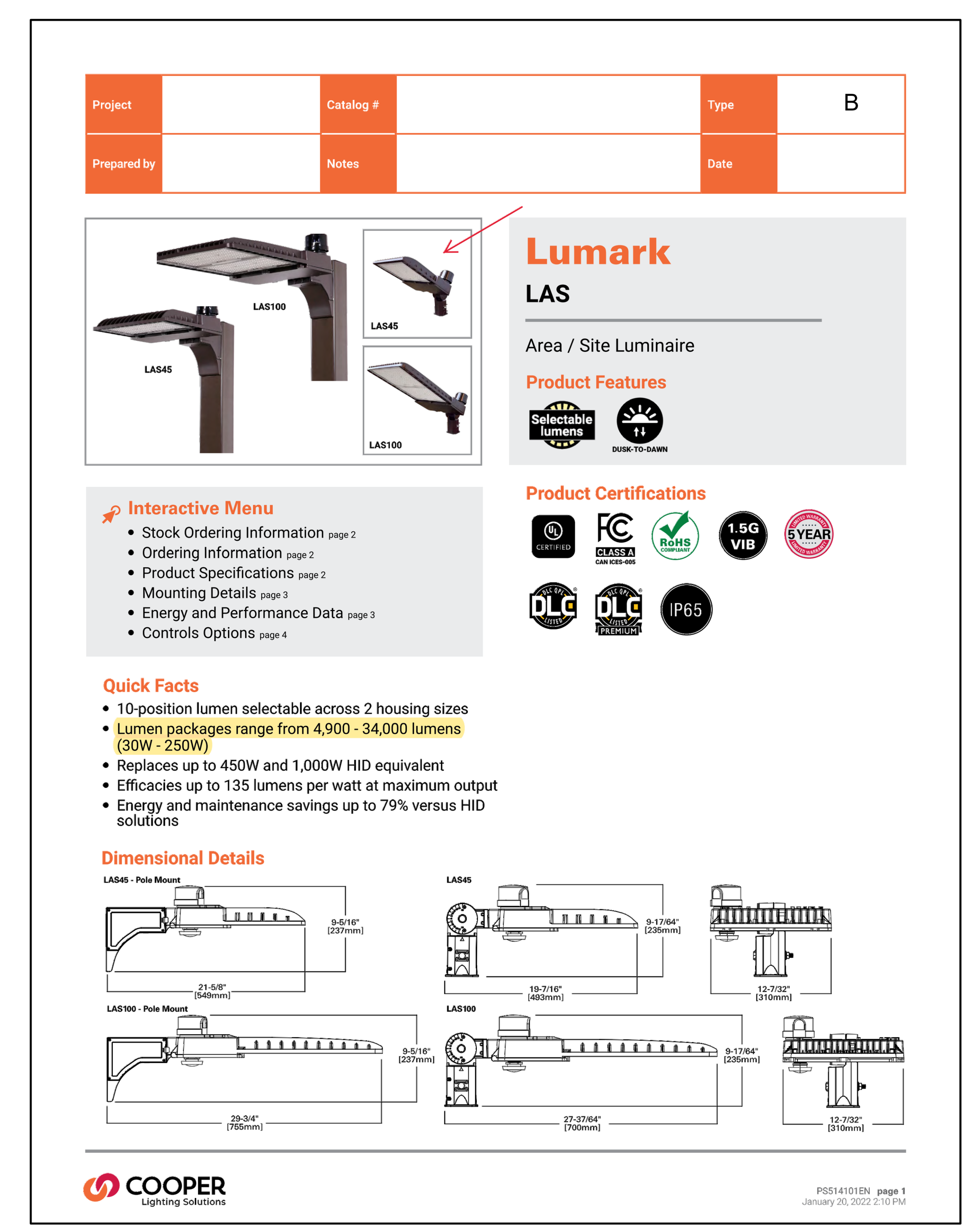
NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Control Options

Dimming Occupancy Sensor (MS)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. The sensor lens optimizes the coverage pattern for mounting heights from 21'-40'.

For mounting heights up to 40' (-L40W) — Coverage Side Area (Feet)

COOPER Lighting Solutions — PS514101EN page 4, January 20, 2022 2:10 PM



Project		Catalog #		Type	B
Prepared by		Notes		Date	

Lumark
LAS
Area / Site Luminaire

LAS100 — LAS45 — LAS45 — LAS100

Product Features — Selectable lumens; DUSK-TO-DAWN

Product Certifications — 1.5G VIB; 5 YEAR; IP65

Interactive Menu
- Stock Ordering Information page 2
- Ordering Information page 2
- Product Specifications page 2
- Mounting Details page 3
- Energy and Performance Data page 3
- Controls Options page 4

Quick Facts
- 10-position lumen selectable across 2 housing sizes
- Lumen packages range from 4,900 - 34,000 lumens (30W - 250W)
- Replaces up to 450W and 1,000W HID equivalent
- Efficacies up to 135 lumens per watt at maximum output
- Energy and maintenance savings up to 79% versus HID solutions

Dimensional Details — LAS45 - Pole Mount: 9-5/16" [237mm], 21-5/8" [549mm]; LAS45: 9-17/64" [235mm], 19-7/16" [493mm], 12-7/32" [310mm]; LAS100 - Pole Mount: 9-5/16" [237mm], 29-3/4" [755mm]; LAS100: 9-17/64" [235mm], 27-37/64" [700mm], 12-7/32" [310mm]

COOPER Lighting Solutions — PS514101EN page 1, January 20, 2022 2:10 PM

RUSSELL T. HYDE, LICENSE NO. 56270, STATE OF FLORIDA, PROFESSIONAL ENGINEER — 11/15/22

HYDE ENGINEERING, INC.
3120 8th Ave. South
Birmingham, Alabama 35233
(P) 205 982-0900
E-MAIL: engineers@hyde-egr.com

A New Building For:
MainStreet FAMILY URGENT CARE
Alachua County, FL

RELEASES / DESCRIPTION / DATES

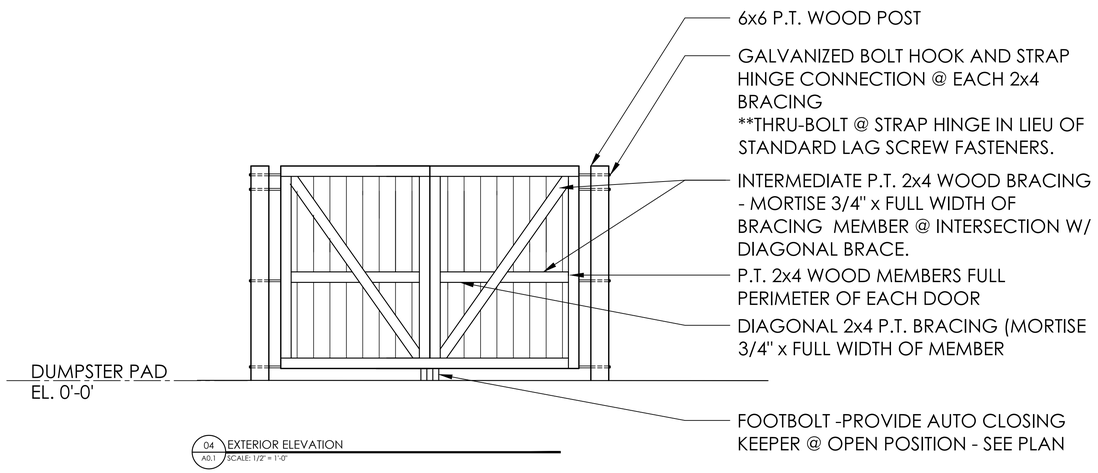
1	REVISED PER CITY REVIEW	10/20/22

DATE	11.15.22
DRAWN	DBM
CHECKED	RTH

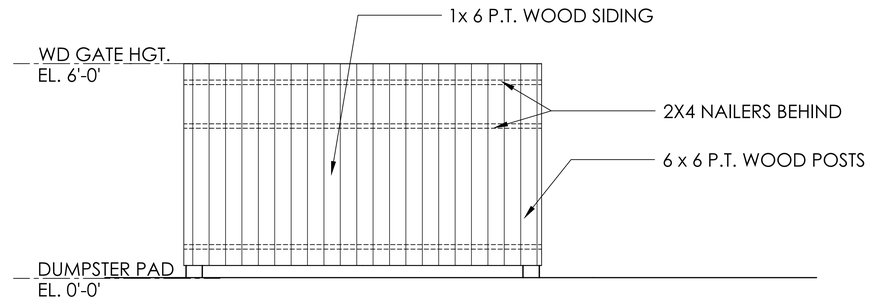
PROJECT NUMBER
22263.0

SHEET TITLE
SITE PLAN - PHOTOMETRIC
LIGHTING SCHEDULE

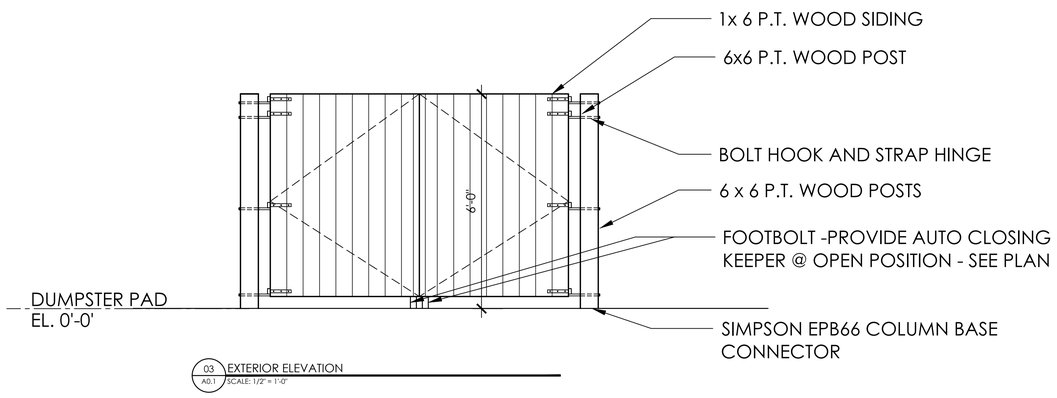
DRAWING NO.
E1.1



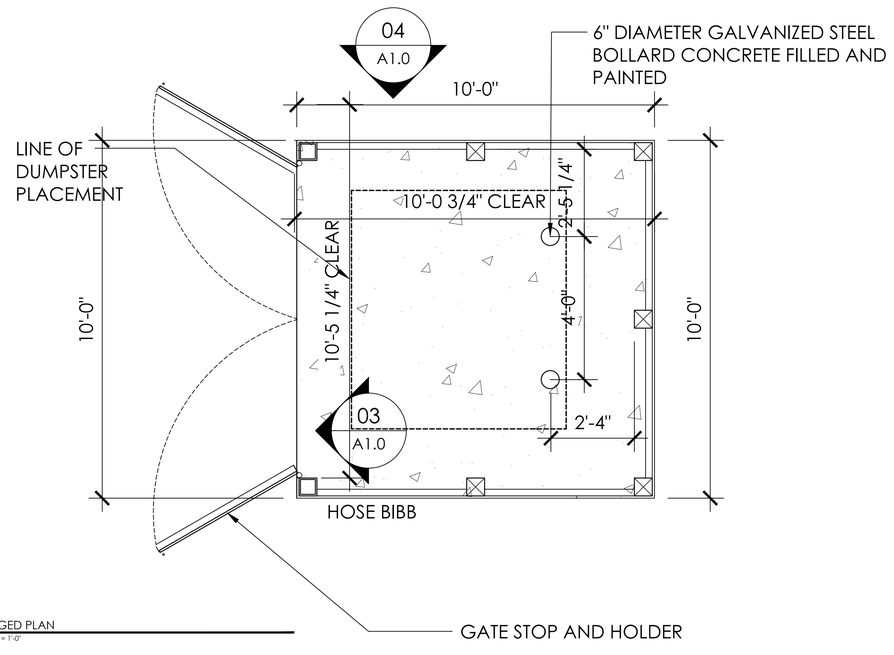
04 EXTERIOR ELEVATION
A0.1 SCALE: 1/2" = 1'-0"



02 EXTERIOR ELEVATION
A0.1 SCALE: 1/2" = 1'-0"



03 EXTERIOR ELEVATION
A0.1 SCALE: 1/2" = 1'-0"



01 ENLARGED PLAN
A0.1 SCALE: 1/2" = 1'-0"

hendon huckestein architects, PC
architecture . planning . interior design
2126 Morris Avenue
Birmingham, **Alabama** 35203
Phone (205) 322-1751
Fax (205) 322-1778
email info@hhausha.com
www.hhausha.com

A New Building For:
Main Street FAMILY URGENT CARE
Alachua, Florida

RELEASES / DESCRIPTION / DATES

NOT FOR CONSTRUCTION ■
RELEASED FOR CONSTRUCTION □

DATE	09.21.2022
DRAWN	MEH
CHECKED	ENH
APPROVED	H+HA

PROJECT NUMBER 22046.17

SHEET TITLE
EXTERIOR ELEVATION

DRAWING NO.
A0.1

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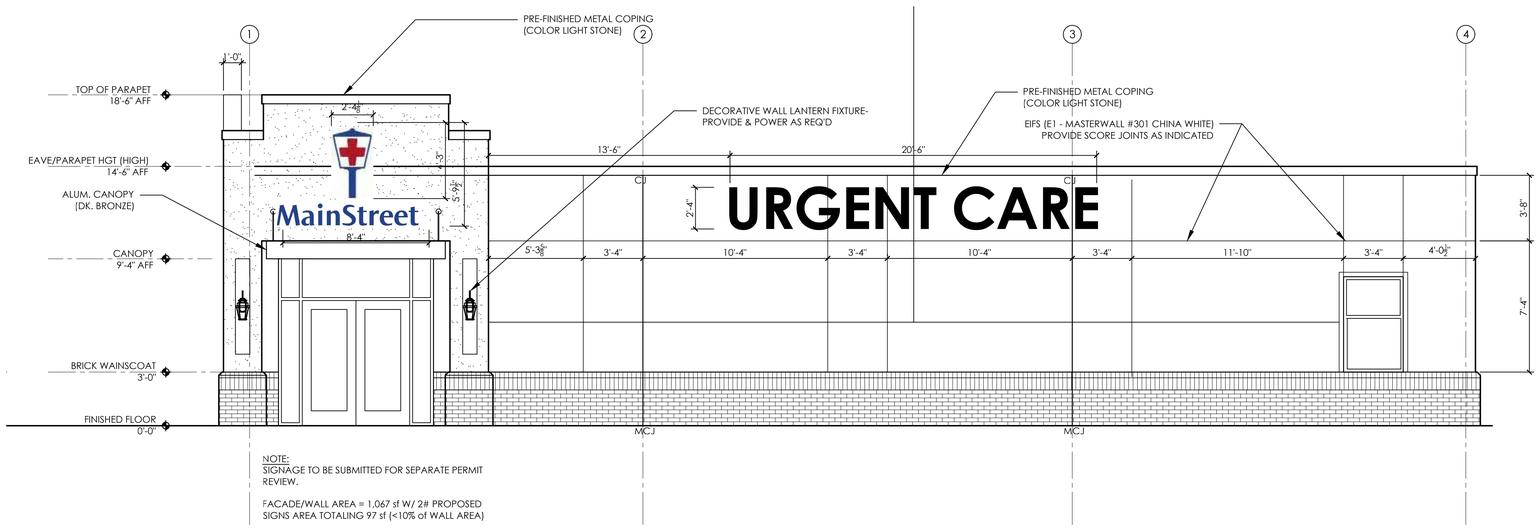
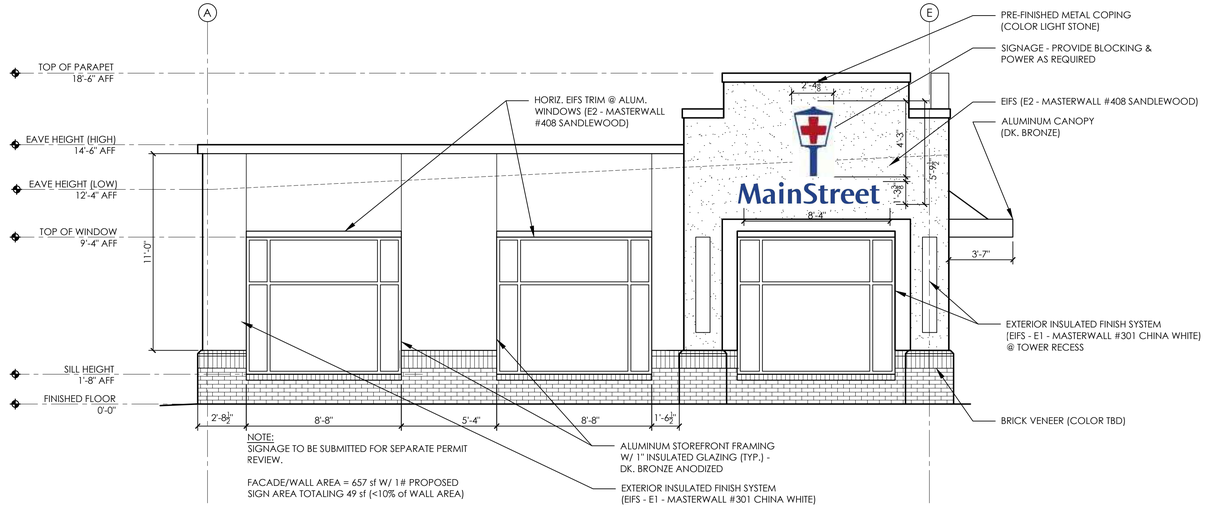


NOTE:
SIGNAGE TO BE SUBMITTED FOR SEPARATE PERMIT REVIEW.

FACADE/WALL AREA = 1,067 sf W/ 2# PROPOSED SIGNS AREA TOTALING 97 sf (<10% of WALL AREA)

GLAZING AREA = 100 sf

02 / A2.1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
SIGNAGE TO BE SUBMITTED FOR SEPARATE PERMIT REVIEW.

FACADE/WALL AREA = 657 sf W/ 1# PROPOSED SIGN AREA TOTALING 49 sf (<10% of WALL AREA)

GLAZING AREA = 203 sf

ALUMINUM STOREFRONT FRAMING
W/ 1" INSULATED GLAZING (TYP.) -
DK. BRONZE ANODIZED

EXTERIOR INSULATED FINISH SYSTEM
(EIFS - E1 - MASTERWALL #301 CHINA WHITE)

01 / A2.1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

hendon huckestein architects, PC
architecture . planning . interior design
2126 Morris Avenue
Birmingham, **Alabama** 35203
Phone (205) 322-1751
Fax (205) 322-1778
email info@hhausha.com
www.hhausha.com

A New Building For:
MainStreet FAMILY URGENT CARE
--
Alachua, Florida

RELEASES / DESCRIPTION / DATES

NOT FOR CONSTRUCTION ■
RELEASED FOR CONSTRUCTION □

DATE	09.21.2022
DRAWN	MEH
CHECKED	ENH
APPROVED	H+HA

PROJECT NUMBER
22046.17

SHEET TITLE
EXTERIOR ELEVATION

DRAWING NO.
A2.1

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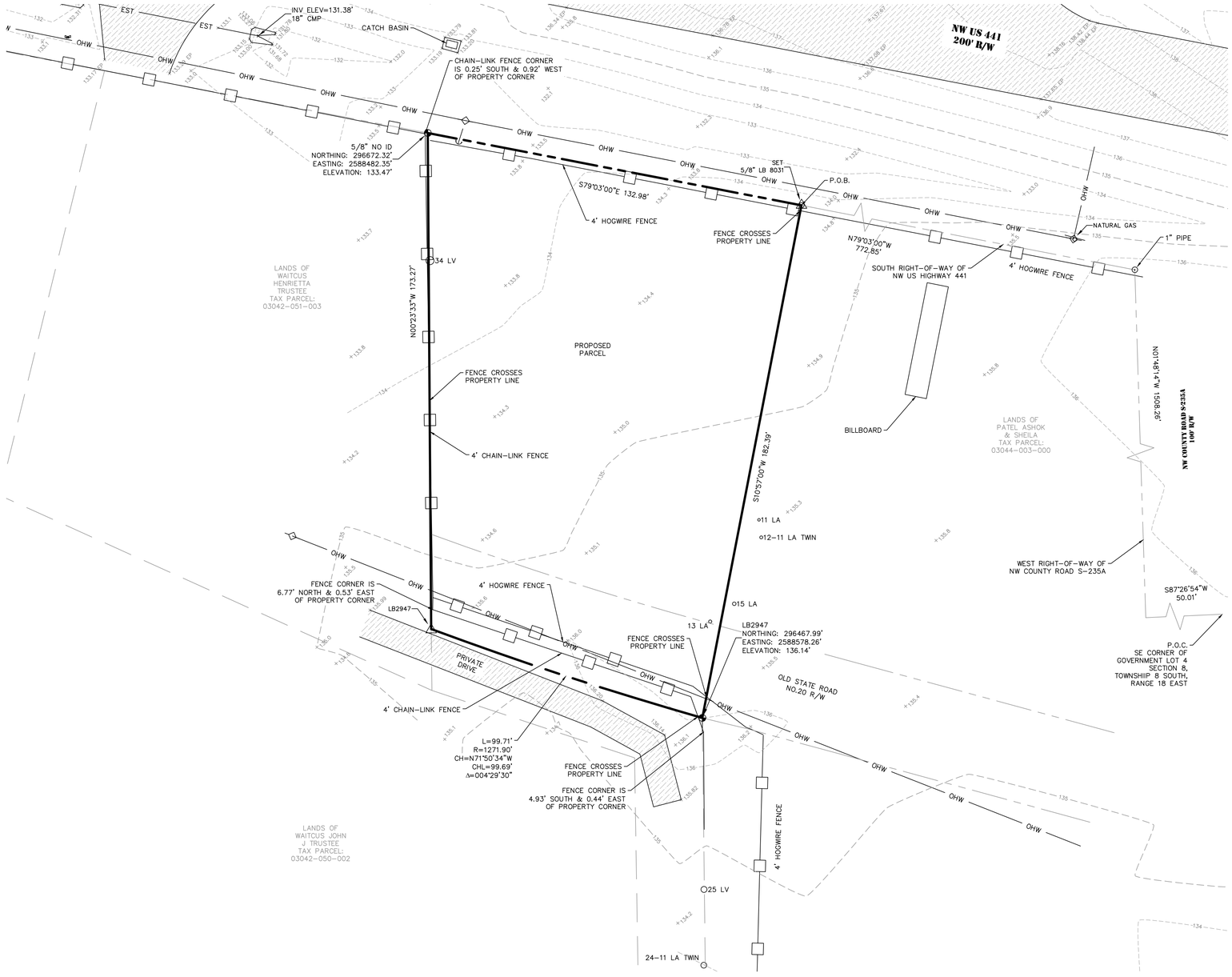
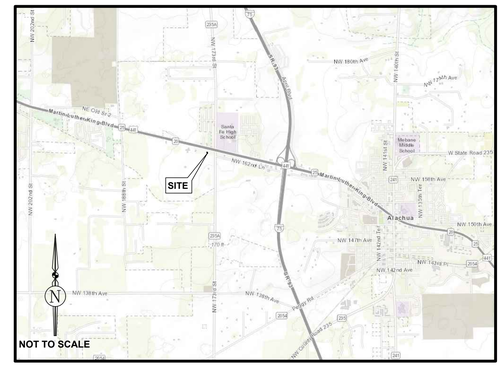
ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



LOCATION MAP



LEGAL DESCRIPTION - BY THIS SURVEYOR

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S87°26'54"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A; THENCE RUN N01°48'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1508.26 FEET TO A FOUND 1 INCH PIPE MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4392, PG. 1137 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A WITH THE SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN N79°03'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 772.85 FEET FOR THE POINT OF BEGINNING; THENCE RUN S10°57'00"W, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441, A DISTANCE OF 182.39 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4902, PG. 2199 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 2241, PG. 1384 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1271.90 FEET AND A CHORD BEARING AND DISTANCE OF N71°50'34"W AND 99.69 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING THE NORTH BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 4902, PG. 2199, A DISTANCE OF 99.71 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R.B. 4902, PG. 2199; THENCE RUN N00°23'33"W, A DISTANCE OF 173.27 FEET TO A FOUND 5/8 INCH IRON ROD LYING ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN S79°03'00"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 132.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRES MORE OR LESS.

ABBREVIATIONS

Δ = DELTA
CH = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
ELEV = ELEVATION
ID = IDENTIFICATION
INV = INVERT
L = ARC LENGTH
LB = LICENSED SURVEYING BUSINESS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY

TREES:
LA = LAUREL OAK
LV = LIVE OAK
TWIN = TWIN TRUNK

TITLE EXCEPTIONS

TAKEN FROM SCHEDULE B-II OF A COMMITMENT FOR TITLE INSURANCE, ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22000090139, WITH AN EFFECTIVE DATE OF MARCH 06, 2022 AT 8:00 A.M.

1. NOT A MATTER OF SURVEY.
2. ALL MATTERS WITHIN ARE DEPICTED IN THE SURVEY HEREON OR ADDRESSED WITHIN THIS SURVEYOR'S NOTES.
3. NOT A MATTER OF SURVEY.
4. NOT A MATTER OF SURVEY.
5. THE RESERVATION OF AN UNDIVIDED 1/2 INTEREST OF ALL OIL, GAS AND MINERALS AS CONVEYED IN THAT CERTAIN INSTRUMENT DATED MAY 10, 1945, FILED MAY 19, 1945 AND RECORDED IN MISCELLANEOUS BOOK 33, PAGE 99 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA ENCUMBERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE ACROSS THE ENTIRETY OF THE PARCEL.
6. NOT A MATTER OF SURVEY.
7. NOT A MATTER OF SURVEY.
8. THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 4763, PAGE 2345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LIES OUTSIDE OF THE SCOPE OF THIS SURVEY.
9. THIS SURVEYOR HAS NO KNOWLEDGE OF, NOR WAS PROVIDED ANY UNRECORDED LEASES AT THE TIME OF THIS SURVEY.

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- EST — STORM SEWER LINE
- BENCHMARK
- IRON ROD - CAPPED
- NAIL AND DISK
- IRON PIPE
- SANITARY VALVE
- POWER POLE
- GUY WIRE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE



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

ALACHUA, FLORIDA

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL BEING S79°03'00"E.
3. EXCEPT AS NOTED OR SHOWN HEREON THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EXCEPT THOSE THAT WERE FURNISHED TO THE LAND SURVEYOR AND LISTED IN SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER MATTERS THAT THE PROVIDED COMMITMENT FOR TITLE INSURANCE DOES NOT DISCLOSE.
4. THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
7. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON APRIL 13, 2022.
8. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
9. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
10. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
11. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32605
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

CERTIFICATION

To: RURAL URGENT CARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY - COMMERCIAL SERVICES, AMERICAN LAND TITLE ASSOCIATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4-5, 8, 13-14, 16, 18, & 20 of Table A thereof. The fieldwork was completed on April 13, 2022.

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4816
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White, PLS
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

SEE ALTA CERTIFICATION AT LEFT

Scale:	1"=20'
Proj. No.	468-22-01
Drawn:	R.Booker
Checked:	R.White
Dwg. Name:	468-22-01-SA1
Dwg. Date:	06/17/2021
Field Book:	N/A
Pages:	N/A
Sheet:	**1 of 1**

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 13, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±2,867 square foot medical clinic with associated site improvements
APPLICANT/AGENT:	Christopher Potts, PE JBPro, Inc.
PROPERTY OWNER:	Alachua 441/235 LLC
LOCATION:	South of US 441, west of CR 235A
PARCEL ID NUMBER:	Portion of 03044-003-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±0.47
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Alachua 441/235 LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the June 13, 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 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 16 of the June 13, 2023 Staff Report to the Planning & Zoning Board.*

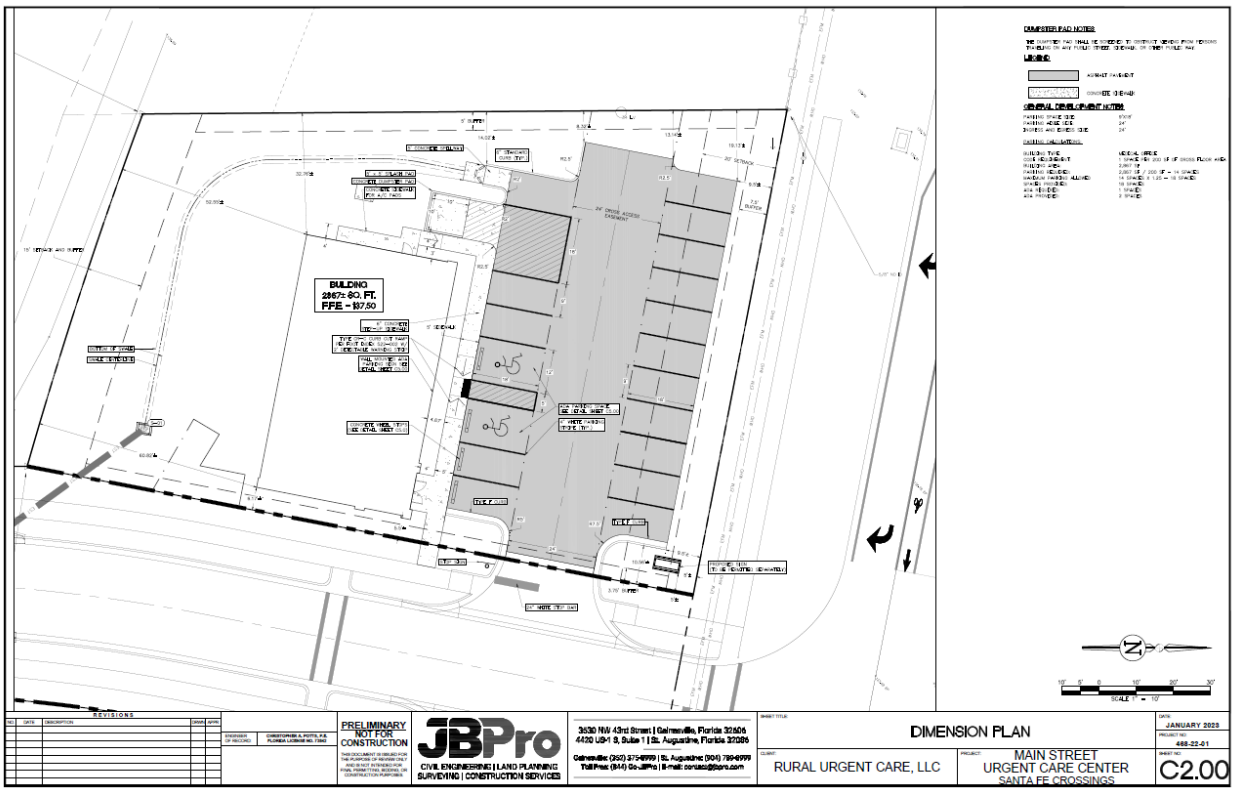
SUMMARY

This application is a request by Christopher Potts, P.E., of JBPro, Inc., applicant and agent for Alachua 441/235 LLC., property owner, for consideration of a Site Plan proposing the construction of a ±2,867 square foot medical clinic with associated site improvements on a ±0.47 acre subject property. The project is known as Main Street Urgent Care.

The subject property is south of US 441, west of 235A.

The proposed development will convey the development's stormwater runoff to a master stormwater system for the Santa Fe Crossings development. Access will be provided to US 441 and CR235A through a new roadway to be constructed as part of the approved Santa Fe Crossing Infrastructure Plan, which was approved by the City Commission on May 22, 2023.

Illustration 1. Main Street Urgent Care Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

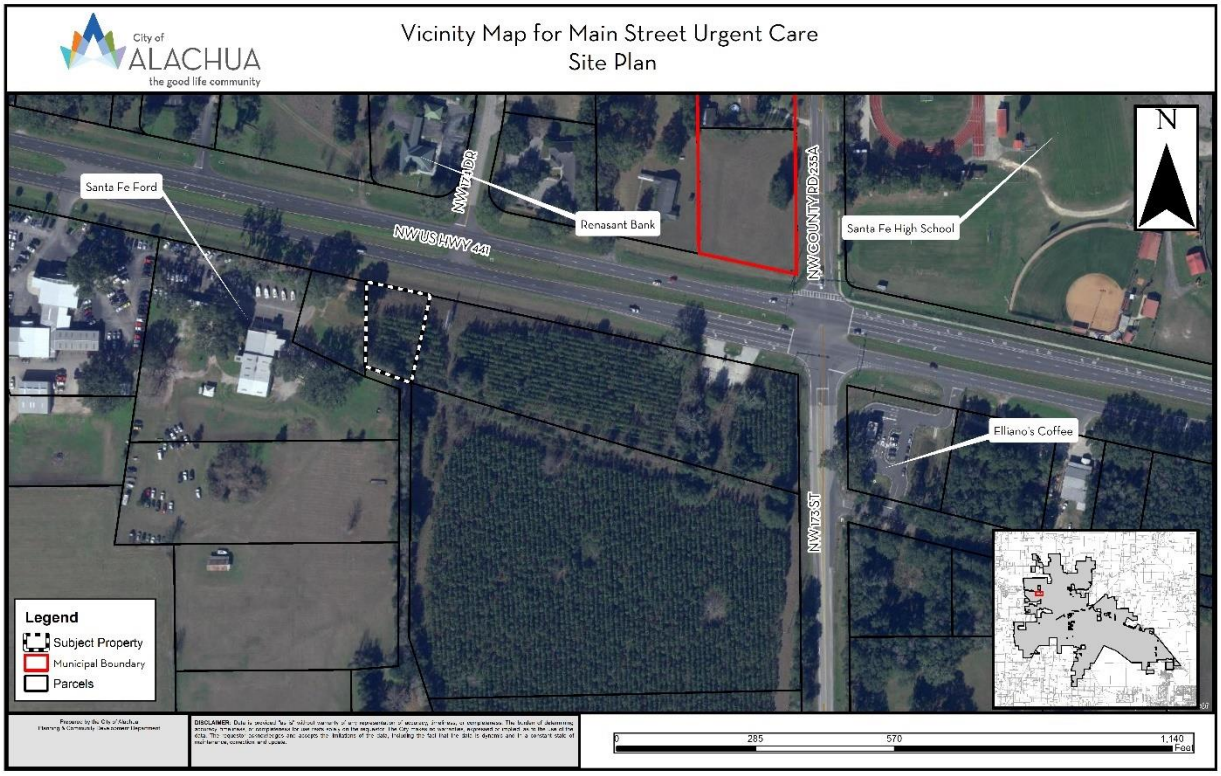


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial	Commercial	CI
South	Commercial/ Single Family Residential	Commercial	CI
East	Vacant Commercial	Commercial	CI
West	Commercial	Commercial	CI

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on August 24, 2022 at the Swick House. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed site plan would be consistent with uses permitted within the Commercial Future Land Use designation. There is no proposed change of future land use designation or zoning designation.

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

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

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

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

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

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

requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Objective 9.1: *Connections to Water and Wastewater Systems*
The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

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

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

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

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

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

Analysis of Consistency with Objective 1.2.a: An analysis of the impacts to wastewater facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for wastewater facilities.

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

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

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

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

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 can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

There are no delineated wetlands on the subject property.

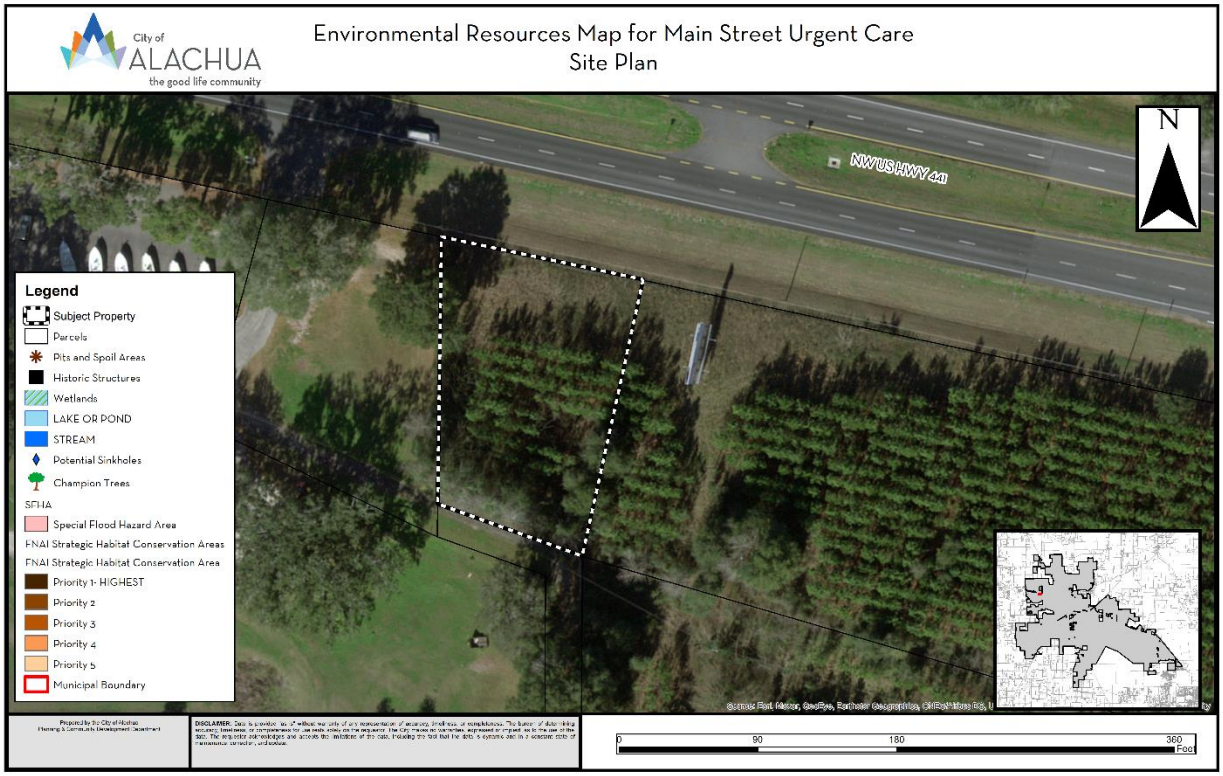
Evaluation: There are no delineated wetlands on the subject property. If, during development of the site, wetlands are discovered then all applicable standards of the City's Comprehensive Plan and Land Development Regulations would apply.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the site have been prioritized as part of the Florida Natural Areas Inventory.

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

Soil Survey

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

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

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Mead fine sand, 0 to 5 % slopes	A	Well drained	Not limited	98.1
Arredondo fine sand, 0 to 5 % slopes	A	Well drained	Not Limited	1.9

Evaluation: The soil type present on the subject property does not pose any significant limitations for the development type proposed.

Flood Potential

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

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

Karst-Sensitive Features

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

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System,

however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI), which permits medical clinics.

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

Evaluation & Findings: There are no use-specific standards for medical clinics, therefore, there are no issues related to use-specific standards.

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

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

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. There is existing

residential development located to the south of the subject property. The proposed use and site design will not result in any adverse impacts to the existing residential development.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D

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

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

Traffic System Category	Segment 7 US 441 (from CR235A to NW 188th Street)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	43,000
Existing Traffic[3]	22,250
Reserved Trips[4]	1,652
Available Capacity[4]	19,098
Increase/Decrease in Daily Trips Generated by Development[5]	109
Residual Capacity After Development's Impacts[6]	18,989

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua April 2023 Development Monitoring Report.
5 Trip Generation: ITE Code 630 Clinic = .38.16 trips per ksf = 38.16 x 2.867 (50% entering/ 50% exiting); ; Trip Distribution: Segment7 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	3,870
Existing Traffic[3]	2,114
Reserved Trips[4]	138
Available Capacity[4]	1,618
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	13
Residual Capacity After Development's Impacts[6]	1,605

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua April 2023 Development Monitoring Report.
5 Trip Generation: ITE Code 630 Clinic = .4.64 trips per ksf = 38.16 x 2.867 (46% entering/ 54% exiting); ; Trip Distribution: Segment7 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	341,309
Available Capacity	649,274
Increase/Decrease in Potable Water Demand from Application[3]	1,100
Residual Capacity	**648,174**
Percentage of Permitted Design Capacity Utilized	**71.82%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua April 2023 Development Monitoring Report
3 Formula: Per Chapter 62-6.008, F.A.C., Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	311,219
Available Capacity	430,781
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,100
Residual Capacity	**429,507**
Percentage of Permitted Design Capacity Utilized	**71.35%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua April 2023 Development Monitoring Report
3 Formula: Per Chapter 62-6.008, F.A.C., Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

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

Solid Waste Impacts

Table 4. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
Increase/Decrease in Demand Generated by Application[3]	39.12	7.14
New River Solid Waste Facility Capacity[4]	50 years	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*

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

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*

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

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
ALACHUA 441/235 LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Cross Access Easement to provide for access across the subject property between ingress/egress point(s) to the site and to adjacent properties. The Applicant further agrees that the Cross Access Easement shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Cross Access Easement.
2. The Applicant agrees it shall provide Public Utilities Easements for all City-maintained public utilities. The Public Utilities Easements shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Public Utilities Easements.
3. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
4. The Applicant agrees that Conditions 1-3 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 - 4 as stated herein.

EXHIBIT "B"

TO

ALACHUA 441/235 LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2023

Also sent by electronic mail to chris.potts@jbpro.com

Chris Potts, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for Main Street Urgent Care Center Site Plan

Dear Mr Potts:

On February 1, 2023 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **June 13, 2023** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 30 ,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, May 30, 2023*** . These signs will be ready for pick up after 12 PM on Thursday, May 25, 2023.

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, June 12, 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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

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

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 2/22/2023

RE: **Main Street Urgent Care Center Site Plan – Rev 1**

Public Services has reviewed the subject project (Feb 01, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.
This revision is based upon a review of an updated sheet forwarded to Public Services

NO.	COMMENTS
1.	**Comment on September 22, 2022 Submittal** **Sheet C0.00:** • In keeping with COA terminology, please replace ""CONSTRUCTION PLANS" with "SITE PLANS". Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
2.	**Comment on September 22, 2022 Submittal** **Sheet C0.01:** Please add the following to the Standard Abbreviation List: COA = CITY OF ALACHUA BFP = BACKFLOW PREVENTER

NO.	COMMENTS
	PGD – Please define. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
3	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • General Notes 4, 5 & 6: Suggest deleting these notes as they do not seem to apply to this project. • Please add the following General Notes. • "XX. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. " • "XX. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." • "XX. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** General Note 7: Please reword this note as follows: "7. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". General Note 8: Suggest that this note be modified similar to: "8. IF THE EXISTING CLEANOUT AND LATERAL IS DAMAGED, IT MUST BE RECONSTRUCTED AS PER COA DETAILS 200 AND 263." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this

NO.	COMMENTS
	sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Feb 01, 2023 Submittal** **Approved**
4	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • The existing wastewater cleanout will likely require modification. Suggest using a leader and call out details 200 & 263. Note that it is NOT mandatory that the private downstream cleanouts be installed as per details 200 & 263. • Also call out "COA END OF MAINTENANCE" as shown. • See attached markup. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
5.	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • To enhance clarity, suggest leaders be used to call out details for the water meter & BFP. See attached markup. • Also call out "COA END OF MAINTENANCE" as shown. • See attached markup. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
6.	**Comment on September 22, 2022 Submittal** **Sheet C5.XX:** Please add the following COA standard details. 112, 121, 127 200, 263

NO.	COMMENTS
	307, 324 A link will be forwarded with the most current COA standard details. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
7.	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** Please show PUEs for both water and wastewater pipng. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** Please see attached markup of Sheet C4.00. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Feb 01, 2023 Submittal** **Approved**
8.	**Comment on Feb 01, 2023** **Sheet C4.00:** Please see attached markup of Sheet C4.00. Please change Cleanout PUE width from 8- to 10-feet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on sheet updated on Feb 22, 2023** **Sheet C4.00:** **Approved**

NO.	COMMENTS
9	
10	
END OF COMMENTS	

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

MEMORANDUM

Main Street Urgent Care

February 16, 2023

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: February 16, 2023

RE: Main Street Urgent Care Site Plan

CHW has reviewed the plans submitted for the Main Street Urgent Care Site Plan and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.

Second Review New Comments

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 3, 2023

Also sent by electronic mail to chris.potts@jbpro.com

Chris Potts, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Main Street Urgent Care Site Plan November 17, 2022 Submittal

Dear Mr Potts:

On November 17, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of Ashok and Sheila Patel, property owners. The application proposes the construction of a ±2,867 square foot building for use as a medical clinic with associated site improvements on a ±0.47 acre subject property, located on Tax Parcel Number 03044-003-000.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, January 11, 2023. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

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

Deficiencies to be Addressed

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

1. *Concurrency Impact Analysis*
    a. Applicant must identify impacted segments and show available trips assuming approval of application.

    New Comment: Concurrency report does not identify impacted transportation segments, trips that will be added to each segment, or demonstrate that adequate capacity is available on those impacted segments.

4. **Section 6.2 – Tree protection and landscaping standards**
    e. South perimeter buffer (15' Type D) not calculated in proposed landscape plan. Adjacent land use is to south is residential. Calculation and associated perimeter buffer must be provided. See Section 6.2.2. (D)(10), regarding alternative compliance, if applicable.

    New Comment: A separate narrative must be provided requesting alternative compliance with landscape standards. This alternative compliance request must be reviewed and approved by the City Manager/LDR Administrator prior to scheduling of hearing before the Planning and Zoning Board. The narrative must detail compliance with the applicable LDR standards and justification as to why the alternative compliance is needed.

6. **Section 6.6 – Infill Standards**
    a. Applicant must address Section 6.6.3, Residential Protection Standards.

    New Comment: A separate narrative addressing each of the general conditions is required. Please provide responses that specifically consider off-site impacts to the adjacent residential uses as it pertains to:

    1. **Hours of operation and deliveries**
    2. **Activities that generate potential adverse impacts**
    3. **Placement of trash receptacles**
    4. **Loading and delivery areas**
    5. **Lighting**
    6. **Placement of outdoor machines and activities**
    7. **Additional landscaping and buffering to mitigate adverse impacts**
    8. **Height restrictions**
    9. **Preservation of natural lighting and solar access**
    10. **Ventilation and control of odors and fumes**
    11. **Paving and parking areas**
    12. **Placement or configuration of site design**

7. **Outside Review**
    a. Applicant must address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated October 5, 2022 and attached to this letter.

    New Comment: Applicant must address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated December 12, 2022 and attached to this letter.

b. Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated October 13, 2022 and attached to this letter. Please contact for access to the referenced details.

New Comment: Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 12, 2022 and attached to this letter.

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

Sincerely,



Adam Hall, AICP
Principal Planner

/attachments

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

MEMORANDUM

Main Street Urgent Care

December 12, 2022

CHW Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: December 12, 2022

RE: Main Street Urgent Care Site Plan

CHW has reviewed the plans submitted for the Main Street Urgent Care Site Plan and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Per item “n”, please provide the location of the proposed electric service for the project site.
   Second Review: Please note that this comment does not appear to be addressed.
4. Comment cleared.
5. Per items “p” and “q”, please provide the locations of all easements on the project site and adjacent properties within 50 feet of the project.
   Second Review: Please clarify the proposed PUE dimensions and please clarify if the entirety of the water meter will be in the proposed PUE.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Please clarify which trees are to be removed and which are to remain.
    Second review: Please note that it appears the 34" live oak at the northwest corner of the site will be negatively impacted by the proposed grading. Should the tree die within a year of development, per City of Alachua code replacement will be required. No response necessary.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.

Second Review New Comments

1. Please clarify the proposed cleanout top elevations.
2. Please label and clarify the type(s) of curb to be used. Sheet C5.00 only shows a standard 6” curb detail but sheet C2.00 shows both the 6” curb and what appears to be type F curb.
3. Please clarify if the onsite sidewalk will connect to the sidewalk in the adjacent roadway to the east.

4. Please note that CHW did not receive a set of signed and sealed plans.

City of
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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 12, 2022**

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

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

TR 12/01/2022

RE: **Main Street Urgent Care Center Site Plan**

Public Services has reviewed the subject project (Nov 17, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on September 22, 2022 Submittal** **Sheet C0.00:** • In keeping with COA terminology, please replace ""CONSTRUCTION PLANS" with "SITE PLANS". Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** **Approved**
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6.	**Comment on September 22, 2022 Submittal** **Sheet C5.XX:** Please add the following COA standard details: 112, 121, 127 200, 263 307, 324 A link will be forwarded with the most current COA standard details. Please **resubmit** this sheet.

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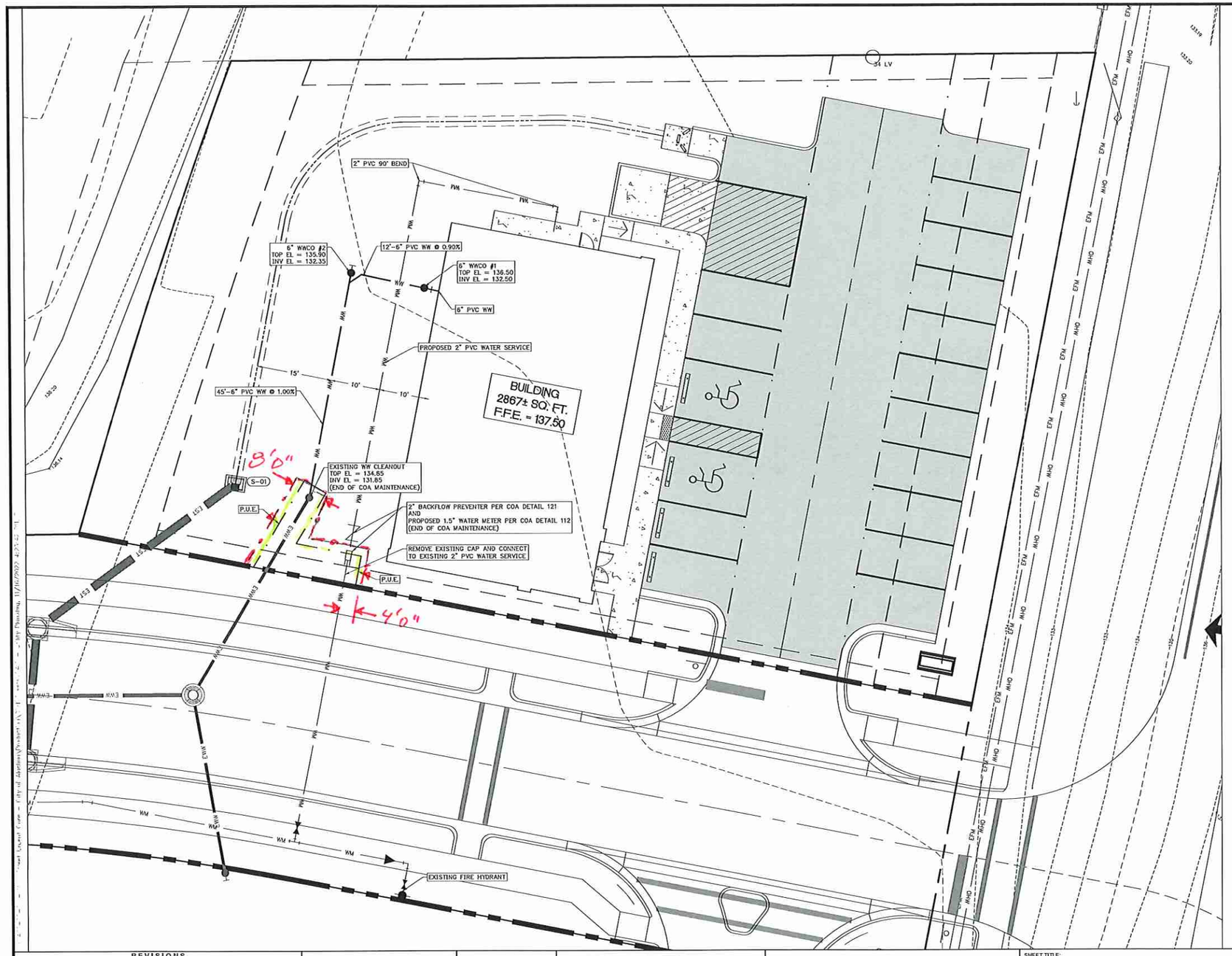
7.	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** Please show PUEs for both water and wastewater pipng. Please **resubmit** this sheet. **Comment on Nov 17, 2022 Submittal** Please see attached markup of Sheet C4.00. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
8.	
9	
10	
END OF COMMENTS	

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



GENERAL NOTES:

1. PLEASE SEE SHEET C4.01 FOR ALL APPLICABLE CITY OF ALACHUA UTILITY DETAILS.
2. ALL POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, SCH 80 PVC OR DR-11 HDPE.
3. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
4. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
5. ALL DESIGN DETAIL ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.
6. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 325 OR COA APPROVED EQUAL.
7. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN CONSTRUCTION MANUAL, LATEST EDITION.
8. IF CLEANOUT IS DAMAGED USED DURING CONSTRUCTION, THE EXISTING WASTE WATER CLEANOUT AND LATERAL MUST BE CONSTRUCTED PER COA DETAIL 200 + 263
9. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT OF THE BUILDING SHALL NOT EXCEED 400 FEET.

PLEASE MODIFY AS PER COMMENTS

ADD
COMMENT
DELETE

10' 5' 0 10' 20' 30'
SCALE 1" = 10'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY PLAN

DATE: NOVEMBER 2022
PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO: C4.00

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 18, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Chris Potts, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Main Street Urgent Care Site Plan

Dear Mr Potts:

On September 6, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of Ashok and Sheila Patel, property owners. The application proposes the construction of a ±2,867 square foot building for use as a medical clinic with associated site improvements on a ±0.47 acre subject property, located on Tax Parcel Number 03044-003-000.

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

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

Deficiencies to be Addressed

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

1. *Concurrency Impact Analysis*
    a. Applicant must identify impacted segments and show available trips assuming approval of application.
    b. ITE Land Use Code of 720 appears to be better match for proposed use. Applicant must revise or provide justification for ITE Land Use Code 712.

2. *Comprehensive Plan Consistency Analysis*
    a. Analysis must reference commercial future land use designation and associated development standards (Policy 1.3.d) rather than the provided corporate park future land use designation and associated development standards found in Policy 1.4.f of the Future Land Use Element.
    b. Cross access easement, as required by policy 1.5.c of the Transportation Element, is provided. However, it appears to be impeded by large canopy tree. Proposed easement should avoid tree and cross access improvement should be made to property line.

3. Section 6.1 – Off street parking and loading standards
    a. Parking calculation not provided. Per Section 6.1.4 (B), maximum number of spaces is 18 (2,867 square feet/ 200 square feet = 14 minimum; 14 minimum x 125% = 18 maximum). See Section 6.1.4 (B)(5)(b) regarding adjustment by LDR Administrator.

4. Section 6.2 – Tree protection and landscaping standards
    a. Per Section 6.2.1 (G)(1)(a), an aerial or ground photograph of all trees to be preserved must be provided.
    b. Per Section 6.2.2 (D)(1)(c)(i), 1 additional canopy tree is required to be located in rear of proposed structure.
    c. Per Section 6.2.2 (D)(1)(c)(iii), a row of shrubs is required along all facades of the building. Proposed landscape plan does not show required shrub rows.
    d. North perimeter buffer (7.5' Type B) not calculated in proposed landscape plan, but appears to be potentially met. Calculation must be provided.
    e. South perimeter buffer (15' Type D) not calculated in proposed landscape plan. Adjacent land use is to south is residential. Calculation and associated perimeter buffer must be provided. See Section 6.2.2. (D)(10), regarding alternative compliance, if applicable.
    f. Verify if any new mechanical equipment will be installed and provide detail on landscape screening of equipment.
    g. Provide screening detail for proposed dumpster enclosure.

5. Section 6.4 – Exterior Lighting Standards
    a. Maximum footcandle illumination exceeded at building entries and parking lot, per Section 6.4.4 (C)(2).

b. Confirm mounting height for lights. The mounting heights appear to be switched for proposed fixtures. Proposed mounting height is 24', but per Section 6.4.5, maximum mounting height is 15'.
c. Confirm that maximum lumens of 24k will not be exceed per Section 6.4.4 (D).
d. Proposed wall lighting design does not appear to be meet Section 6.4.4 (A). All light from wall mounted fixtures must project downward. Visible wall pack lights are prohibited.
e. Uniformity ratios not provided as required for parking lot and overall site. Ratio appears to exceed maximum as established by Section 6.4.4 (E).
f. Section 6.4.4 (F) – Provide cut sheets for proposed lighting fixtures to ensure compliance with Section 6.4.4 (A). Appears to be excessive spillover/trespass along northern and western property lines.

6. **Section 6.6 – Infill Standards**
   a. Applicant must address Section 6.6.3, Residential Protection Standards.

7. **Outside Review**
   a. Applicant must address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated October 5, 2022 and attached to this letter.
   b. Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated October 13, 2022 and attached to this letter. Please contact for access to the referenced details.
   c. Applicant must address all comments issued by Chip Ware, Alachua County Fire Rescue Fire Inspector in a letter dated October 12, 2022 and attached to this letter.
8. **Miscellaneous/ General Comments**
   a. Site Plan cover sheet must be labelled as "Site Plan" instead of "Construction Plans".
   b. As the item is dependent upon the Santa Fe Infrastructure Plan for utilities and access, the site plan cannot be considered before the Planning and Zoning Board until approval of the Infrastructure Plan by the City Commission.
   c. Provide note on applicable sheets that proposed signage is not included with the site plan and is reviewed separately through the sign permit review process. Review sign requirements of Section 6.5 including requirement minimum distance from property lines and utility lines and overall maximum sign area of wall signage.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 13, 2022**

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

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

TR 10/13/2022 2

RE: **Main Street Urgent Care Center Site Plan**

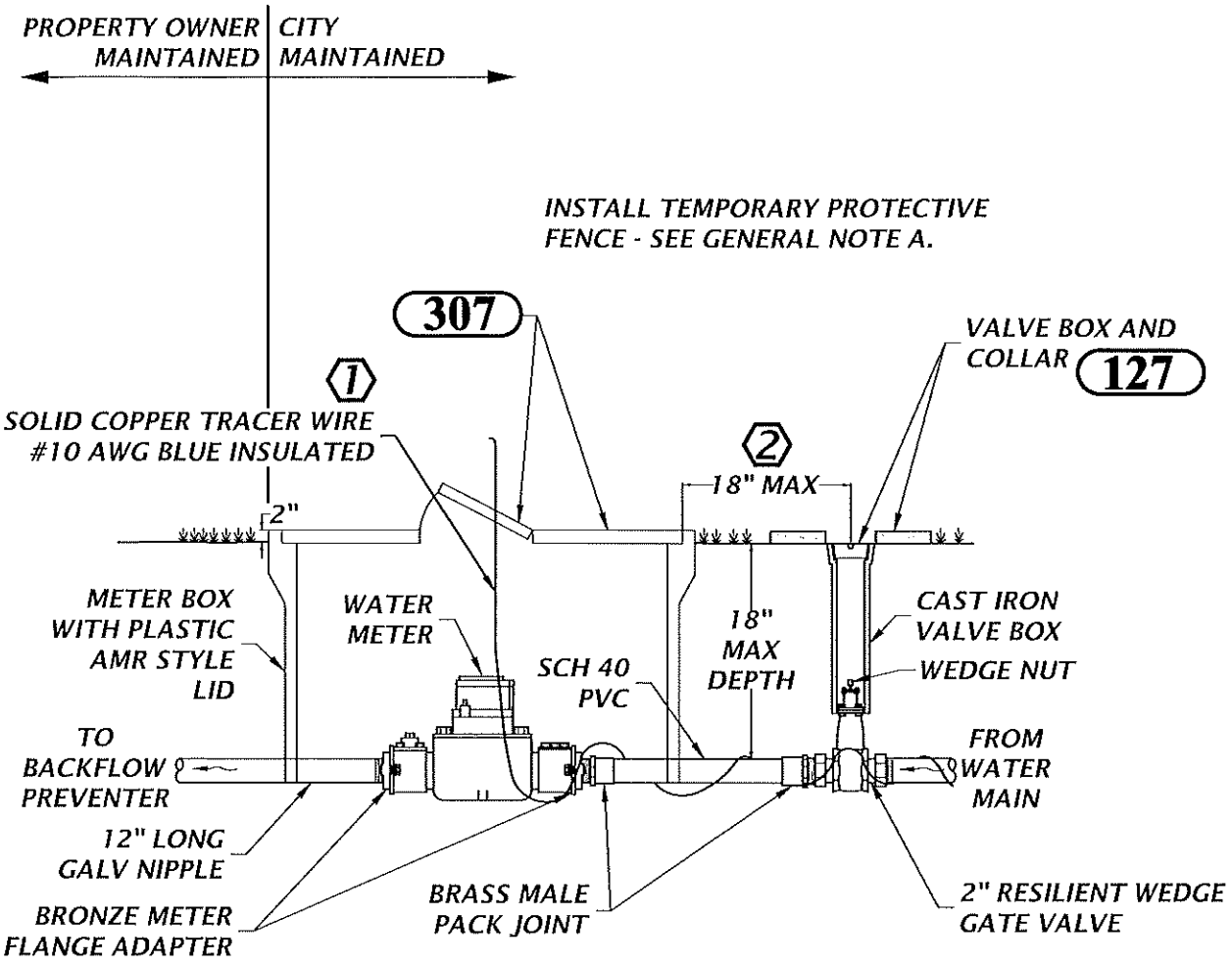
Public Services has reviewed the subject project (Sept 22, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on September 22, 2022 Submittal** **Sheet C0.00**: • In keeping with COA terminology, please replace ""CONSTRUCTION PLANS" with "SITE PLANS". Please **resubmit** this sheet.
2.	**Comment on September 22, 2022 Submittal** **Sheet C0.01**: Please add the following to the Standard Abbreviation List: COA = CITY OF ALACHUA BFP = BACKFLOW PREVENTER PGD = Please define. Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • General Notes 4, 5 & 6: Suggest deleting these notes as they do not seem to apply to this project. • Please add the following General Notes. • "XX. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. " • "XX. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM TO COA DETAIL 324 OR COA APPROVED EQUAL." • "XX. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". Please **resubmit** this sheet.
4	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • The existing wastewater cleanout will likely require modification. Suggest using a leader and call out details 200 & 263. Note that it is NOT mandatory that the private downstream cleanouts be installed as per details 200 & 263. • Also call out "COA END OF MAINTENANCE" as shown. • See attached markup. Please **resubmit** this sheet.
5.	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** • To enhance clarity, suggest leaders be used to call out details for the water meter & BFP. See attached markup.

NO.	COMMENTS
	• Also call out "COA END OF MAINTENANCE" as shown. • See attached markup. Please **resubmit** this sheet.
6.	**Comment on September 22, 2022 Submittal** **Sheet C5.XX:** Please add the following COA standard details. 112, 121, 127 200, 263 307, 324 A link will be forwarded with the most current COA standard details. Please **resubmit** this sheet.
7.	**Comment on September 22, 2022 Submittal** **Sheet C4.00:** Please show PUEs for both water and wastewater pipng. Please **resubmit** this sheet.
8.	
9	
10	
END OF COMMENTS	

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



GENERAL NOTE:

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

KEYED NOTE(S):

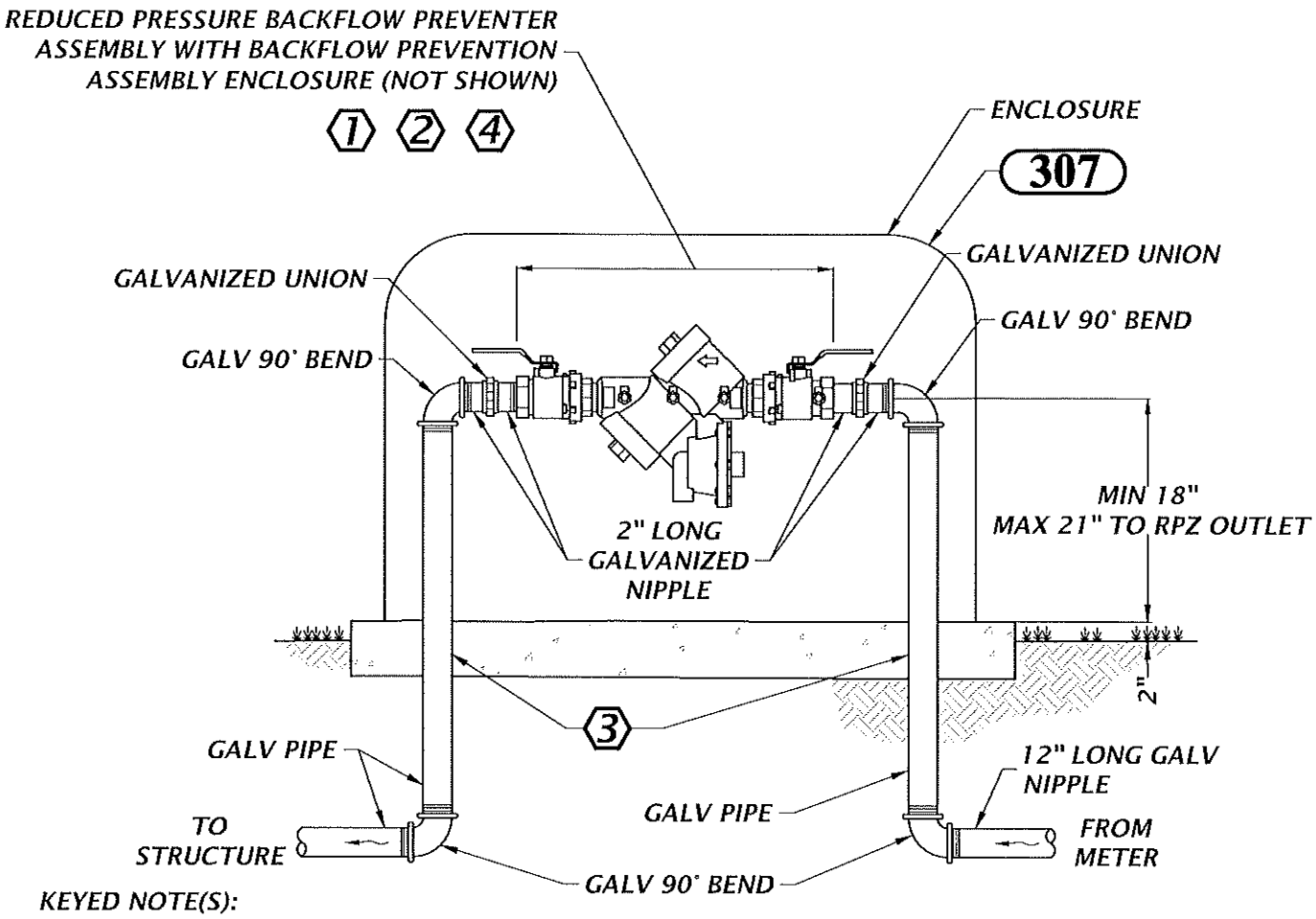
(1) *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*

(2) *PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR*

112 1 1/2" AND 2" METER ASSEMBLY

NTS

City of ALACHUA public services



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

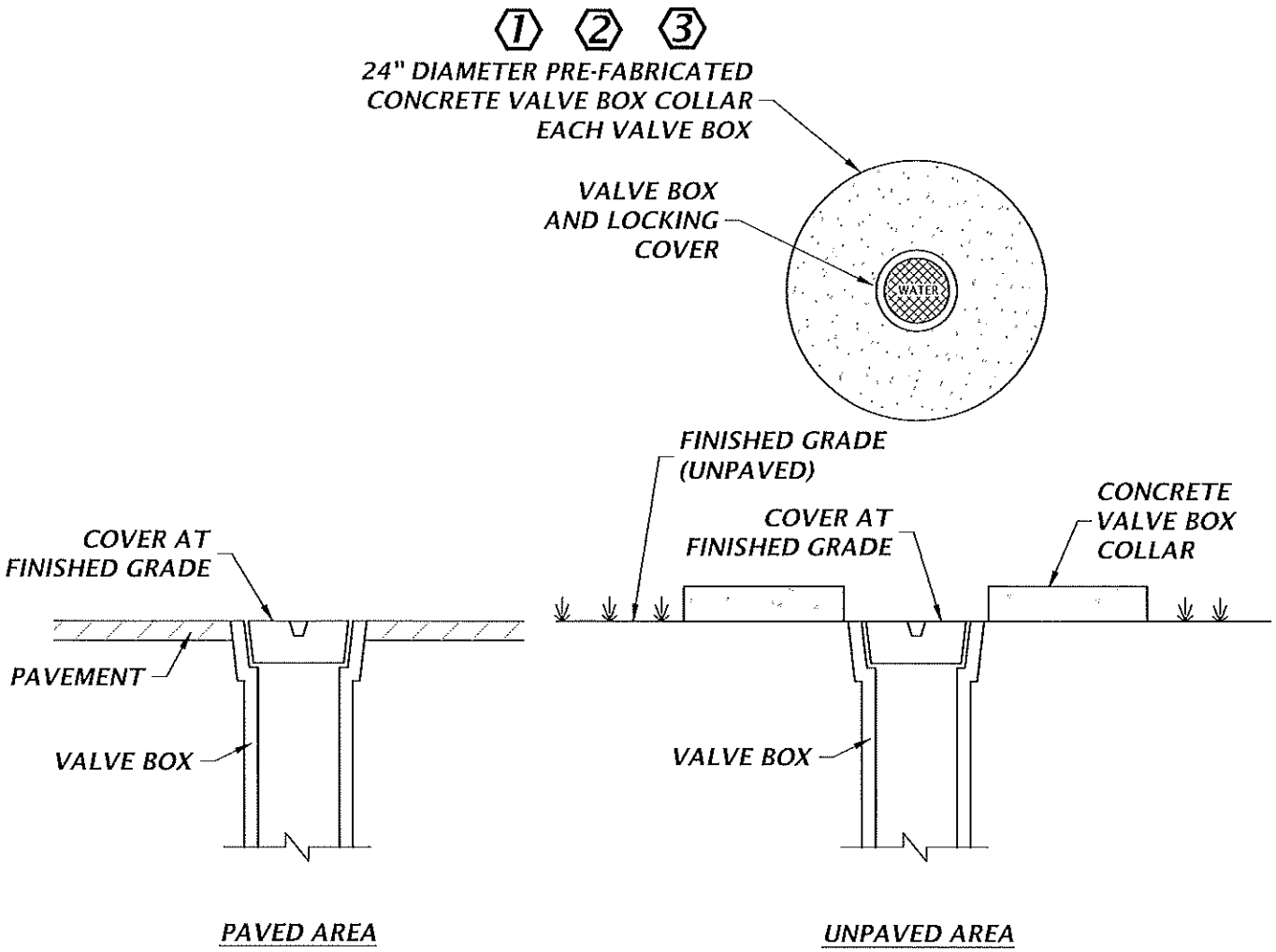
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING

4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

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

NTS

City of ALACHUA public services



KEYED NOTE(S):

1. *VALVE BOX COLLAR FEATURES:*
   - *24" DIAMETER, 11" INNER OPENING*
   - *4" THICK*
   - *TWO RINGS OF #3 REBAR*
   - *4000 PSI TEST CONCRETE*

2. *SUPPLIER AND PRODUCT:*
   - *MASONRY SUPPLY, INC., SELMA, NC OR EQUAL*
   - *ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL*
   - *PART: MSVB-24 OR EQUAL*

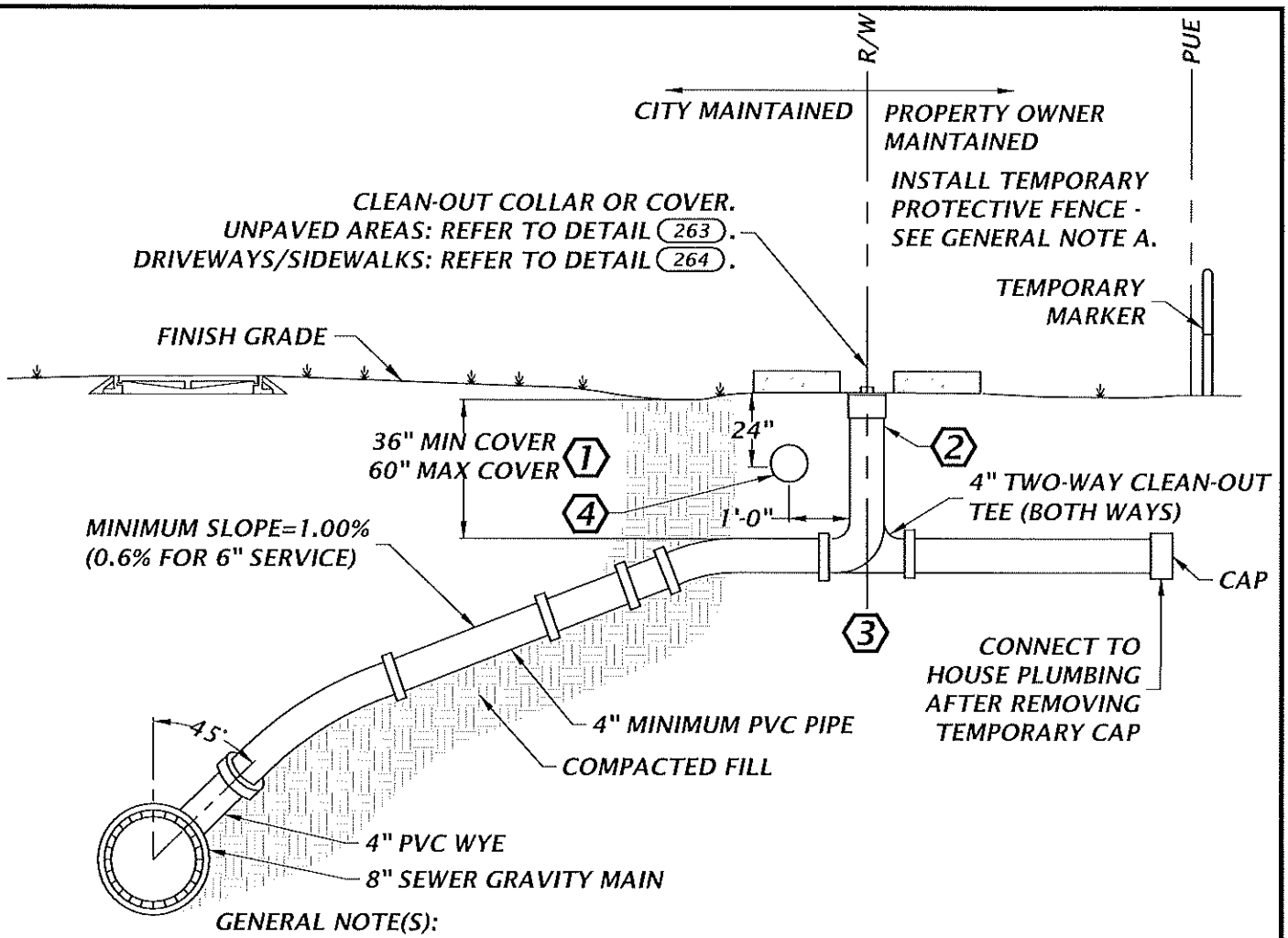
3. *PAINT VALVE BOX COVER AND COLLAR AS PER* **307**

127

VALVE BOX COVER

NTS

City of ALACHUA public services



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):

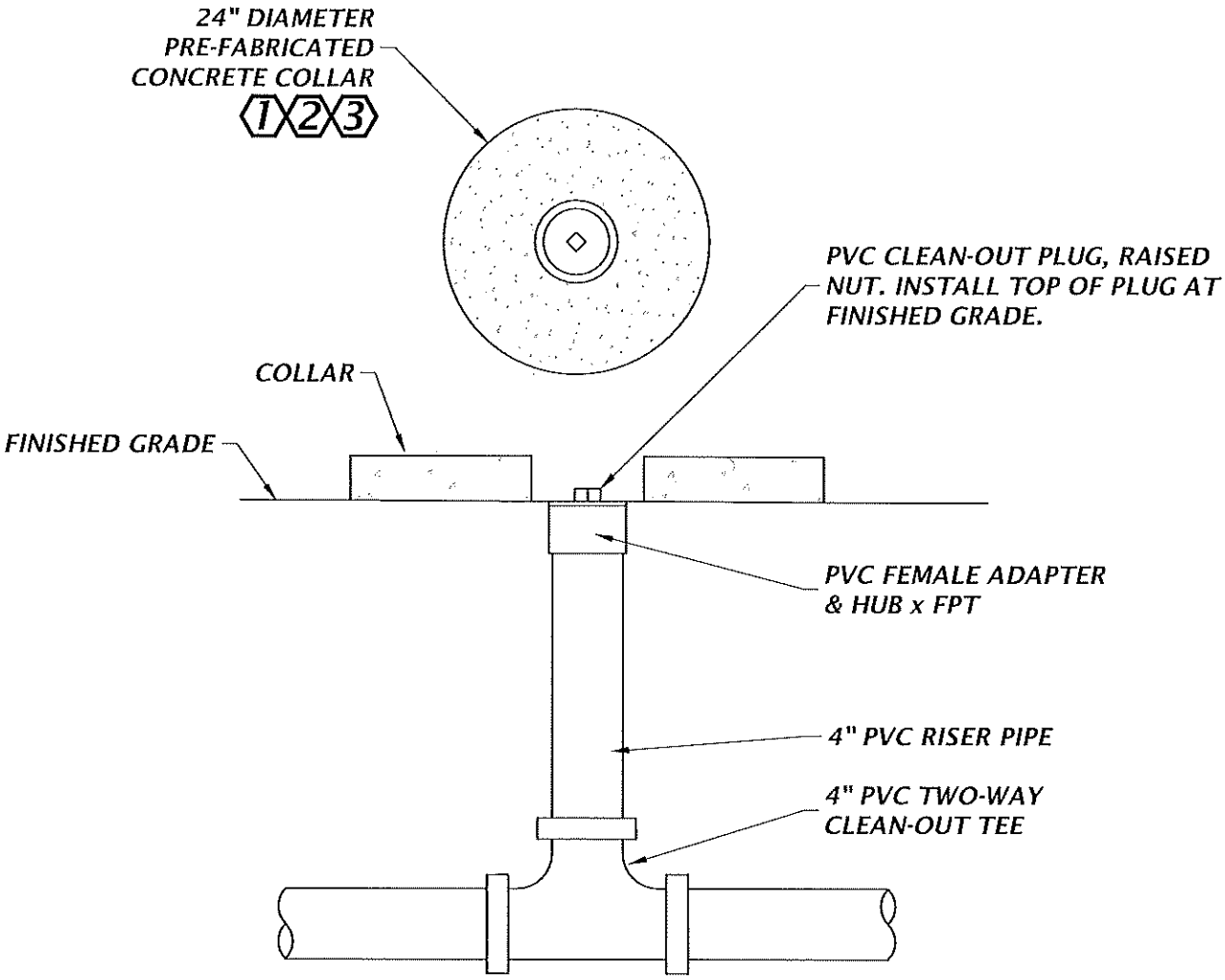
1. CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS 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

City of ALACHUA public services



KEYED NOTES:

GENERAL NOTES:

1. REFER TO 200

1 COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

2 SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

3 PAINT COLLAR AS PER 307

263 CLEAN-OUT COVER FOR UNPAVED AREAS

NTS

City of ALACHUA public services

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

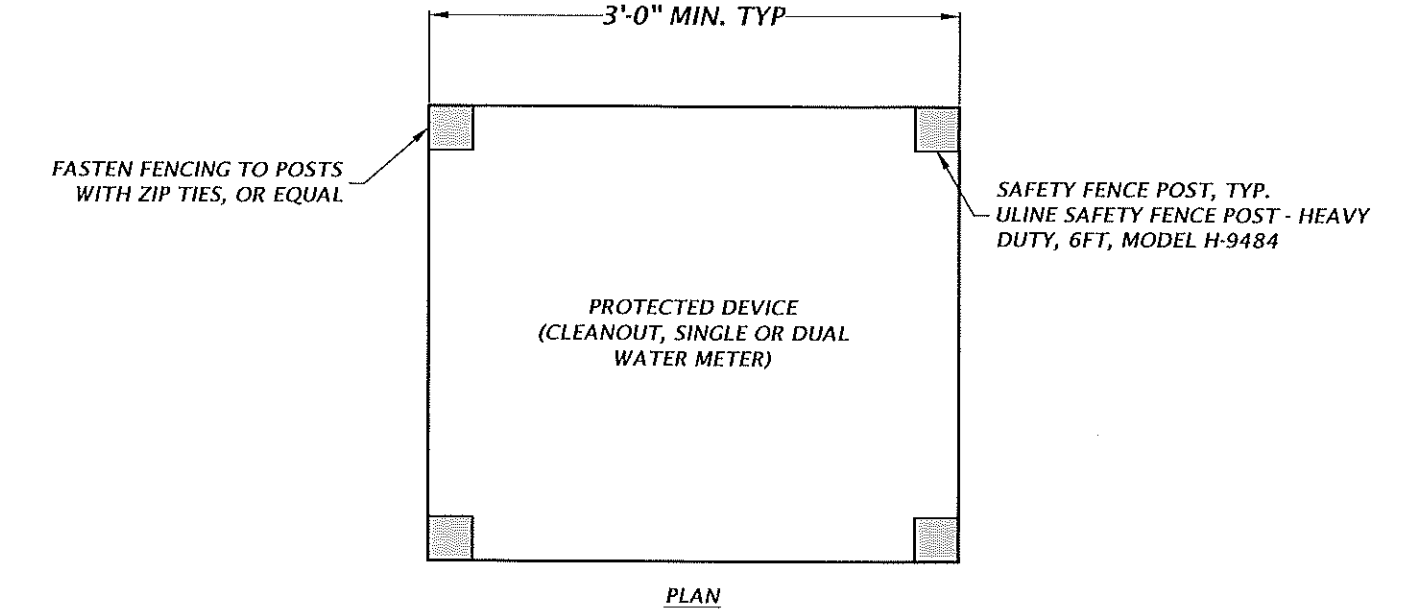
RECLAIMED - GLOSSY ICY GRAPE

307

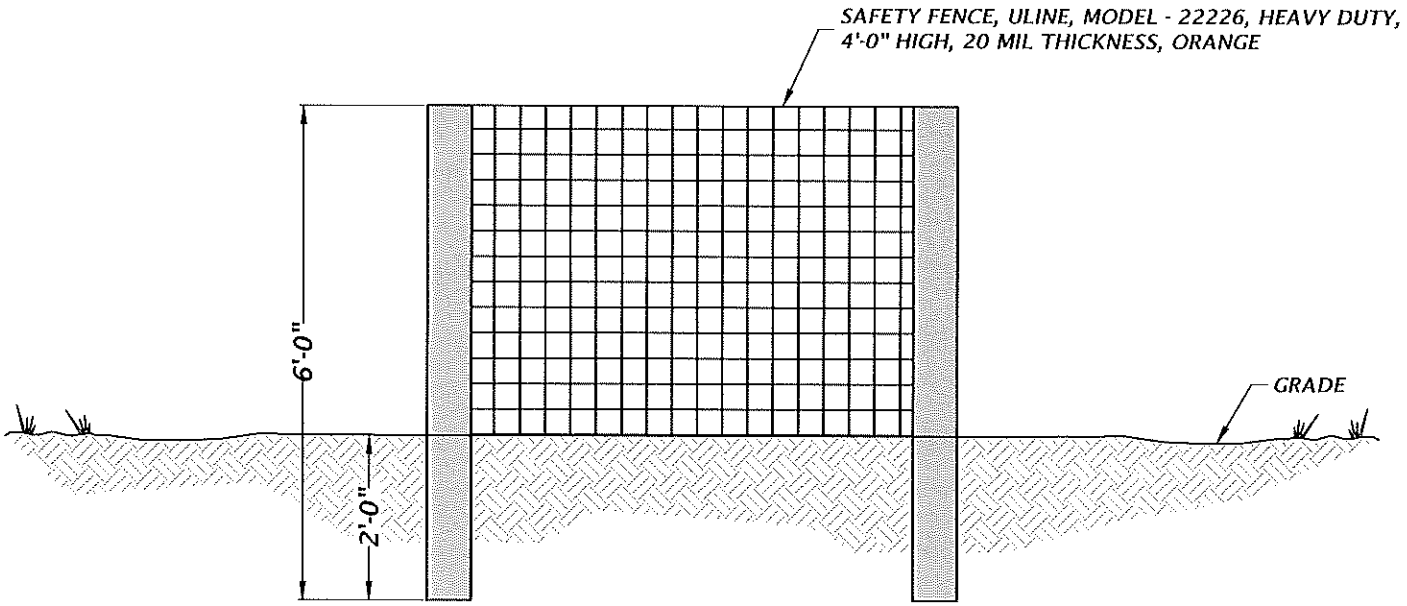
PAINT SYSTEM NO. 5

NTS

City of ALACHUA public services



PLAN



GENERAL NOTE(S):

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

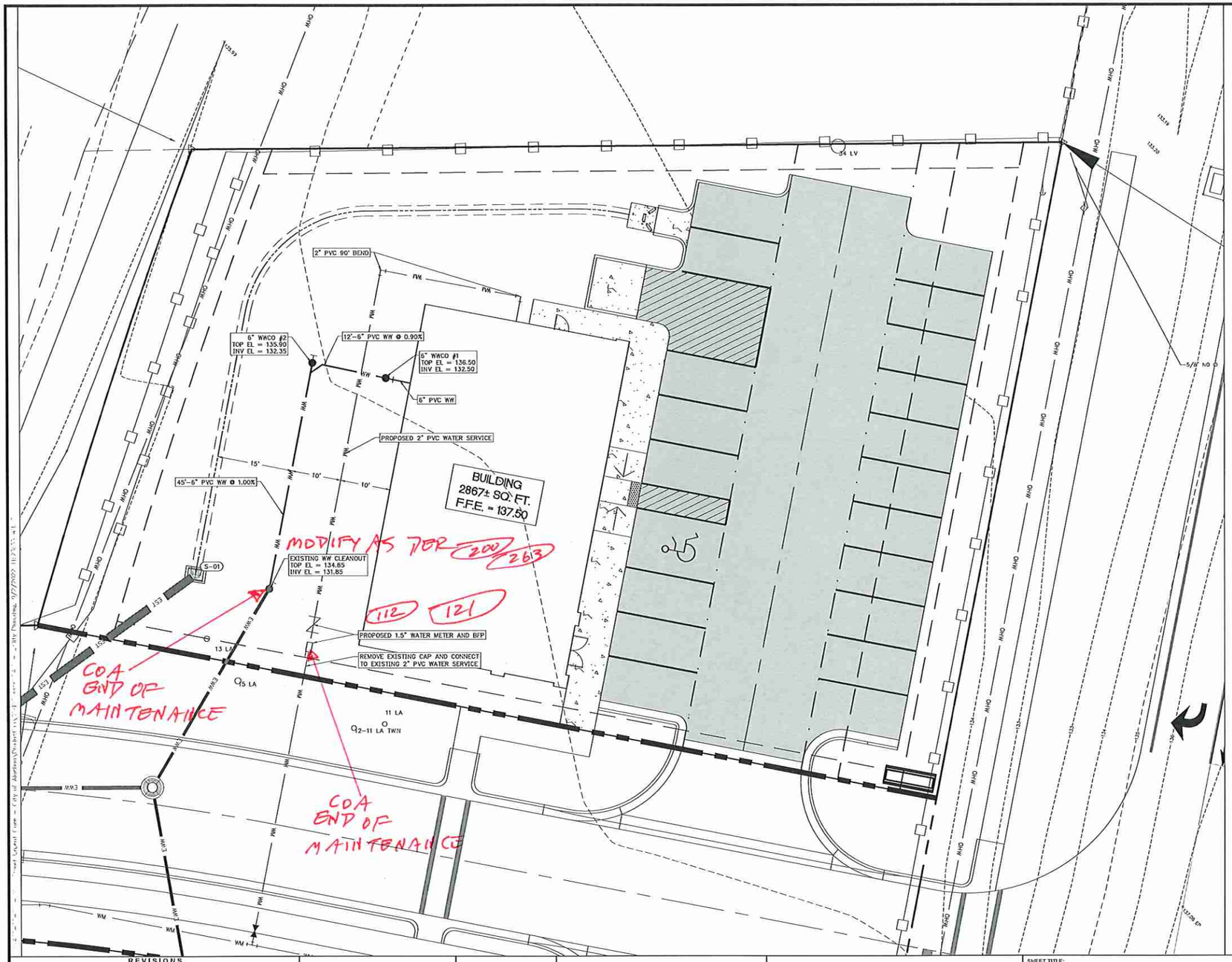
B. REMOVE FENCE ONCE BLDG HAS RECEIVED CERTIFICATE OF OCCUPANCY (CO).

324

TEMPORARY PROTECTIVE FENCE

NTS

City of ALACHUA public services



GENERAL NOTES:

1. ALL POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, SCH 80 PVC OR DR-11 HDPE
2. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
3. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
4. WATER METERS AT LOT CORNERS AND CLEANOUTS AT THE P.U.E. SHALL BE THE END OF CITY OF ALACHUA MAINTENANCE.
5. ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL – FLOOR EL) SHALL BE 72" IN DIAMETER.
6. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500 FT FROM ALL RESIDENTIAL LOTS AS THE TRUCK TRAVELS.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY PLAN

DATE: SEPTEMBER 2022

PROJECT NO.: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO.: C4.00

MEMORANDUM

Main Street Urgent Care

October 5, 2022

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: October 5, 2022

RE: Main Street Urgent Care Site Plan

CHW has reviewed the plans submitted for the Main Street Urgent Care Site Plan and have the following comments:

1. Per item “b” of the site plan application, please provide the contact information for the property owner.
2. Per item “j”, please provide the area and dimensions of the subject property. Additionally, please review and revise the provided parcel size on sheet C0.00 as well as total area of project site and total area of site to be disturbed on sheet C0.02, as they do not seem to be consistent with each other or the site plan application.
3. Per item “n”, please provide the location of the proposed electric service for the project site.
4. Per item “o”, please provide the location of the nearest offsite fire hydrant(s).
5. Per items “p” and “q”, please provide the locations of all easements on the project site and adjacent properties within 50 feet of the project.
6. Per item “s”, please provide the locations and specifications of all bicycle racks.
7. Per item “t”, please clarify if any loading spaces are provided and if so, please provide locations, dimensions, and vertical clearances.
8. Per items “v” and “w”, please provide parking calculations.
9. Per item “x”, please provide striping and signage.
10. On sheet C0.01, please clarify the following:
    a. Under General Construction Note 10, the survey date does not match the date of the provided survey.
    b. Under Stormwater Maintenance Plan, the maintenance entity is listed as Alachua 441/235, LLC which does not match the owner listed on the cover sheet. Please clarify.
11. On sheet C0.02, please clarify the number of stormwater management facilities. Under item “L”, four stormwater management facilities are mentioned but the provided plans do not show any.
12. Please provide tree barricades for all trees not to be removed.
13. Please clarify which trees are to be removed and which are to remain.
14. Please clarify if the existing fences are to be removed or to remain.
15. Please clarify why a stop sign and stop bar were not provided at the driveway connection.
16. Please provide spot grades at the top of both sides of the curb ramps and at all four corners of the ADA parking.
17. Please provide utility details, such as for meter, backflow preventer, and trenching. City of Alachua standard details can be provided if needed.
18. Please provide details on proposed stormwater structures (flume and S-01).

Alachua County Fire Rescue
Harold Theus, Chief

October 12, 2022

Adam Hall AICP
Principal Planner
Office of Planning and Community Development
City of Alachua

RE; Main Street Urgent Care Center Site Plan
Parcel # 03044-003-00 PAT Fire Life Safety Plan Review

Below are Plan Review Notes for the Site for the projected listed above. Notes are arrived from the Florida Fire Prevention Code 7th Edition (FFPC) which can be viewed on line.

1 Indicate on Sheet 4.00 Utility Plan or add a note where Fire Hydrants will be located that comply with NFPA 1 Chapter 18.5.3 "The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet."

2 As a note or comment only ACFR asks that consideration be given to the parking lot design or an alternative be constructed that will allow an Ambulance to drive in a forward direction and not have to back up after receiving and loading a person seeking transportation to a hospital. For clarity this is a request not a requirement and ACFR thanks the applicant for any assistances in this matter.

Please contact me with any questions.

Silver B Ware "Chip
ACFR Plans Examiner/Fire Inspector
O 3523843121
C 3524943140
sware@alachuacounty.us

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 14, 2022

Sent by electronic mail to chris.potts@jbpro.com

Chris Potts, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Main Street Urgent Care Site Plan

Dear Mr Potts:

On September 6, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of Ashok and Sheila Patel, property owners. The application proposes the construction of a ±2,867 square foot building for use as a medical clinic with associated site improvements on a ±0.47 acre subject property, located on Tax Parcel Number 03044-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete. Additional information is needed before review of this application can begin. In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

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

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

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

Please address the following (next page):

1. Site Plan
    a. Attachment D.1.aa requires photometric plan, which was not identified in submitted materials.
    b. Attachment D.1.cc requires architectural elevations that include calculation of glazing, total façade area, massing information and identification of each material.
2. Concurrency Impact Analysis
    a. Traffic impacts are provided for the Santa Fe Crossing project as a whole. The analysis must be specific to the proposed project application.
    b. The concurrency impact analysis must identify all impacted roadway segments monitored for concurrency as established by the City's Comprehensive Plan, and provide analysis showing that the identified segments will not be deficient as a result of this application.
    c. Potable water projected demand doesn't match the calculated demand found in the table footnote (2). Analysis narrative references "County LOS".
    d. Wastewater projected demand doesn't match the calculated demand found in the table footnote (2). Analysis narrative references "County LOS".
    e. Analysis of solid waste impacts states that impact is 13.4 gallons per day. Unit appears to be incorrect. Analysis narrative references "County LOS".
3. Stormwater Plan
    a. Attachment D.2 of the Site Plan Application requires stormwater management plan, including drainage calculations.
4. Comprehensive Plan Analysis
    a. Attachment D.5 of the Site Plan Application requires analysis of Policy 1.4.f of the Future Land Use Element of the City's Comprehensive Plan.
5. Mailing Labels
    a. Attachment D.6 of the Site Plan Application requires mailing labels for all property owners within 400' and those persons and organizations registered with the City to receive notice.
6. Neighborhood Workshop Materials
    a. For future reference, please consider revising neighborhood workshop published newspaper notice to remove reference to reader being located within 400'.
    b. Please include City of Alachua City Manager on all neighborhood meeting notifications and provided mailers.

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

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: Main Street Urgent Care
2. Pre-Application Conference Date: 03/22/2022
3. Neighborhood Meeting Date: 08/24/2022
4. Address of Subject Property: 16300 NW US HWY 441
5. Parcel ID Number(s): 03044-003-000 & 03042-050-008
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Commerical
8. Zoning Designation: CI
9. Acreage: 0.47
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: 2,867
13. Total New Impervious Area Proposed (not including building area): 7,402

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Chris Potts Title: Professional Engineer
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: 352-375-8999 FAX: _____ e-mail: chris.potts@jbpro.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): PATEL ASHOK & SHEILA
   Mailing Address: 6036 NW 112TH PL
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Darren Scotch, Maxus Construction
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

CHRIS POTTS

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of August 25, 2022, by Chris Potts who executed the same and has ____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Jennifer Newbegin

Notary Public, State of Florida

My Commission Expires: 12/29/2024

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16300 NW US HWY 441

Parcel ID Number(s): 03044-003-000 & 03042-050-008

Acreage: 13.93

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ashok Patel and Sheila Patel Title: Owner

Company (if applicable):

Mailing Address: 6036 NW 112th Place

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 870-5720 FAX: e-mail: anand.patel@mac.com

C. AUTHORIZED AGENT

Name: Chris Potts Title: Professional Engineer

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd Street

City: Gainesville State: Florida ZIP: 32606

Telephone: 352-375-8999 FAX: e-mail: chris.potts@jbpro.com

D. REQUESTED ACTION:

Review/Approval of City of Alachua application for development approval

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

Ashok Patel

Typed or printed name and title of applicant

Sheila Patel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25th day of August, 2022, by Ashok Patel and Sheila Patel, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

Sandra E. Howe

Notary Public State of Florida
Sandra E Howe
My Commission HH 156028
Expires 11/15/2025

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Surveying | Construction Services

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

February 1, 2023

Mr. Adam Hall
Principal Planner
City of Alachua

RE: Project Assistance Team (PAT) Comments for Main Street Urgent Care Site Plan November 17, 2022 Submittal

Dear Mr. Hall,

Please find attached a resubmittal package for the **Main Street Urgent Care Site Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on January 3rd, 2023. Included in this submittal package are 4 copies of the full revised application package.

Please find below responses to the comments for the above referenced project. The comments have been replicated below followed by responses in bold.

Deficiencies to be addressed:

Concurrency Impact Analysis:

1. Concurrency report does not identify impacted transportation segments; trips that will be added to each segment, or demonstrate that adequate capacity is available on those impacted segments.
   Response: The concurrency report has been updated as requested.

Section 6.2 – Tree protection and landscaping standards:

1. South perimeter buffer (15' Type D) not calculated in proposed landscape plan. Adjacent land use is to south is residential. Calculation and associated perimeter buffer must be provided. See Section 6.2.2. (D)(10), regarding alternative compliance, if applicable.
   New Comment: A separate narrative must be provided requesting alternative compliance with landscape standards. This alternative compliance request must be reviewed and approved by the City Manager/LDR Administrator prior to scheduling of hearing before the Planning and Zoning Board. The narrative must detail compliance with the applicable LDR standards and justification as to why the alternative compliance is needed.

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Response: Please see the revised design that avoids the need for alternative compliance. Required trees are proposed within required site areas, or as close to those areas as possible while also located outside of the existing OHW easement area and offset from private utilities.

Section 6.6 – Infill Standards

1. Applicant must address Section 6.6.3, Residential Protection Standards.
   New Comment - A separate narrative addressing each of the general conditions is required. Please provide responses that specifically consider off-site impacts to the adjacent residential uses as it pertains to:
   1. Hours of operation and deliveries
   2. Activities that generate potential adverse impacts
   3. Placement of trash receptacles
   4. Loading and delivery areas
   5. Lighting
   6. Placement of outdoor machines and activities
   7. Additional landscaping and buffering to mitigate adverse impacts
   8. Height restrictions
   9. Preservation of natural lighting and solar access
   10. Ventilation and control of odors and fumes
   11. Paving and parking areas
   12. Placement or configuration of site design
   Response: The infill standard narrative has been included with this submittal.

Outside Review

1. Applicant must address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated October 5, 2022 and attached to this letter.
   New Comment - Applicant must address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated December 12, 2022 and attached to this letter.
   Response: So noted, thank you.

2. Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated October 13, 2022 and attached to this letter. Please contact for access to the referenced details.
   New Comment - Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 12, 2022 and attached to this letter.
   Response: So noted, thank you.

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CHW Comments

1. Per item "n", please provide the location of the proposed electric service for the project site.
   Second Review - Please note that this comment does not appear to be addressed.
   Response: The location of the proposed electric service has been shown on the site plan.

2. Per items "p" and "q", please provide the locations of all easements on the project site and adjacent properties within 50 feet of the project.
   Second Review - Please clarify the proposed PUE dimensions and please clarify if the entirety of the water meter will be in the proposed PUE.
   Response: So noted, the PUE dimensions have been clarified. The entirety of the water meter will be within the proposed PUE.

3. Please clarify which trees are to be removed and which are to remain.
   Second Review - Please note that it appears the 34" live oak at the northwest corner of the site will be negatively impacted by the proposed grading. Should the tree die within a year of development, per City of Alachua code replacement will be required. No response necessary.
   Response: So noted, thank you.

CHW Second Review New Comments

1. Please clarify the proposed cleanout top elevations.
   Response: All proposed cleanout top elevations are shown on C5.00 – Utility Plan.

2. Please label and clarify the type(s) of curb to be used. Sheet C5.00 only shows a standard 6" curb detail but sheet C2.00 shows both the 6" curb and what appears to be type F curb.
   Response: Type F Curb has been labeled and has been added to the detail sheet.

3. Please clarify if the onsite sidewalk will connect to the sidewalk in the adjacent roadway to the east.

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Response: The onsite sidewalk will connect to the roadway to the east. Thank you.

4. Please note that CHW did not receive a set of signed and sealed plans.
   Response: So noted, digitally signed and sealed plans will be included with the next submittal.

City of Alachua Public Services Comments

Sheet C4.00:

1. General Note 7: Please reword this note as follows: "7. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION".
   General Note 8: Suggest that this note be modified similar to: "8. IF THE EXISTING CLEANOUT AND LATERAL IS DAMAGED, IT MUST BE RECONSTRUCTION AS PER COA DETAILS 200 AND 263."
   Response: The notes have been revised as requested.

2. Please show PUE's for both water and wastewater piping.
   Response: All PUE's are shown in accordance with the markup provided.

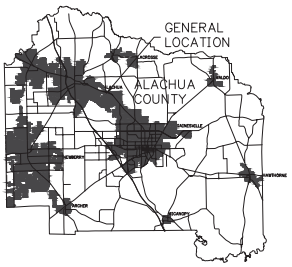
Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

GENERAL DEVELOPMENT INFORMATION

1.	PROPOSED NAME OF SUBDIVISION:	MAIN STREET URGENT CARE – SANTA FE CROSSINGS
2.	OWNER:	RURAL URGENT CARE, LLC 1500 1ST AVE N, UNIT 3 BIRMINGHAM, AL, 35203 CONTACT: (205)-375-8999
3.	CIVIL ENGINEER:	JBROWN PROFESSIONAL GROUP INC. CHRISTOPHER A. POTTS, P.E. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
4.	SURVEYOR:	JBROWN PROFESSIONAL GROUP INC. TROY WRIGHT, PSM 7210 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
5.	VICINITY MAP:	SEE MAP THIS SHEET
6.	TAX PARCEL NO'S.:	03044-003-000 & 03042-050-008
7.	PARCEL SIZE:	0.47± ACRES
8.	SECTION/TOWNSHIP/RANGE:	08/08S/18E
9.	FUTURE LAND USE:	COMMERCIAL
10.	ZONING:	CI
11.	ROADWAY TYPE:	URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPE
12.	UTILITY PROVIDERS:	WATER: CITY OF ALACHUA SEWER: CITY OF ALACHUA ELECTRIC: DUKE ENERGY PHONE/CABLE: WINDSTREAM/COX
13.	FEMA FLOOD PLAIN:	NOT LOCATED WITHIN FEMA FLOOD ZONE
14.	PARKING:	TOTAL NUMBER OF SPACES REQUIRED = 2,867 SF/200 SF = 14 SPACES MAXIMUM NUMBER OF SPACES = 14 x 1.25 = 18 SPACES TOTAL NUMBER OF SPACES PROVIDED = 18 SPACES (2 ADA) TOTAL NUMBER OF ADA SPACES REQUIRED = 1 SPACE

SITE PLANS OF MAIN STREET URGENT CARE FOR RURAL URGENT CARE, LLC



GENERAL COUNTYWIDE LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.

MAIN STREET URGENT CARE

SHEET INDEX

SHEET NO.	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS, AND NOTES
C0.02	STORMWATER POLLUTION PREVENTION PLAN
C1.00	DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN
C2.00	DIMENSION PLAN
C3.00	PAVING, GRADING, & DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS
C5.00	DETAILS & NOTES
L-101 – L-103	LANDSCAPE PLANS
E1.1	PHOTOMETRIC PLAN
A0.1	DUMPSTER ENCLOSURE DETAIL
A2.1	ARCHITECTURAL ELEVATIONS
V1.00	ALTA / NSPS LAND TITLE SURVEY

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
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4428 US 1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (352) 375-8999
Toll Free: (844) 6-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C0.00

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
2. THE CITY OF ALACHUA SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W;SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. IF UNDERDRAINS ARE NECESSARY, THE CITY OF ALACHUA PUBLIC SERVICES, DURING FIELD INSPECTION, SHALL DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED.
4. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 24" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE CITY OF ALACHUA OR THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
6. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL FURNISH/INSTALL ALL STREET SIGNS. ALL ASSOCIATED COSTS WILL BE BORN BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED STRIPING, STOP BARS, ETC.
8. ALL PAVEMENT CUT/REPAIR WILL BE MADE THE FULL ROAD WIDTH AT LEAST 6 FT WIDE AND REQUIRES APPROVAL FOR CUT AND INSPECTION OF THE REPAIR BY THE CITY OF ALACHUA.
9. CONCRETE SIDEWALK CROSSING SHALL BE A MINIMUM OF 4 INCHES THICK AND HAVE A 3,000 PSI COMPRESSIVE STRENGTH.
10. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY JBROWN PROFESSIONAL GROUP ON 08/17/21. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER GRADING AND RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.
11. ALL STRUCTURES SHALL ADHERE TO THE 2020 FLORIDA BUILDING CODE(S), THE 2020 NATIONAL ELECTRIC CODE AND THE 2020 FLORIDA FIRE PREVENTION CODE, AS AMENDED.
12. ALL INTERSECTIONS OF PEDESTRIAN SIDEWALKS AND ROADWAYS SHALL COMPLY WITH THE 2020 FLORIDA ACCESSIBILITY CODE. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE USED.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE FDOT FY 2020-21 STANDARD PLANS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEANED AND GRUBBED. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL PROPOSED UNDERGROUND UTILITY INSTALLATIONS WITHIN THE LIMITS OF ROADWAY SUBGRADE, INCLUDING STORMWATER, POTABLE WATER, WASTEWATER, GAS, ELECTRICAL CONDUIT, AND SLEEVES FOR FUTURE UTILITIES, SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY SUBGRADE.
4. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" - 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 24" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN A SINGLE OR TWO EQUAL COMPACTED LIFTS (PER DESIGN SECTION). BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE TYPE SP STRUCTURAL COURSE (TYPE & THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
5. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF ALACHUA. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF ALACHUA FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.
6. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 347.
7. CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.
8. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN CONFORMANCE TO SECTION 520.
9. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 449-4.
10. HIGH DENSITY POLY ETHYLENE (HDPE) SHALL CONFORM TO SECION 431-2.3 AND 431-3.3.
11. ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED.
12. ALL TESTING REPORTS AND ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF ALACHUA PRIOR TO ANY PAVEMENT INSTALLATION.

GEOTECHNICAL TESTING GENERAL NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR EACH SPECIFIED DESIGN COURSE, SUBGRADE, BASE COURSE, AND PAVEMENT. TESTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALACHUA PUBLIC SERVICES CONSTRUCTION AND INSPECTION STANDARDS AND FDOT CONSTRUCTION AND INSPECTION STANDARDS. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL OF CONFORMANCE TO DESIGN SPECIFICATIONS PRIOR TO CONSTRUCTION OF THE SUBSEQUENT COURSE.
2. IN THE EVENT THE CONTRACTOR PROCEEDS TO THE NEXT COURSE PRIOR TO SUBMITTING AND RECEIVING APPROVAL OF THE TEST RESULTS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT ANY WORK NECESSARY TO BRING ALL DESIGN COURSES INTO COMPLIANCE WITH THE DESIGN SECTION SPECIFICATIONS.
3. TESTING REPORTS WITH GEOTECHNICAL TESTING RESULTS SHALL DENOTE THE TESTING LOCATIONS.
4. TESTING ALONG ROADWAYS SHALL BE PROVIDED AT A MINIMUM 200 LF SPACING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR ALL MATERIAL USED ON RESIDENTIAL HOME SITES. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL

REQUIRED SUBMITTALS

1. PRIOR TO CONSTRUCTION INSTALLATION OF SPECIFIC WORK SCOPE ITEMS THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTAL INFORMATION TO THE EOR FOR REVIEW AND APPROVAL. THESE SUBMITTALS SHALL INCLUDE SOURCE PROVIDER, MANUFACTURER LITERATURE, CUT SHEETS, DIMENSIONED DRAWINGS, FABRICATION DRAWINGS, SKETCHES, DETAILS AND ANY OTHER INFORMATION NECESSARY FOR THE EOR TO REVIEW AND APPROVE AS TO COMPLIANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE FOLLOWING SCOPE ITEMS SHALL REQUIRE SUBMITTALS:
   A. STORM SEWER STRUCTURES, PIPING AND APPURTENANCES
   B. POTABLE WATER SYSTEM MATERIALS, FITTINGS AND APPURTENANCES
   C. WASTEWATER PIPING, FITTINGS, STRUCTURES AND APPURTENANCES
   D. EROSION CONTROL MATERIALS AND DEVICES
   E. ASPHALT MIX DESIGN(S)
   F. CONCRETE MIX DESIGN(S)
   G. EARTHWORK SOIL IMPORT SOURCE
   H. GRASSING / SOD TYPE AND SOURCE
3. MATERIALS SHALL NOT BE DELIVERED ONSITE OR INSTALLED UNTIL SUBMITTAL APPROVAL IS PROVIDED BY THE EOR OR EOR'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED TO REVISE ANY WORK COMPLETED PRIOR TO SUBMITTAL APPROVAL. THE OWNER OR EOR ARE NOT RESPONSIBLE FOR COSTS INCURRED IF ANY MATERIALS ARE PURCHASED, DELIVERED OR INSTALLED PRIOR TO SUBMITTAL REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A LIST OF SUB-CONTRACTORS THAT WILL BE PERFORMING ANY PHASES OF WORK ON THE PROJECT. THE LIST SHALL INCLUDE NAME OF COMPANY, ADDRESS, PHONE NUMBERS, AND EMAIL ADDRESSES OF INDIVIDUALS RESPONSIBLE FOR THE SUB-CONSULTANT WORK EFFORT AND THE CONTACT INFORMATION FOR THE INDIVIDUALS IN RESPONSIBLE CHARGE OF PERFORMING THE WORK IN THE FIELD.

WORK WITHIN THE CITY RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY CITY OF ALACHUA FOR WORK WITHIN THEIR RESPECTIVE RIGHT-OF-WAYS.
2. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
3. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY CITY OF ALACHUA. THE CONTRACTOR SHALL FURNISH THE CITY WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
4. CITY OF ALACHUA RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
5. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
6. ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE COUNTY OWNED OR MAINTAINED AREA AND SHALL BE PER FDOT STANDARDS AND PROCEDURES AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
7. INSTALLATION OR CONSTRUCTION OF MAILBOXES, PRIVATE IRRIGATION PIPING, OR PRIVATE UTILITY CHASES, ETC. IN PUBLIC RIGHT OF WAYS UNDER COUNTY OWNERSHIP SHALL REQUIRE A RIGHT OF WAY USE PERMIT PRIOR TO BEGINNING.

NPDES EROSION AND SEDIMENTATION CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) (RULE 62-621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CGP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFFSITE DURING CONSTRUCTION.
3. SEDIMENTATION AND EROSION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENTATION DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZED A STATE OF FLORIDA CERTIFIED EROSION & SEDIMENTATION CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CGP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

STORMWATER MAINTENANCE PLAN

1. MAINTENANCE RESPONSIBILITY:

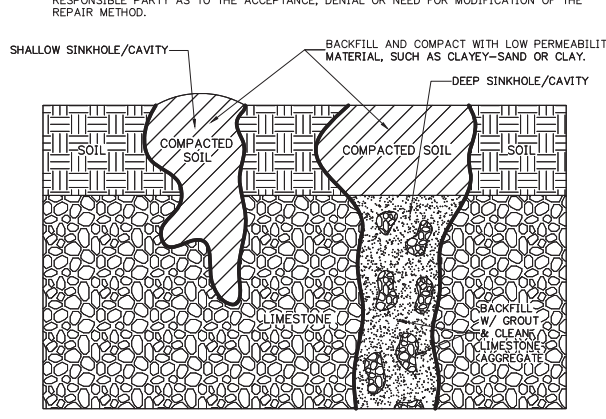
   RURAL URGENT CARE, LLC_SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WITHIN THE PARCEL.

2. MAINTENANCE PLAN NOTES:
   A. STORM PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI- ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
   B. THE BASIN AND STORMPIPES SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS OR STORMPIPES ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION, THE BASIN BOTTOMS, AND STORMPIPES SHALL BE CLEANED OUT MORE OFTEN AS THE CONDITION DICTATES.
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVIOD EROSION (WINTER RYE, SUMMER MILLET, ETC.). LANDSCAPE PLANTINGS WITHIN THE BASIN SHALL BE MAINTAINED PROPERLY.
   D. STORMWATER MANAGEMENT BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
   E. ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY.
   F. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN THE FOREBAY AREAS OF THE BASIN OR WITHIN 25' OF A CONTROL STRUCTURE. PLANTS THAT GROW WITHIN THESE AREAS MAY BE REMOVED TO RETAIN THE INTEGRITY OF THE STORMWATER BASIN FUNCTIONALITY.
   G. ANY REPLACEMENT PLANTINGS SHALL BE NATIVE VEGETATION.
   H. PERMANENT IRRIGATION IS NOT PROPOSED WITHIN THE BASIN. TEMPORARY IRRIGATION MAY BE USED TO ESTABLISH NEW PLANTINGS.
   I. THE STORMWATER MANAGEMENT AREA MAY BE TREATED FOR WEEDS WITH THE USE OF HERBICIDES. PESTICIDES MAY ALSO BE USED. PESTICIDES SHOULD ONLY BE USED IF A PEST IS IDENTIFIED AS CAUSING A DECLINE IN THE HEALTH OF THE BASIN LANDSCAPING. HERBICIDE AND PESTICIDE USE SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
   J. MAINTENANCE SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF VEGETATION WHICH IS DEAD OR DYING OR VEGETATION TO BE A DETRIMENT TO THE FUNCTIONING OF THE STORMWATER MANAGEMENT AREA.
   K. IN THE EVENT A SINKHOLE OR OTHER GEOLOGICAL FEATURE DEVELOPS, THE OWNER SHALL CONTRACT WITH A CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING CONSULTING FIRM TO DIRECT THE OWNER TO AN APPROPRIATE REMEDIATION CONSTRUCTION TECHNIQUE TO PLUG OR STABILIZE THE FEATURE AND PREVENT GROUNDWATER CONTAMINATION. THE REMEDIATION CONSTRUCTION TECHNIQUES SHALL FOLLOW GENERALLY ACCEPTED METHODOLOGIES FOR KARST FEATURE REPAIRS AS OUTLINED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD). THE SRWMD SHALL BE NOTIFIED OF ANY EVENT OCCURING AND THE REMEDIATION MEASURES TAKEN TO CORRECT THE GEOLOGIC FEATURE.
   L. ALL CONDITIONS OF THE SRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) SHALL BE ADHERED TO INCLUDING REQUIRED INSPECTIONS AND REPORTING.

SINKHOLE REPAIR NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

1. SHALLOW REPAIR (SEE DETAIL): IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL): IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION; THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWMD FOR APPROVAL WITHIN 30 DAYS. THE SRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

STANDARD ABBREVIATIONS

ACPW	ALACHUA COUNTY PUBLIC WORKS
ADJ	ADJACENT
ALUM	ALUMINUM
APT	APARTMENT
ASPH	ASPHALT
B&J	BORE & JACK
BC	BACK OF CURB
BCCMP	BITUNIMOUS COATED CORRUGATED METAL PIPE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BOP	BEGINNING OF PROFILE
BSL	BUILDING SETBACK LINE
C&G	CURB & GUTTER
C1	CURVE ONE
CATV	CABLE TELEVISION
CET	CURB END TAPER
CF	CUBIC FEET
CI	CAST IRON
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCHED
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COA	CITY OF ALACHUA
COMM	COMMUNICATIONS
CONC	CONCRETE
CPE	CORRUGATED POLYETHYLENE PIPE
CY	CUBIC YARD
DBI	DITCH BOTTOM INLET
DCBP	DOUBLE CHECK BACKFLOW PREVENTER
DEG	DEGREES
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
E	EAST
E/M	EASEMENT
EL	ELEVATION
ELEC	ELECTRIC
EOP	END OF PROFILE
EP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FIRE LINE
FLL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTIC
FP	FLOOD PLAIN
FT	FEET
FUT	FUTURE
GALV	GALVANIZED
GRU	GAINESVILLE REGIONAL UTILITIES
GV	GATE VALVE
HC	HANDICAP
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
L1	LINE ONE
LAT	LATITUDE
LBR	LIMEROCK BEARING RATIO
LONG	LONGITUDE
LTG	LIGHT
LP	LOW POINT
LT	LEFT
MAINT	MAINTENANCE
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MIN	MINIMUM
MO	MONTH
N	NORTH
N/A	NOT APPLICABLE
NE	NORTH EAST
NG	NATURAL GRADE

NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTH WEST
OC	ON CENTER
PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
PE	POLYETHYLENE PIPE
PGD	PAVING, GRADING, & DRAINAGE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
PL	PROPERTY LINE
PRVT	PRIVATE
PRI	PRIMARY
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED (NON ARSENIC)
PUD	PLANNED URBAN DEVELOPMENT
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
P&P	PLAN & PROFILE
R/W	RIGHT OF WAY
R1'	ONE FOOT RADIUS
RB	REACTION BLOCK
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
REQ'D	REQUIRED
RT	RIGHT
RW	RESILIENT WEDGE
S	SOUTH
S/W	SIDEWALK
SE	SOUTH EAST
SEC	SECONDARY
SF	SQUARE FEET
SG	SWITCH GEAR
SI	SURFACE INLET
SPA	SPACE
SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
SPT	STANDARD PENETRATION TEST
SS	SANITARY SEWER
SSL	STAINLESS STEEL
ST	STORM
ST.	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTH WEST
SY	SQUARE YARD
TBC	TRAFFIC BEARING COVER
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE
TFMR	TRANSFORMER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UD	UNDER DRAIN
UTIL	UTILITIES
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
W	WEST
W/	WITH
W/WW	WATER/WASTEWATER
WM	WATER MAIN
WS	WATER SERVICE
WW	WASTEWATER
YR	YEAR

LEGEND

EST	EXISTING STORM SEWER LINE
EWW	EXISTING SANITARY SEWER LINE
EGAS	EXISTING GAS SERVICE LINE
ECATV	EXISTING CATV & TELEPHONE LINE
EUE	EXISTING UNDERGROUND ELECTRIC LINE
EWM	EXISTING WATER MAIN
76	EXISTING CONTOUR LINE
X X X	EXISTING FENCE
+89.8	NATURAL GROUND SPOT ELEVATION
9 LA (2060)	EXISTING TREE TO REMAIN
9 LA (2221)	EXISTING TREE TO BE REMOVED
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONC PAVEMENT/SIDEWALK
87	PROPOSED FINISH ELEVATION CONTOUR
• 35.00	PROPOSED FINISH SPOT ELEVATION
	PROPOSED DIRECTIONAL FLOW ARROW
	DRAINAGE AREA DIVIDE
//—//—//	PROPOSED SILT FENCE
T T T	PROPOSED TREE BARRICADE FENCE
	PROPOSED CENTERLINE
ST	PROPOSED STORM SEWER LINE
WM	PROPOSED WATER MAIN
PE	PROPOSED PRIMARY ELECTRIC SERVICE CONDUIT
SE	PROPOSED SECONDARY ELECTRIC SERVICE CONDUIT
GAS	PROPOSED GAS MAIN
TEL	PROPOSED CATV & TELEPHONE SERVICE
CATV	PROPOSED CATV & TELEPHONE SERVICE
WW	PROPOSED WASTEWATER
SSFM	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED PUE
	PROPOSED DRAINAGE SWALE
	RIGHT-OF-WAY
	PROPOSED PVC SANITARY SEWER SERVICE LATERAL WITH CLEANOUT
	GRAVEL FILTER BAGS INLET PROTECTION
	FILTER CLOTH INLET PROTECTION

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: LEGEND, ABBREVIATIONS, + NOTES

DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C0.01

STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: MAIN STREET URGENT CARE
LOCATION:
SECTION 8
TOWNSHIP 08
RANGE 18
COUNTY: ALACHUA
LATITUDE: N29° 48' 07"
LONGITUDE: W82° 31' 37"

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.0

C. NATURE OF THE CONSTRUCTION ACTIVITY

THE PROJECT WILL PROPOSE A NEW URGENT CARE CENTER ON TRACT 6 OF THE MASTER SANTA FE CROSSINGS INFRASTRUCTURE PLAN.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AND IMPLIMENTATION OF THE SEDIMENT AND EROSION CONTROL PLAN.
2. EXCAVATION OF STORMWATER MANAGEMENT BASIN IMPROVEMENTS. STABILIZE BASIN SLOPES.
3. CLEARING AND GRUBBING OF PROPOSED ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AND BUILDING PAD AREAS.
4. SITE GRADING.
5. INSTALLATION OF STORM SEWER, SANITARY SEWER AND UTILITIES.
6. ROAD AREA SUBGRADE.
7. CONSTRUCTION OF CURB & GUTTER.
8. ROAD AREA BASE.
9. FINISHED GRADING OF LOT BUILDING PADS, LOT GRADING, AND STABILIZATION OF THE SITE.
10. ASPHALT PAVING.
11. INSTALLATION OF SIDEWALKS.
12. FINAL GRASSING AND LANDSCAPING.
13. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 0.47± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 0.47± ACRES

G. SOIL TYPES AND WATER TABLE

1. SOILS ARE VARIABLE WITH VARYING DEPTHS OF SILTY SAND SOILS OVER A VERY CLAYEY SAND LAYER.
2. THERE IS A CONFINING LAYER AT THIS LOCATION IN THE VERY CLAYEY SAND LAYER AT ROUGHLY 15'± BELOW THE SURFACE.
3. SOIL TYPES WITHIN THE PROJECT AREA ARE CLASSIFIED PER NCRS AS ARRENDO FINE SAND, FORT MEADE FINE SAND, MILLHOPPER SAND, LOCHLOOSA FINE SAND, KENDRICK SAND, NORFOLK LOAMY FINE SAND, GAINESVILLE SAND, MILLHOPPER SAND, AND BIVANS SAND.
4. THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 130.50' FOR BASIN 1
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 128.98' FOR BASIN 2
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 125.98' FOR BASIN 3

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
BASIN 1	3.71 AC	BASIN 2	N/A
BASIN 2	1.22 AC	BASIN 3	N/A
BASIN 3	6.66 AC	CR 235A R/W	STORMWATER BASIN NEAR ALACHUA WEST

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORM WATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORM WATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS OR OTHER MEANS TO DIRECT STORM WATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORM WATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORM WATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

L. PERMANENT STORM WATER MANAGEMENT CONTROLS

1. THE COMPLETED PHASE HAS FOUR (4) PERMANENT STORMWATER MANAGEMENT FACILITY. ALL STORMWATER MANAGEMENT FACILITY SHALL BE PERMITTED AND APPROVED BY THE CITY OF ALACHUA AND THE SRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. FERTILIZERS, HERBICIDES AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT-O-LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORM WATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION. FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON-STORM WATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORM WATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORM WATER PONDS SHALL NOT BE PUMPED OFFSITE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORM WATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: MAIN STREET URGENT CARE
OWNER: RURAL URGENT CARE, LLC
CONTRACTOR:
CONSTRUCTION MANAGER:

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

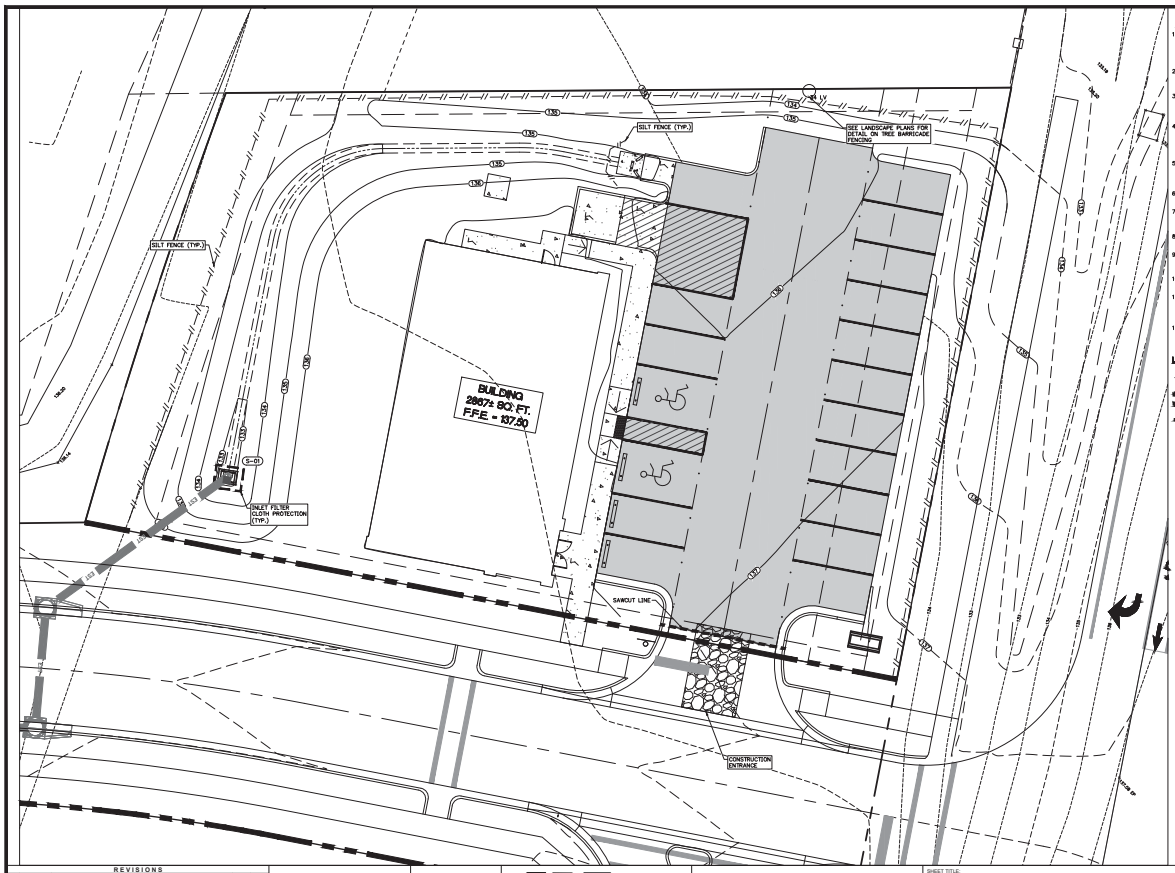
ALL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT.

SITE: MAIN STREET URGENT CARE
CONTRACTING FIRM: _____
FIRM NAME _____
ADDRESS _____
TELEPHONE NUMBER _____

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

NAME _____ TITLE _____
SIGNATURE _____ DATE _____

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	STORM DRAIN INLET PROTECTION	VEGETATIVE BUFFER STRIP	RETENTION POND	DETENTION POND	STABILIZED CONSTRUCTION ENTRANCE	FORMATION STONE	SOD	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY SEED / SOD	PERMANENT SEED / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP-RAP	SLOPE PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / LITTER CONTROL	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY



EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ONSITE AND TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFF PROPERTY.
2. CONTRACTOR SHALL EMPLOY AN FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR TO MONITOR THE CONTRACTOR'S EROSION AND SEDIMENTATION CONTROL WORK EFFORT THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
4. SILT FENCING AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION. ALL STORM DRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007) TO PREVENT SEDIMENT DISCHARGE TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.
5. THE RETENTION BASINS SHALL BE PROTECTED FROM SEDIMENT DISCHARGE BY SILT FENCE AT THE DISCHARGE STORM STRUCTURE. CAREFUL ATTENTION SHALL BE PAID TO PREVENT EROSION FROM ENTERING THE BASIN BOTTOM BEYOND THE IMMEDIATE EXIT OF THE STRUCTURE. REMOVE ALL SEDIMENT BUILDUP AT THE DISCHARGE STRUCTURE REGULARLY THROUGHOUT CONSTRUCTION.
6. PROTECT EXISTING STORMWATER INLET STRUCTURES WITH FILTER FABRIC OR OTHER EROSION CONTROL DEVICE TO PREVENT SEDIMENTS FROM ENTERING STORM SEWER SYSTEM.
7. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL. ANY DEFICIENCIES DISCOVERED SHALL BE REPAIRED, ADJUSTED, OR IMPROVED AS REQUIRED.
8. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION IS FULLY ESTABLISHED.
9. CONTRACTOR SHALL MINIMIZE AIR POLLUTION FROM PARTICULATES AND DUST. WATER SHALL BE APPLIED AS NEEDED TO REDUCE DUST DURING CONSTRUCTION. USE OTHER STABILIZATION METHODS SUCH AS HYDROMULCHING AS NEEDED.
10. CONTRACTOR SHALL STOCKPILE AND STORE MATERIALS SUCH THAT STORMWATER FLOW IS NOT IMPEDED DURING CONSTRUCTION AND MATERIAL EROSION DOES NOT OCCUR.
11. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013). EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
12. THE STORM SEWER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007)
- FILTER CLOTH INLET PROTECTION
- SAWCUT LINE

N

10' 5' 0 10' 20' 30'

SCALE 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73942

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SHEET TITLE: DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN

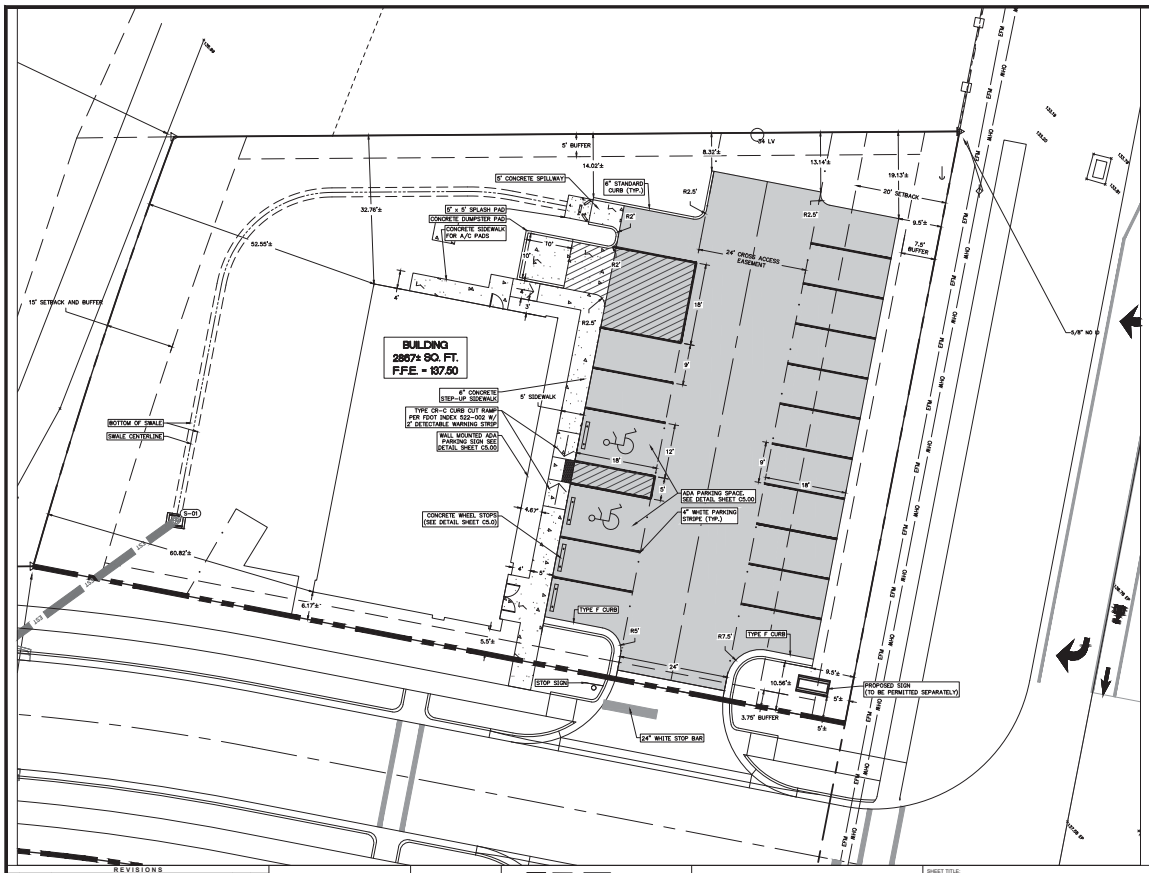
DATE: JANUARY 2023

PROJECT NO.: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO.: C1.00



DUMPSTER PAD NOTES

THE DUMPSTER PAD SHALL BE SCREENED TO OBSTRUCT VIEWING FROM PERSONS TRAVELING ON ANY PUBLIC STREET, SIDEWALK, OR OTHER PUBLIC WAY.

LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK

GENERAL DEVELOPMENT NOTES

PARKING SPACE SIZE:	9'X18'
PARKING AISLE SIZE:	24'
INGRESS AND EGRESS SIZE:	24'

PARKING CALCULATIONS:

BUILDING TYPE:	MEDICAL OFFICE
CODE REQUIREMENT:	1 SPACE PER 200 SF OF GROSS FLOOR AREA
BUILDING AREA:	2,867 SF
PARKING REQUIRED:	2,867 SF / 200 SF = 14 SPACES
MAXIMUM PARKING ALLOWED	14 SPACES X 1.25 = 18 SPACES
SPACES PROVIDED:	18 SPACES
ADA REQUIRED:	1 SPACES
ADA PROVIDED:	2 SPACES

SCALE 1" = 10'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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Gainesville: (352) 378-8200 | St. Augustine: (352) 378-8200
Toll Free: (844) 6-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

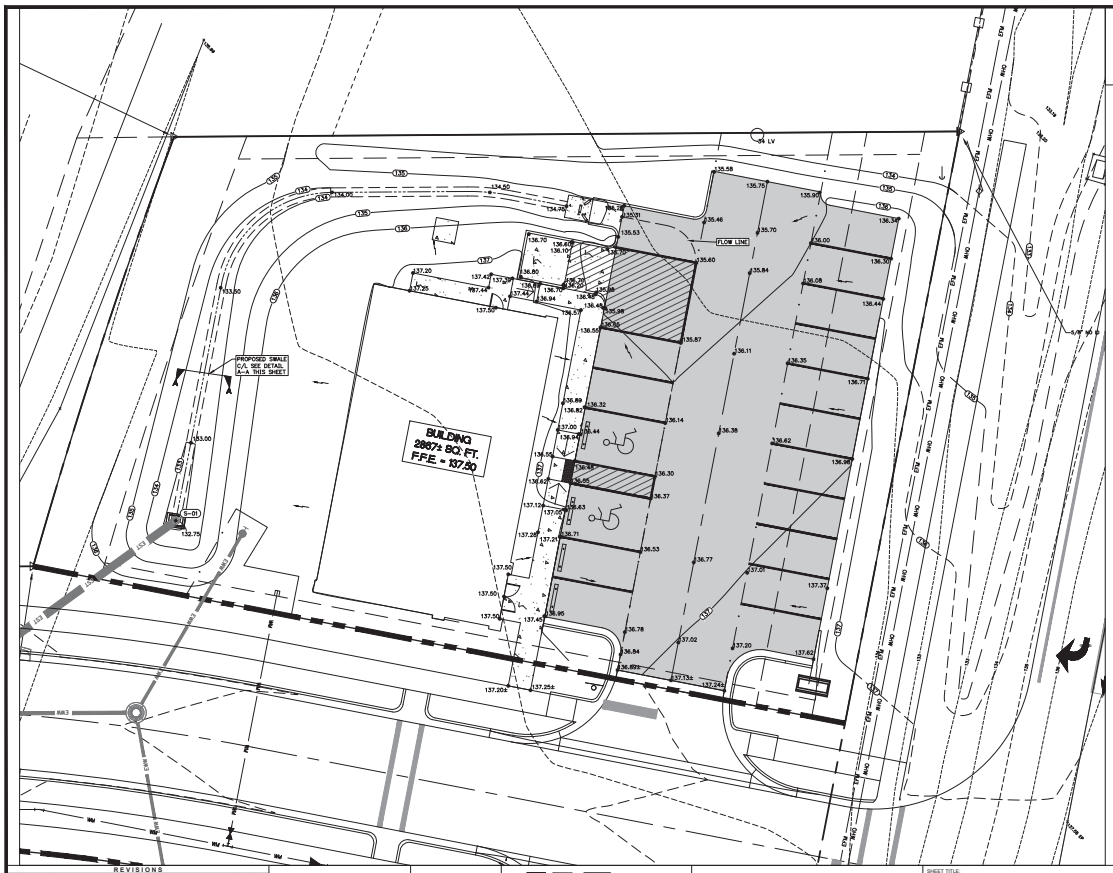
DATE: JANUARY 2023

PROJECT NO: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

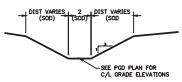
PROJECT: MAIN STREET URGENT CARE CENTER SANTA FE CROSSINGS

SHEET NO: C2.00



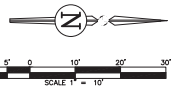
STORM STRUCTURE TABLE

S-01
FDOT INDEX 425-052
TYPE C DBI
GRATE EL. = 132.75
E INV EL. = 129.85 (15" KNOCKOUT)



TYPICAL SWALE SECTION
NTS

NOTE: PERMANENTLY STABILIZE ALL DISTURBED AREAS. AREAS GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH SOD. OTHER AREAS MAY BE STABILIZED WITH SEED AND MULCH AS AN ALTERNATIVE.



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SHEET TITLE: PGD PLAN

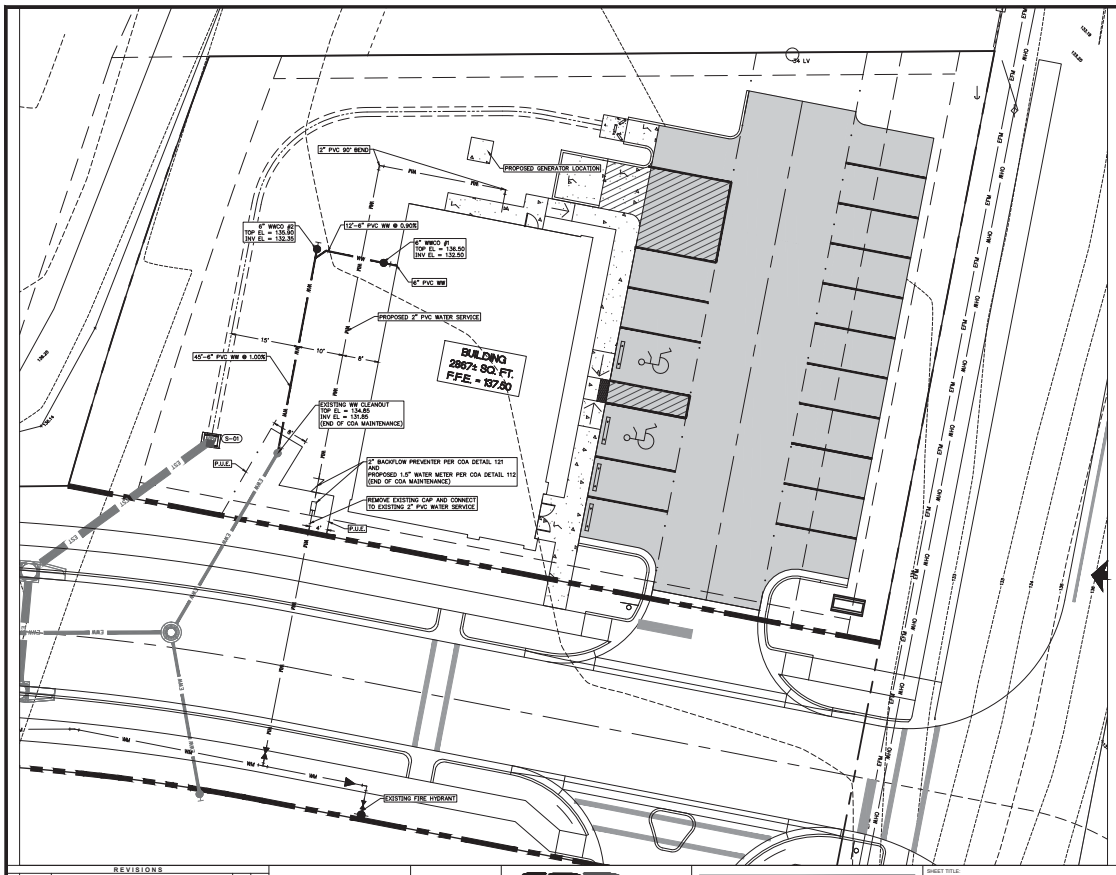
DATE: JANUARY 2023

PROJECT NO.: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO.: C3.00



GENERAL NOTES:

1. PLEASE SEE SHEET C4.01 FOR ALL APPLICABLE CITY OF ALACHUA UTILITY DETAILS.
2. ALL POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, SCH 80 PVC OR DR-11 HDPE.
3. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
4. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
5. ALL DESIGN DETAIL ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.
6. DURING CONSTRUCTION, FOR EACH WATER METER AND EACH CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE. BARRIER SHALL EITHER CONFORM FOR COA DETAIL 324 OR COA APPROVED EQUAL.
7. THE PUBLIC WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
8. IF THE EXISTING CLEANOUT AND LATERAL IS DAMAGED, IT MUST BE RECONSTRUCTED AS PER COA DETAIL 200 + 263
9. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT OF THE BUILDING SHALL NOT EXCEED 400 FEET.

N

10' 5' 0 10' 20' 30'
SCALE 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

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Toll Free: (844) 904-JBPro | E-mail: [redacted]

SHEET TITLE: UTILITY PLAN

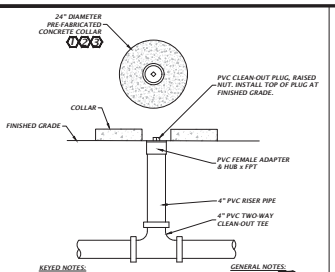
DATE: JANUARY 2023

PROJECT NO.: 468-22-01

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO.: C4.00



KEYED NOTES:

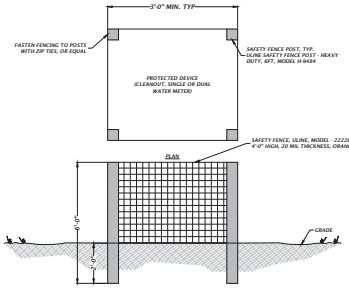
1 COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

2 SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

3 PAINT COLLAR AS PER 307

GENERAL NOTES:
1. REFER TO 307

263 CLEAN-OUT COVER FOR UNPAVED AREAS
NTS



GENERAL NOTE(S):

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

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

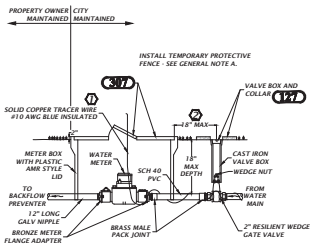
324 TEMPORARY PROTECTIVE FENCE
NTS

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:

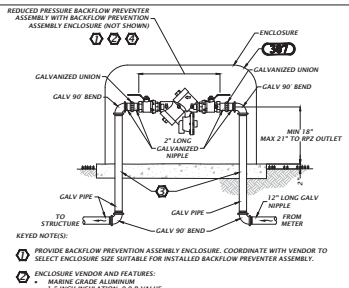
A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 307.

KEYED NOTE(S):

1 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.

2 PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

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



KEYED NOTE(S):

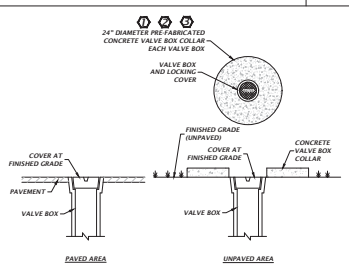
1 PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2 ENCLOSURE VENDOR AND FEATURES:
- MARINE GRADE ALUMINUM
- 1.5 INCH INSULATION, 9.0 R VALUE
- MEANS TO ACCESS ASSEMBLY
- LOCKABLE
- MOUNTING HARDWARE
- COLOR: TAN, UNLESS OTHERWISE NOTED.
- VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3 POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- PROVIDE SLEEVES AROUND PIPING

4 BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

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



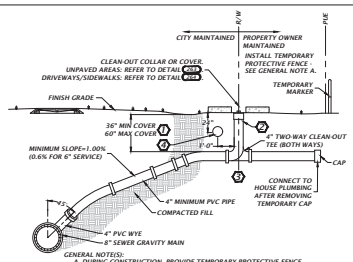
KEYED NOTE(S):

1 VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

2 SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

3 PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



GENERAL NOTE(S):

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND CLEANOUT PER 307.

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

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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SHEET TITLE: UTILITY DETAILS

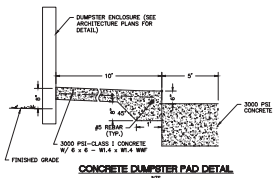
DATE: JANUARY 2023

PROJECT NO.: 468-22-01

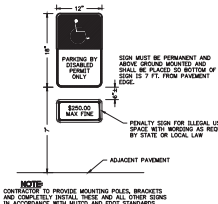
CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

SHEET NO.: C4.01

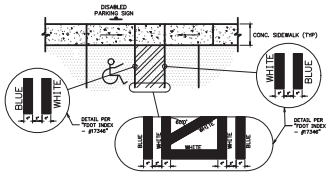


CONCRETE DUMPSTER PAD DETAIL
NTS

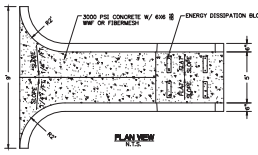


NOTE:
CONTRACTOR TO PROVIDE MOUNTING POLES, BRACKETS AND COMPLETELY INSTALL THESE AND ALL OTHER SIGNS IN ACCORDANCE WITH MUTCD AND FDOT STANDARDS (PER DESIGN DRAWINGS).

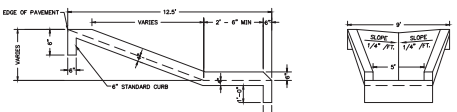
WALL MOUNTED DISABLED PARKING SPACE SIGN DETAIL
N.T.S.



HANDICAP STRIPING DETAIL
N.T.S.



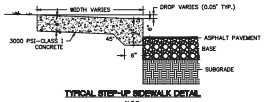
PLAN VIEW
N.T.S.



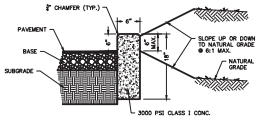
SIDE VIEW
N.T.S.

FRONT VIEW
N.T.S.

DRAINAGE/EROSION STANDARD FLUME



TYPICAL STEP-UP SIDEWALK DETAIL
N.T.S.



STANDARD CURB DETAIL
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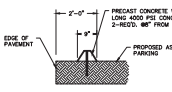
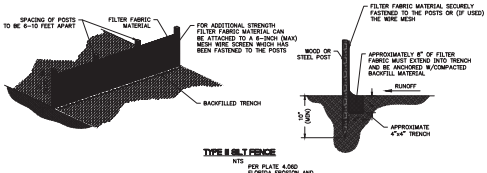
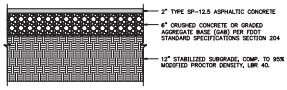


TYPICAL CONCRETE WHEEL STOP DETAIL
N.T.S.

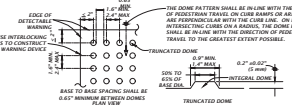


TYPE II SILT FENCE
NTS
PER PLATE 4.2400 FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL



TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.

1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705 DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C53, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE JOINTS NO LESS THAN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.
   E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES.
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

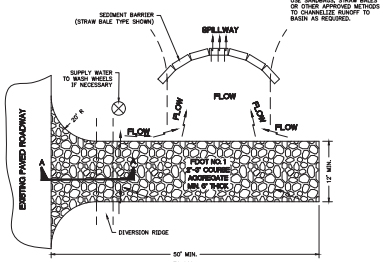


THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL ON CURB RAMPS OR AREAS THAT ARE PERPENDICULAR WITH THE CURB LINE. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE GREATEST EXTENT POSSIBLE.

400 ADA DETECTABLE WARNING
NTS



SECTION A-A



PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73942

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Toll Free: (844) 575-6988 | E: info@jbpro.com

SHEET TITLE: DETAILS AND NOTES

DATE: JANUARY 2023
PROJECT NO.: 468-22-01
SHEET NO.: C5.00

CLIENT: RURAL URGENT CARE, LLC

PROJECT: MAIN STREET URGENT CARE CENTER
SANTA FE CROSSINGS

TREE CREDITS & TREE MITIGATION CHART

URGENT CARE - CITY OF ALACHUA

Point Number/Tree	Existing Tree - Scientific/Common/Size (DBH)	Remove or Remain?	Mitigation Required	Replacement Trees Required	Replacement Inches Required	Tree Credit
1	Quercus virginiana / Live Oak / 34"	Remain				12
					Total Credits Available:	12

NO TREES ARE BEING REMOVED AS PART OF THIS PROJECT.

LEGEND

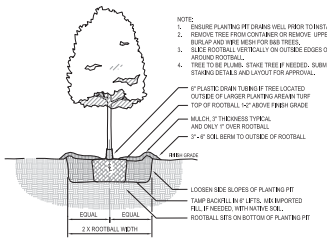
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN (SEE TREE REMOVAL AND TREE CREDITS PLAN FOR ADDITIONAL INFORMATION)
- PROPOSED TREE

PLANT SCHEDULE

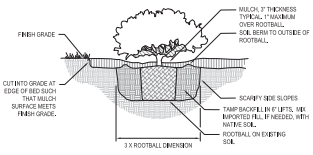
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
IOP	2	Ilex opaca	American Holly	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
LIN	4	Lagerstroemia Indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal., 7' ht. x 36" sprd., 1.5" cal.	As shown	'Understory Tree', Multi-trunk, 5 canes minimum
TD	5	Taxodium distichum	Bald Cypress	30 gal., 8' ht. x 30" spr., 2" cal.	As shown	'Canopy Tree'
UA	6	Ulmus alata	Winged Elm	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
VOL	4	Viburnum obovatum	Walter's Viburnum	15 gal., 6' ht. x 30" sprd., 1.25" cal.	As shown	'Understory Tree'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
IVS	143	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	3 gal., 12" ht. x 14" sprd.	30" o.c.	
IP	20	Iridium pandurnum	Ardisa	3 gal., 24" ht. x 12" sprd.	60" o.c.	
LN	19	Loropetalum chinense rubrum 'Crimson Fire'	Crimson Fire Loropetalum	3 gal., 24" ht. x 18" sprd.	36" o.c.	
VOS	63	Viburnum obovatum 'Mrs Shillers Delight'	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 24" sprd.	36" o.c.	

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SOD	Paspalum notatum 'Argentine'	Bahia Grass	sod	Sand grown and weed free



1 TREE PLANTING DETAIL
SCALE: N.T.S



2 SHRUB AND GROUNDCOVER PLANTING DETAIL
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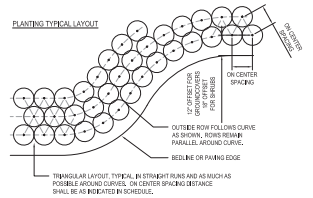
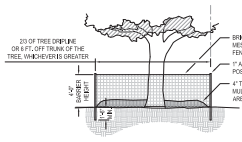


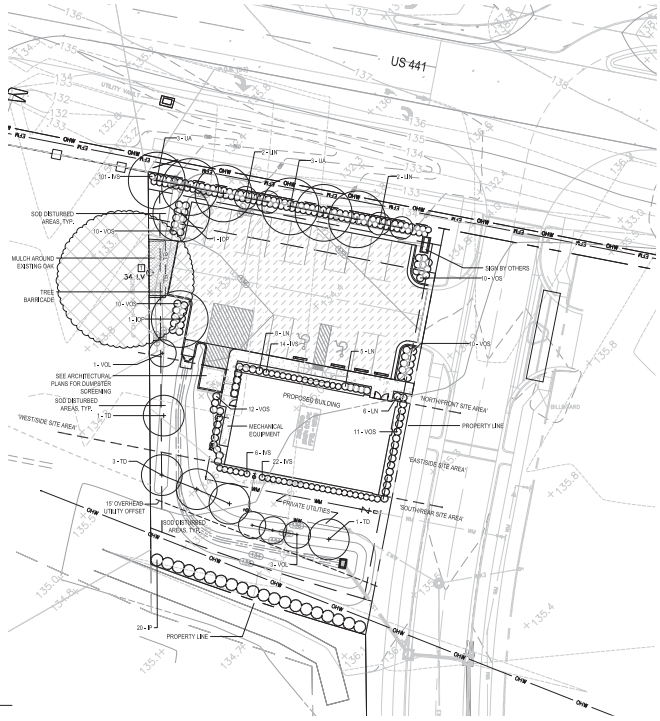
3 SHRUB AND GROUNDCOVER LAYOUT DETAIL
SCALE: N.T.S

TREE REMOVAL NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. 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. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED, SEE DETAIL ABOVE FOR ADDITIONAL REQUIREMENTS.
3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
4. TREE REMOVAL: TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY, THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED, PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION CHART FOR ADDITIONAL INFORMATION.
5. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
6. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
8. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
9. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
10. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
11. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



4 EXISTING TREE PROTECTION DETAIL
SCALE: N.T.S.



NORTH

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
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Certificate of Authorization No. LC26000575

PROJECT NAME

URGENT CARE - CITY OF ALACHUA

Alachua, FL

for

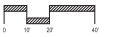
Urgent Care - City of Alachua

SEAL

PROJECT NO: 22-022
DRAWN BY: [illegible]
SUBMITTED: SITE PLAN REVIEW

ISSUED DATE: 01 SEPT 2022
REVISIONS:
15 NOV 2022
30 JAN 2023

SCALE:



SCALE: 1" = 20'

SHEET TITLE:

EXISTING TREE CHART AND LANDSCAPE PLAN AND DETAILS

SHEET NUMBER:

L-101

PLOTDATE: 01/30/2023 - 10:35 PM
USER: ELISABETH MANLEY
FILENAME: C:\USERS\ELISABETH\MANLEY DESIGN\PROJECTS\2022\22-022 URGENT CARE ALACHUA - JEFFREY\CAD\22-022 URGENT CARE ALACHUA - JEFFREY - CENTRAL_PRODUCTION.RVT

LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
3. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
4. REMOVAL OF INVASIVE EXOTIC PLANTS: ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS MOST RECENTLY AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
7. PLANT MATERIAL, GENERAL: ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.
8. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 2" MIN. CALIPER. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 ½" INCHES.
9. PROPOSED PALMS: PALM TREES MAY BE UTILIZED AS LANDSCAPING TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.
10. PROPOSED SHRUBS AND GROUNDCOVERS: PROPOSED SHRUBS SHALL BE 3-GALLON CONTAINER SIZE AND PROPOSED GROUNDCOVERS SHALL BE 1-GALLON MIN. CONTAINER SIZE.
11. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
12. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
13. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
14. IRRIGATION: WATER ALL MATERIAL THOROUGHLY FOLLOWING INSTALLATION AND THROUGH ESTABLISHMENT AND/OR FINAL ACCEPTANCE. WATERING SHALL BE TO A VOLUME AND AT A FREQUENCY AS TO SUPPORT PLANTS IN A THRIVING STATE. WATER TREES PER THE 'IRRIGATION SCHEDULE FOR VITALITY' GUIDELINES WITHIN THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' OR AS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.'
15. RESPONSIBILITY: THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.

TREE CREDITS & TREE MITIGATION

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

TREE CREDITS: See 'TREE CREDITS AND TREE MITIGATION CHART' for list of tree credits. See tree numbers on plans for reference.

- Total tree credits available: 12 credits
- Total tree credits used: 10 credits

TREE MITIGATION: See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be used to meet tree mitigation replacement trees. Those trees required for mitigation in addition to those required as listed are indicated with a 'M' on plans.

- Total mitigation trees required: None

TREE DIVERSITY REQUIREMENTS
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =
- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required , no more than 50% shall be of one single species,
  OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
21	No more than a total of 10 for one proposed species	Most of one species is 6

PARKING LOT LANDSCAPE REQUIREMENTS
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =
- Offset: Allow for a 2½-foot bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas: (1) canopy or understory tree/1,800 SF with (10) shrubs per island. Interior planting requirements shall be reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.
- Parking Perimeter Buffer: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary with a minimum width of five feet. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The parking lot screen shall reach 36 inches in height within three years. Other landscaping materials provided to meet any other landscaping requirement may be considered a part of and count toward the requirement parking lot buffer if such materials are located within 30 feet of the parking lot area. For non-retail uses, up to 50 percent of the parking lot buffer on any single lot side may be replaced with a short fence or wall that is a minimum height of three feet.

PROVIDED =

REQUIREMENT	PROVIDED
Parking Area 'A' / North: 102 LF northern perimeter 102 LF/ 25 = 5 Canopy trees 102 LF/ 50 = 3 Understory trees	6 Canopy trees 4 Understory trees
6,596 SF / 1,800 SF parking lot area = 4 trees + 10 shrubs/ parking lot island	2 Canopy trees 2 tree credits + 10 shrubs/ parking lot island

SITE LANDSCAPE REQUIREMENTS
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses, Non-industrial

REQUIREMENTS =
- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre located on primary side.
- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre located on sides and rear sides.
- Understory Trees, Entire Site: (6) ornamental/understory trees/acre, 50% planted in front of the bldg. and 25% planted on each side.
- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Site Area____________0.47 AC

* NOTE: The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

SIDE OF SITE	REQUIRED	PROVIDED
Front, North	Canopy: 3/AC = 2 Trees Understory: 6/AC with 50% in Front = 3 Trees total with 2 in front	Canopy: 8 proposed Trees Understory: 4 proposed Trees
Side, East	Canopy: 2/AC = 1 Tree Understory: 1 Tree	Canopy: 1 Tree credit Understory: 1 Tree credit
Side, West	Canopy: 2/AC = 1 Tree Understory: 6/AC with 25% on side = 1 Tree	Canopy: 1 proposed Tree Understory: 1 Tree credit
Rear, South	Canopy: 2/AC = 1 Tree Understory: None	Canopy: 4 proposed Trees Understory: 3 proposed Trees
Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Total facade = 71 LF/25 = 3 Trees	Continous row of shrubs, all perimeters 3 Tree credits

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.C.8. Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6., Sec. 6.2.2..d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect.

1. Right Plant, Right Place
2. Water Efficiently
3. Fertilize Appropriately
4. Mulch
5. Attract Wildlife
6. Manage Yard Pests Responsibly
7. Recycle Yard Waste
8. Reduce Stormwater Runoff
9. Protect the Waterfront

MAINTENANCE PRACTICES

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.7.B.vii. A maintenance schedule must be submitted addressing the following:
1. Checking, adjusting, and repairing of the irrigation system
2. Resetting of the irrigation schedule according to the season
3. Remulching
4. Fertilizing
5. Weeding
6. Pruning
7. Mowing

ARTERIAL FRONTAGE SCREENING REQUIREMENTS
Per City of Alachua ULDR, Article 6., Sec. 6.2.3.E. Arterial Frontage

REQUIREMENTS = Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows. The width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement.

- 4 canopy trees every 100 lineal feet of arterial frontage; and
- 3 understory/ornamental trees every 100 lineal feet of arterial frontage; and
- A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage
- 133 LF frontage

REQUIREMENT	PROVIDED
133 LF frontage / 25LF = 6 Canopy trees	6 Canopy trees
133 LF frontage / 33 LF = 4 Understory trees	4 Understory trees
Continuous hedge	Continuous hedge

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =
- Use of existing trees credits: If an existing tree proposed to remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer.
- Distribution of trees in buffer: Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.
- Land uses that do not require buffers (*Sec. 6.2.2.D.3.a.ii.*): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.
- Vacant Adjacent Parcel (*Sec. 6.2.2.D.3.d.i.*): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.
- Existing Buffers (*Sec. 6.2.2.D.3.d.ii.*): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- Existing Trees to Remain Credits (*Sec. 6.2.2.D.4.*): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
Side/West	5' wide Type A, Commercial Intensive. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 174 LF /60 = 3 canopy trees and 3 understory trees	3 Proposed Canopy Trees & 1 Understory + 2 Tree credits
Rear/South	15' wide Type D, CI adjacent to Residential. Selected Option 1 Buffer, which requires one canopy tree per 25 LF, one understory tree per 35 LF, and one shrub hedge per 5 LF. Total length = 100 LF /25 = 4 canopy trees Total length = 100 LF /35 = 3 understory trees Total length = 100 LF /5 = 20 shrubs	4 proposed canopy trees 3 proposed understory trees Proposed: 20 shrubs
Front/North	7.5' wide Type B, Commercial Intensive. Selected Option 2 Buffer, which requires one canopy tree per 40 LF and one hedge. Total length = 133 LF /40 = 3 canopy trees and one hedge	6 Canopy trees Continuous hedge (50% Required)

MANLEY DESIGN
Landscape Architecture • Site Planning

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Certificate of Authorization No. LC26000575

PROJECT NAME:

URGENT CARE - CITY OF ALACHUA

Alachua, FL

for

Urgent Care - City of Alachua

SEAL:

PROJECT NO: 22-022
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 01 SEPT 2022
REVISIONS:
15 NOV 2022
30 JAN 2023

SCALE:

AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES AND CALCULATIONS

SHEET NUMBER:

L-102

PLOTDATE: 01/30/2023 10:56 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\EMANL\BOX\PROJECT\2022\22-022 URGENT CARE ALACHUA -- JBPRO -- COA\04_PRODUCTION\02_SPR\2023-01-09_SPR 3\01_SHEETS\22-022_URGENT CARE COA_LANDSCAPE.DWG

TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY
A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS
A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
3. CERTIFICATION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS A COMMERCIAL FERTILIZER APPLICATOR PER 5E-14.117(11) F.A.C.
4. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
5. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
6. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
7. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
8. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
9. WRITTEN WARRANTIES AS SPECIFIED BELOW.
10. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL
A. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
B. PRUNING AND TRIMMING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
C. ALL PLANT MATERIAL TO COMPLY WITH FLORIDA #1 GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NONAVAILABILITY OR EVIDENCE OF 'EQUAL' STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIALS). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
C. COMPLY WITH LOCAL APPLICABLE CODES.
D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS, CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC, AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY
A. EXISTING LANDSCAPE AND VEGETATION
1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
B. NEW PLANTS
1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLECT BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL.
2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
B. NEW SOD AND SEEDING
1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
E. A FINAL INSPECTION MAY BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OR RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL CONT

1.7 PROJECT CONDITIONS
A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32°F.
C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL
A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING UNDERSOIL OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
C. FILL TO BE OF PH 5-6.5

2.2 MULCH
A. MULCH SHALL BE AS INDICATED IN NOTES OR THE PLANT SCHEDULE AND TO BE FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER
A. FERTILIZER TYPE AND APPLICATION TIMING AND METHODS SHALL MEET ALACHUA COUNTY "FERTILIZER STANDARDS AND MANAGEMENT PRACTICES | LDR ARTICLE IV, REQUIREMENTS. DO NOT APPLY FERTILIZER FROM JULY - FEBRUARY. APPLY FERTILIZER EITHER DURING THE PROJECT'S INSTALLATION OR DURING THE ESTABLISHMENT PERIOD, DEPENDING ON WHICH IS POSSIBLE RELATIVE TO THE TIME PERIOD. IF IT IS ANTICIPATED THAT THE PROJECT WILL BE COMPLETED OUTSIDE OF THE SPECIFIED FERTILIZING WINDOW AND THAT FERTILIZING WON'T BE POSSIBLE, DISCUSS WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
B. FERTILIZER MAY ONLY BE APPLIED WITHIN 10 FT, FROM ANY WETLAND OR BODY OF WATER FOR A PERIOD OF 31 DAYS FOLLOWING PLANTING, FOLLOWING THAT TIME PERIOD, FERTILIZING IN THIS AREA IS NOT ALLOWED.
C. FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS SHALL BE FORMULATED AND APPLIED IN ACCORDANCE WITH DIRECTIONS PROVIDED BY RULE 5E-1.003, FLORIDA ADMINISTRATIVE CODE, LABELING REQUIREMENTS FOR URBAN TURF FERTILIZERS.
C.1. NITROGEN OR PHOSPHORUS FERTILIZER SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS EXCEPT AS ALLOWED BY THIS RULE ORDINANCE UNLESS RECOMMENDATIONS FOR LANDSCAPE PLANTS, VEGETABLE GARDENS, AND FRUIT TREES AND SHRUBS, UNLESS A SOIL OR TISSUE DEFICIENCY HAS BEEN VERIFIED BY AN APPROVED TEST.
C.2. NO FERTILIZER CONTAINING PHOSPHORUS SHALL BE APPLIED TO TURF, SOD, LAWNS, OR LANDSCAPE PLANTS UNLESS A SOIL OR PLANT TISSUE DEFICIENCY IS VERIFIED BY A TESTING METHODOLOGY APPROVED BY THE UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES. IF A DEFICIENCY IS VERIFIED, THE APPLICATION OF FERTILIZER CONTAINING PHOSPHORUS MUST ADHERE TO THE RATES AND DIRECTION FOR THE APPROPRIATE REGION OF FLORIDA, AS ADOPTED BY THE FLORIDA ADMINISTRATIVE CODE RULE.
C.3. FERTILIZERS CONTAINING NITROGEN APPLIED TO TURF OR LANDSCAPING PLANTS MUST CONTAIN NO LESS THAN 50 PERCENT SLOW RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.
D. SHRUBS AND GROUNDCOVERS: IF PERMISSABLE BY SECTION C, ABOVE, UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS
D.1. BETWEEN 5-8% TOTAL NITROGEN (N) CONSISTING OF 3.2-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
D.2. BETWEEN 7-8% PHOSPHATE (P2O5)
D.3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
E. PALMS: IF PERMISSABLE BY SECTION C, ABOVE, FERTILIZE WITH AN 8N - 2P2O5 - 12K2O + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.99 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED, 3.42 - 5.41 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED, SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.2 - 2% MN AND FE (FE 1 - 4.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
F. TURF: IF PERMISSABLE BY SECTION C, ABOVE, PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN. FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS
A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD
A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN EDGES WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.7 REGENERATED PALMS
A. ALL SABAL PALMS (SABAL PALMETTO) SHALL BE "REGENERATED PALMS" AS SHOWN ON THE PLANT SCHEDULE. THE ROOT BALL WIDTH SHALL BE AT A MINIMUM, EQUAL TO TWICE THE DIAMETER OF THE TRUNK AS MEASURED AT THE BASE. THE ROOT BALLS SHALL HAVE NEW, REGENERATED, ROUND-TIPPED ROOTS THAT HAVE EMERGED FROM THE ROOT INITIATION ZONE. ROOTS SHALL BE WHITISH-YELLOW IN COLOR, HAVE TAPERED ENDS AND BE PRESENT ON ALL SIDES OF THE ROOT BALL.
B. TO QUALIFY AS "REGENERATE PALMS," SABAL PALMS SHALL HAVE BEEN PLACED IN CONTAINERS OR BE CONTAINED WITHIN "PLASTIC FABRIC OR FILM MATERIAL", OR APPROVED EQUAL, AFTER FIELD HARVESTING AND DURING THE ROOT REGENERATION PERIOD. THEY SHALL HAVE A MINIMUM OF THREE FULLY EXPANDED NEW FRONDS THAT HAVE NOT BEEN PRUNED. FULLY EXPANDED NEW FRONDS SHALL MEET THE MINIMUM REQUIREMENTS TO BE CONSIDERED "EXCELLENT LEAF", AS DEFINED BY THE GLOSSARY OF TERMS IN THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRADES AND STANDARDS FOR NURSERY PLANTS - PALMS.
C. SABAL PALMS SHALL BE A MINIMUM 12' DBH.

2.8 WEED PREEMPERGENT HERBICIDE
A. IF APPROVED BY OWNER, APPLY RON STAR G PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS.

PART 3 - EXECUTION

3.1 PREPARATION
A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
B. ENSURE ALL ASPHALT, UNDERCOIL, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET, IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
E. PLANTING AREAS SHALL NOT BE COMPACTED.
F. PLANTING AREAS SHALL BE WELL-DRAINING. IF SATURATED OR WET CONDITIONS EXIST IN PROPOSED PLANTING AREAS OR WITHIN PLANTING HOLES, DO NOT PLANT MATERIAL AND CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
G. GAIN APPROVAL FROM OWNER PRIOR TO WORK FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, SPRAY AREAS WITH "ROUNDUP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
H. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
I. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
J. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION
A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENDING EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT, EXPOSE ROOTS BY HAND DIGGING. HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

3.2 PLANTING
A. PLANT TREES, SHRUBS, AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
B. LAY OUT INDIVIDUAL PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY OWNER'S REPRESENTATIVE. OUTLINE AREAS AND SECURE OWNERS REPRESENTATIVE'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY OWNERS REPRESENTATIVE OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
E. REMOVE PLANT MATERIAL FROM CONTAINERS. LIFT TREES AND SHRUBS BY THE ROOTBALL AND NOT BY THE TRUNK OR MAIN STEM. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
G. ENSURE PLANT MATERIAL IS PLUMB.
H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE, WHEN EXCAVATIONS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING ONLY IF THAT IS WITHIN THE ALLOWABLE FERTILIZING TIME WINDOW PER COUNTY CODE. MIX OR APPLY FERTILIZER ON TOP OF ROOTBALL AND NOT UNDER OR WITHIN PLANTING PITS. APPLY JUST INSIDE OF PLANT FOLIAGE/DRIPLINE AND NOT DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS. DO NOT APPLY OR SPILL FERTILIZER ON IMPERVIOUS SURFACES. IMMEDIATELY CLEAN OFF AND/OR CONTAIN IF SO. DO NOT WASH, SWEEP, OR BLOW OFF EXCESS ON SPILLED FERTILIZER INTO DRAINS, STORMWATER DITCHES OR PONDS, OR OTHER WATER BODIES OR CONVEYANCE SYSTEMS.
K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
N. GUY AND STAKE TREES AND PALMS IMMEDIATELY AFTER PLANTING AS NEEDED.

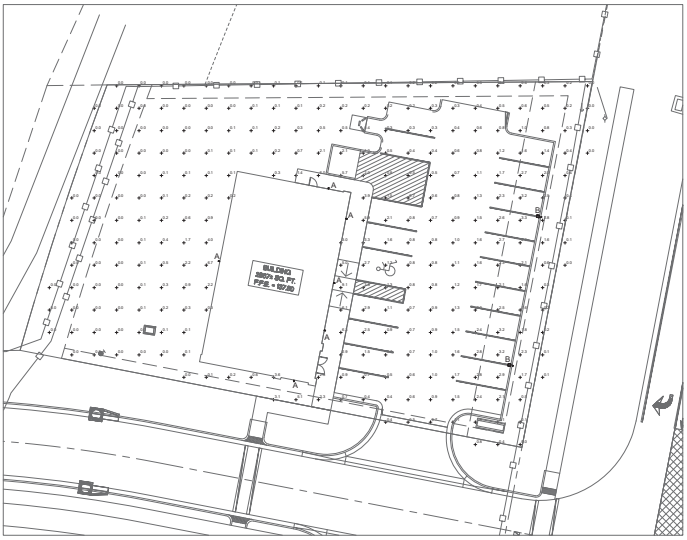
- CONTINUED ON NEXT PAGE -

3.4 SODDING NEW LAWNS
A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
C. WATER PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
D. APPLY SPECIFIED COMMERCIAL FERTILIZER IF WITHIN THE ALLOWABLE FERTILIZING TIME WINDOW PER COUNTY CODE. APPLY AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS. SPREADER DEFLECTOR SHIELDS ARE REQUIRED WHEN FERTILIZING VIA ROTARY/BROADCAST SPREADERS. DO NOT APPLY OR SPILL FERTILIZER ON IMPERVIOUS SURFACES. IMMEDIATELY CLEAN OFF AND/OR CONTAIN IF SO. DO NOT WASH, SWEEP, OR BLOW OFF EXCESS ON SPILLED FERTILIZER INTO DRAINS, STORMWATER DITCHES OR PONDS, OR O

Parking Surface Calc Zone		
Average	1.2	fc
Maximum	3.0	fc
Minimum	0.3	fc
Max/Min	10.0:1	
Average/Min	4.0:1	

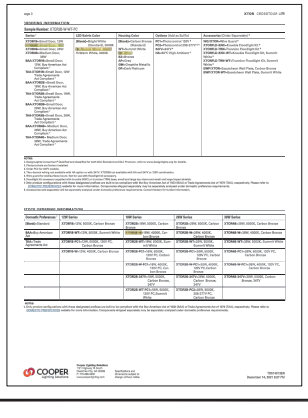
FIXTURE SCHEDULE

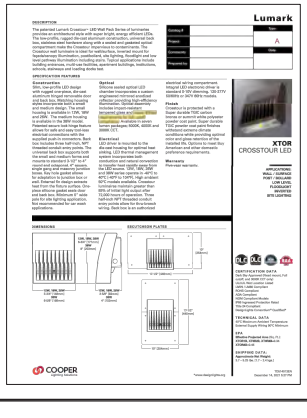
LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	WATTAGE
A	6	COOPER LIGHTING SOLUTIONS — LUMARK	XTORGH-W	CROSSTOUR 18W WALL MOUNT LED 10' MTG. HEIGHT	EATON LED 4000K	1	18.2
B	2	COOPER LIGHTING SOLUTIONS — LUMARK	LAS 100S-13-SWITCH-B	AREA SITE LARGE HOUSING, TYPE III, BUTTAVE, SWITCH ON POSITION B 10' MTG. HEIGHT	(288) 4000K CCT, 70 CRI LEDS	288	49.0

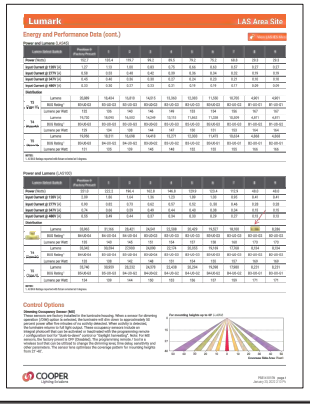


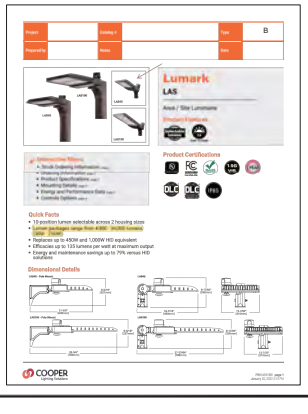
SITE PLAN - PHOTOMETRIC

SCALE - 1/16" = 1'-0"









HYDE ENGINEERING, INC.
3120 8th Ave. South
Birmingham, Alabama 35233
(P) 205 982-0900
E-MAIL: engineers@hyde-engr.com

A New Building For: MainStreet FAMILY URGENT CARE — Alachua County, FL

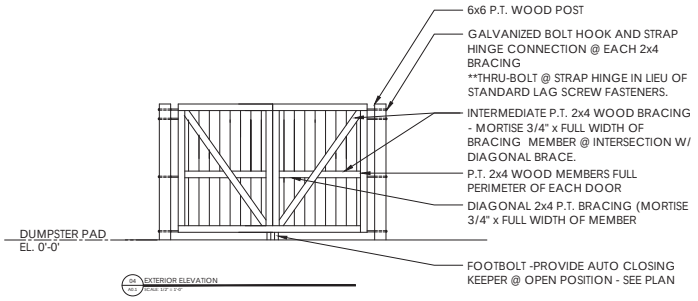
RELEASES / DESCRIPTION / DATES	
1	REVISED PER CITY REVIEW 10/20/22

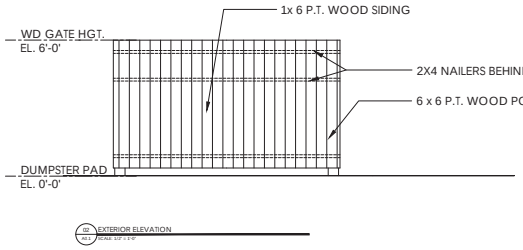
DATE 11.15.22
DRAWN DBM
CHECKED RTH

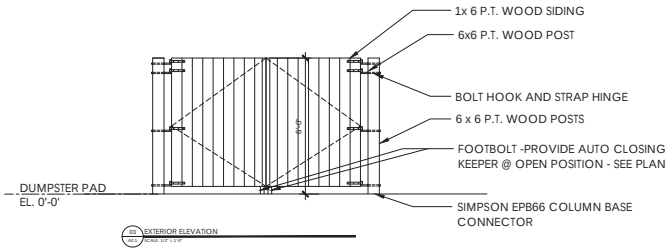
PROJECT NUMBER 22263.0

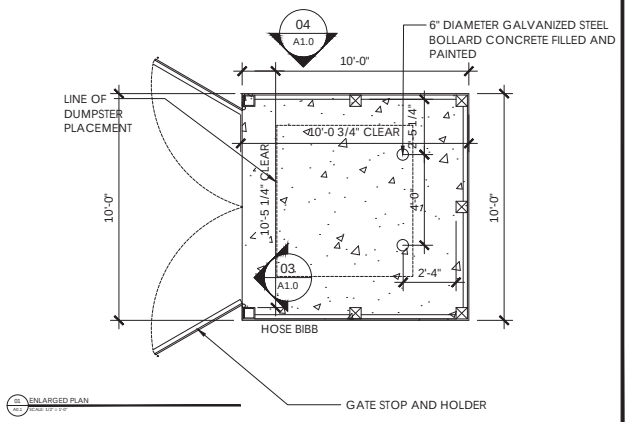
SHEET TITLE
SITE PLAN - PHOTOMETRIC
LIGHTING SCHEDULE

DRAWING NO.
E1.1









hendon huckestein architects, PC
architecture . planning . interior design
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email info@hha.com
www.hha.com

A New Building For:
MainStreet FAMILY URGENT CARE
Alachua, Florida

RELEASES / DESCRIPTION / DATES

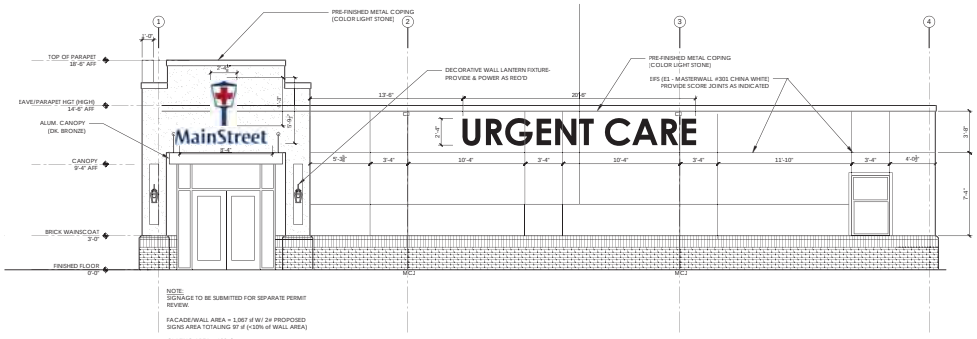
NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DATE	06.21.2022
DRAWN	MDH
CHECKED	ENH
APPROVED	RHHA

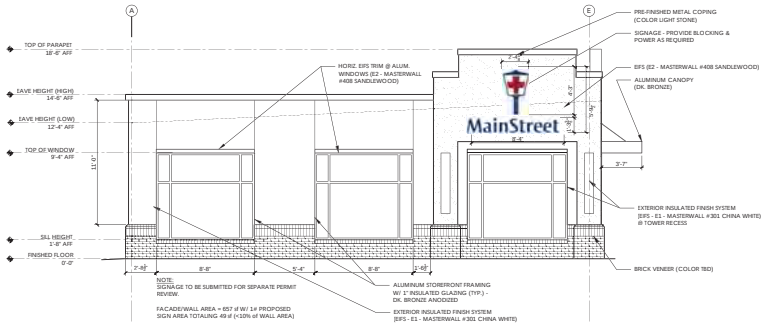
PROJECT NUMBER
22046.17

SHEET TITLE
EXTERIOR ELEVATION

DRAWING NO.
A0.1



02 EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



01 EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

hendon huckestein architects, PC
architecture . planning . interior design
2124 Morris Avenue
Birmingham, Alabama 35203
Phone (205) 324-4701
Fax (205) 324-4778
email info@hha.com
www.hha.com

A New Building For:
MainStreet FAMILY URGENT CARE
Alachua, Florida

RELEASES / DESCRIPTION / DATES

NOT FOR CONSTRUCTION ■
RELEASED FOR CONSTRUCTION □

DATE 09.21.2022
DRAWN MEH
CHECKED ENH
APPROVED RHHA

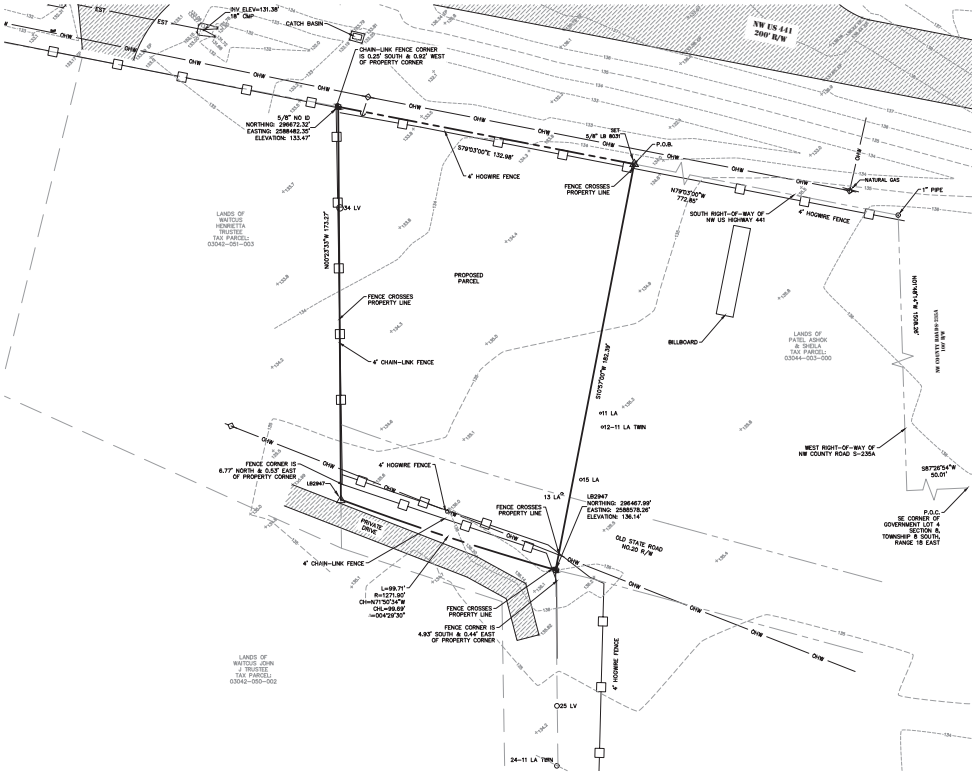
PROJECT NUMBER 22046.17

SHEET TITLE
EXTERIOR ELEVATION

DRAWING NO.
A2.1

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



LOCATION MAP



LEGAL DESCRIPTION - BY THIS SURVEYOR

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S87°26'54"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A; THENCE RUN N01°48'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1508.26 FEET TO A FOUND 1 INCH PIPE MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4092, PG. 1137 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A WITH THE SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN N79°03'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 772.85 FEET FOR THE POINT OF BEGINNING, THENCE RUN S10°57'00"W, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441, A DISTANCE OF 182.39 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4902, PG. 2199 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 2241, PG. 1384 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1271.90 FEET AND A CHORD BEARING AND DISTANCE OF N71°50'34"W AND 99.69 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING THE NORTH BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 4902, PG. 2199, A DISTANCE OF 99.71 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R.B. 4902, PG. 2199; THENCE RUN N00°23'33"W, A DISTANCE OF 173.27 FEET TO A FOUND 5/8 INCH IRON ROD LYING ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN S79°03'00"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 132.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.47 ACRES MORE OR LESS.

ABBREVIATIONS

Δ = DELTA
CH = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
ELEV = ELEVATION
ID = IDENTIFICATION
INV = INVERT
L = ARC LENGTH
LB = LICENSED SURVEYING BUSINESS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY

TREES:
LA = LAUREL OAK
LV = LIVE OAK
TWIN = TWIN TRUNK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
FENCE LINE
OHW OVERHEAD WIRE
EST STORM SEWER LINE
BENCHMARK
IRON ROD - CAPPED
NAIL AND DISK
IRON PIPE
SANITARY VALVE
POWER POLE
GUY WIRE
SINGLE POLE SIGN
9 SYC TREE-SIZE(INCHES) AND SPECIES
× 132.2 SPOT ELEVATION - SOFT SURFACE
× 132.21 SPOT ELEVATION - HARD SURFACE
750 CONTOUR LINES
ASPHALT SURFACE
CONCRETE SURFACE

TITLE EXCEPTIONS

TAKEN FROM SCHEDULE B-II OF A COMMITMENT FOR TITLE INSURANCE, ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2200009013B, WITH AN EFFECTIVE DATE OF MARCH 06, 2022 AT 8:00 A.M.

1. NOT A MATTER OF SURVEY.
2. ALL MATTERS WITHIN ARE DEPICTED IN THE SURVEY HEREON OR ADDRESSED WITHIN THIS SURVEYOR'S NOTES.
3. NOT A MATTER OF SURVEY.
4. NOT A MATTER OF SURVEY.
5. THE RESERVATION OF AN UNDIVIDED 1/2 INTEREST OF ALL OIL, GAS AND MINERALS AS CONVEYED IN THAT CERTAIN INSTRUMENT DATED MAY 10, 1945, FILED MAY 19, 1945 AND RECORDED IN MISCELLANEOUS BOOK 33, PAGE 99 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA ENCUMBERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE ACROSS THE ENTIRETY OF THE PARCEL.
6. NOT A MATTER OF SURVEY.
7. NOT A MATTER OF SURVEY.
8. THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 4763, PAGE 2345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LIES OUTSIDE OF THE SCOPE OF THIS SURVEY.
9. THIS SURVEYOR HAS NO KNOWLEDGE OF, NOR WAS PROVIDED ANY UNRECORDED LEASES AT THE TIME OF THIS SURVEY.

N

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

ALACHUA, FLORIDA

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL BEING S79°03'00"E.
3. EXCEPT AS NOTED OR SHOWN HEREON THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EXCEPT THOSE THAT WERE FURNISHED TO THE LAND SURVEYOR AND LISTED IN SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER MATTERS THAT THE PROVIDED COMMITMENT FOR TITLE INSURANCE DOES NOT DISCLOSE.
4. THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
7. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON APRIL 15, 2022.
8. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
9. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
10. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
11. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

JBPro
Professional Services, Inc.

CERTIFICATION

To: RURAL URGENT CARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY - COMMERCIAL SERVICES, AMERICAN LAND TITLE ASSOCIATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4-5, 8, 13-14, 16, 18, & 20 of Table A thereof. The fieldwork was completed on April 13, 2022.

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4919
Certificate of Authorization No. LB631

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE [ELECTRONIC] FORM

Richard L. White, PLS
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY		
CERTIFIED TO:	Style:	11"x17"
	Proj. No.:	466-2537
	Drawn:	R.Bowen
SEE ALTA CERTIFICATION AT LEFT	Checked:	R.White
	Dwg. Name:	466-2547-SAT
	Orig. Date:	04/11/2021
	Field Book:	N/A
	Pages:	N/A
	Sheet:	1 of 1

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

City of Alachua
Adam Hall, AICP
P.O. Box 9
Alachua, FL 32615

September 2nd 2022

Subject: Main Street Urgent Care at Santa Fe Crossings

The Main Street Urgent Cate at Santa Fe Crossings proposes construction of a 2,867 SF urgent care clinic, with associated parking, driveways, and utilities. The site is part of a proposed infrastructure plan, known as Santa Fe Crossings, which has previously been submitted and is currently in review with the City of Alachua and Suwannee River Water Management District (ERP No. 243718-1). The infrastructure plan was designed to accommodate 0.40± acres of impervious surface from the proposed lot, "Lot 6".

The project proposes 10,269± SF of new impervious surface, or 0.24± Acres. Therefore, the proposed site will be in compliance with the permit, when issued.

Sincerely,

Christopher A. Potts, P.E.
Director of Civil Engineering, JBPro

Main Street Urgent Care
Santa Fe Crossings

Fire Flow Calculations

September 2022

Christopher A. Potts, P.E.
FL Registration No. 73842

3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

Attachments

Attachment A: NFPA Fire Flow Calculations

Attachment B: ISO Fire Flow Calculations

JBPro

Attachment A

NFPA Fire Flow Calculations

(Exhibit on Next Page)

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† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.
†Measured at 20 psi (139.9 kPa).

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft^2 (334.5 m^2) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft^2 (334.5 m^2) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

FIRE FLOW CALCULATIONS PER NFPA 2009

BUILDING CONSTRUCTION:	Type II (000)
FIRE FLOW AREA (Total Floor Area):	2,867 SF (1 Floor)
FIRE FLOW REQUIRED:	1,500 GPM
BUILDING FULLY SPRINKLED?	No
FLOW DURATION:	2 Hours
AVAILABLE FIRE FLOW (@ 20 psi):	TBD

JBPro

Attachment B

ISO Calculations

(Exhibit on Next Page)

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	9/2/2022
Project:	Main Street Urgent Care - SFC	**Engineer:**	TJB
		Checked By:	CAP
Location:	Lot 6 of Santa Fe Crossings		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 2867 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): **sq. ft.**

Effective Area (A_i) (p. 9) : 2,867 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **771.0389873**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Noncombustible (C-1) **Occupancy Factor (O_i) (p. 11):** 0.75

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 750 x 0.75 x [1 + (0 + 0)

NFF= 562.5 gpm

NFF= 500 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Gainesville (HQ)
St. Augustine
Tallahassee
(844) Go-JBPro
contact@jbpro.com
3530 NW 43rd Street
Gainesville, FL 32606

City of Alachua: Main Street Urgent Care at Santa Fe Crossings
Site Plan Application
Intersection US 441 and NW 173rd Street, Alachua, FL 32643

Project Narrative: Concurrency Impact Analysis

The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public school facilities.

A. Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Table 3 – Motor Vehicle Transportation[1]			
Assigned Roadway Number – MTPO Gainesville Area	Level of Service		
S-50: US 441 from West 13 to NW 126 Avenue	C		
Daily Trip Generation[2]	New Net Trips[3]		
	In	Out	Total
AADT = 34.80	49.88	49.89	99.77 Trips Per Day
AM Peak Hour = 2.78	6.22	1.76	276 Trips Per Day
PM Peak Hour = 3.46	2.78	7.14	291 Trips Per Day

1) Metropolitan Planning Organization for Gainesville Urbanized Area
2) ITE Trip Generation, Manual 10th Edition
3) TIS Santa Fe Crossing – Alachua, FL

- **Concurrency Assessment: As shown in the table above, the proposed project will generate 7.98 AM Peak and 9.92 PM Peak. As such it will not place excessive demand on the roadway and will maintain its current LOS. This is consistent with the Santa Fe Crossings traffic study performed by KHA which recommended adjacent roads to be upgraded to handle total proposed generated traffic from this site plan and neighboring parcels.**

B. Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS. The table below assesses potential Potable Water impact.

Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity [1]	2,300,000
Less Actual Potable Water Flows [1]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity	750,651
Projected Potable Water Demand from Proposed Project [2]	1,100
Percental Utilization Including Proposed Project	67%

(1) Source: City of Alachua June 2022 Develoment Monitoring Report

(2) Source: F.A.C. 64E-6.008, Table 1, Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

- **Concurrency Assessment: As shown in the Table above, the proposed project will generate demand for 560 gallons per day. The remaining capacity will be 67%. As such, the City of Alachua LOS will be maintained.**

C. Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater. The table below potential Wastewater capacity impact.

Wastewater Impact

System Category	Gallons Per Day
Current Permitted Capacity [1]	2,300,000
Less Actual Potable Water Flows [1]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity	750,651
Projected Potable Water Demand from Proposed Project [2]	1,100
Percental Utilization Including Proposed Project	67%

(1) Source: City of Alachua June 2022 Develoment Monitoring Report

(2) Source: F.A.C. 64E-6.008, Table 1, Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

- **Concurrency Assessment: As shown in the table above the proposed project will generate 7,185 gallons per day. The remaining capacity will be 65%. As such, the City of Alachua LOS will be maintained.**

D. Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste. The Solid Waste Impact Table below assesses how the proposed project will impact wastewater capacity.

Solid Waste Impact

Solid Waste Impact

System Category	Tons Per Year
Existing Demand[(1)]	7,851.88
Reserved Capacity[(1)]	6,751.11
New River Solid Waste Facility Capacity	50 Years
Projected Solid Waste Generated Proposed Project [(2)]	7

(2) Source: "Environmental Engineering, A Design Approach", Sincero and Sincero, 1996. 12lbs/day/1000SF X 3260 SF = 39.12lbs/day; 39.12 lbs/day X (365 days/year) X (1 ton/2000lbs) = 7.14 TPY

- **Concurrency Assessment: As shown in the table above the proposed project will generate demand for 7 tons per year. As such, the City of Alachua LOS will be maintained.**

E. Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows:, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

- **Concurrency Assessment: This project has been designed as part of a master stormwater system that was designed to meet a 100-year critical duration rainfall dept. As such, the City LOS will be maintained.**

F. Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on residents to be served.

- **Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new residents. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

G. Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

- **Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new student population. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

Gainesville (HQ)
St. Augustine
Tallahassee
(844) Go-JBPro
contact@jbpro.com
3530 NW 43rd Street
Gainesville, FL 32606

City of Alachua: Main Street Urgent Care at Santa Fe Crossings
Site Plan Application
Intersection US 441 and NW 173rd Street, Alachua, FL 32643

Project Narrative: Concurrency Impact Analysis

The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public school facilities.

A. Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Table 3 – Motor Vehicle Transportation						
City of Alachua Roadway Segment[1]	Level of Service[1]					
US 441 from CR235A to NW 188th Street	D					
Daily Trip Generation[2]	New Net Trips[2]	Available Capacity[1]				Remaining Capacity[3]
		Max Service	Existing Traffic	Reserved	Available	
AADT = 34.80	100	43,000	22,250	1,565	19,185	19,085
Peak Hour = 6.24	18	3,870	2,114	129	1,627	1,609

1. City of Alachua Transportation Element
2. ITE Trip Generation Manual 10th Edition
3. Available Capacity – Net New Trips

Concurrency Assessment: As shown in the table above, the proposed project will generate 18 total AM and PM peak hour trips and 100 trips per day. The current available capacity is 19,185 daily trips and 1,627 peak hour trips. The resulting remaining capacity is 19,085 daily trips and 1,609 peak hour trips. As such it will not place excessive demand on the roadway and will maintain its current LOS. This is consistent with the Santa Fe Crossings traffic study performed by KHA.

B. Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS. The table below assesses potential Potable Water impact.

Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity [1]	2,300,000
Less Actual Potable Water Flows [1]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity	750,651
Projected Potable Water Demand from Proposed Project [2]	1,100
Percental Utilization Including Proposed Project	67%

(1) Source: City of Alachua June 2022 Develoment Monitoring Report

(2) Source: F.A.C. 64E-6.008, Table 1, Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

- **Concurrency Assessment: As shown in the Table above, the proposed project will generate demand for 560 gallons per day. The remaining capacity will be 67%. As such, the City of Alachua LOS will be maintained.**

C. Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater. The table below potential Wastewater capacity impact.

Wastewater Impact

System Category	Gallons Per Day
Current Permitted Capacity [1]	2,300,000
Less Actual Potable Water Flows [1]	1,309,417
Reserved Capacity[1]	239,932
Residual Capacity	750,651
Projected Potable Water Demand from Proposed Project [2]	1,100
Percental Utilization Including Proposed Project	67%

(1) Source: City of Alachua June 2022 Develoment Monitoring Report

(2) Source: F.A.C. 64E-6.008, Table 1, Doctor and Dentist offices (a) per pracitioner and (b) add per employee per 8 hour shift and 15 GPD per patient. 2 practitioner x 250 GPD + 5 employees x 15 GPD + 35 patients x 15 GPD = 1100 GPD

- **Concurrency Assessment: As shown in the table above the proposed project will generate 7,185 gallons per day. The remaining capacity will be 65%. As such, the City of Alachua LOS will be maintained.**

D. Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste. The Solid Waste Impact Table below assesses how the proposed project will impact wastewater capacity.

Solid Waste Impact

Solid Waste Impact

System Category	Tons Per Year
Existing Demand[(1)]	7,851.88
Reserved Capacity[(1)]	6,751.11
New River Solid Waste Facility Capacity	50 Years
Projected Solid Waste Generated Proposed Project [(2)]	7

(2) Source: "Environmental Engineering, A Design Approach", Sincero and Sincero, 1996. 12lbs/day/1000SF X 3260 SF = 39.12lbs/day; 39.12 lbs/day X (365 days/year) X (1 ton/2000lbs) = 7.14 TPY

- **Concurrency Assessment: As shown in the table above the proposed project will generate demand for 7 tons per year. As such, the City of Alachua LOS will be maintained.**

E. Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows:, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

- **Concurrency Assessment: This project has been designed as part of a master stormwater system that was designed to meet a 100-year critical duration rainfall dept. As such, the City LOS will be maintained.**

F. Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on residents to be served.

- **Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new residents. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

G. Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

- **Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new student population. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

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Project Narrative: Comprehensive Plan Consistency Analysis

Comprehensive Plan Consistency: The proposed project is located within the Commercial Land Use Category (FLU). As shown on the Future Land Use Map below, the adjoining land use categories are Commercial to the north, east, and west and Agriculture to the north and south. The following comprehensive plan consistency assessment shows how this proposed project is consistent with Columbia County's adopted comprehensive plan goals, objectives, and policies.

Future Land Use Map



Future Land Use Element

- Goal 1: Future Land Use. 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.
    - Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercials uses.

- Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.
    - Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services.

- Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
    1. Retail sales and services;
    2. Personal services;
    3. Financial institutions;
    4. Outdoor recreation and entertainment;
    5. Tourist-related uses;
    6. Hotels and motels;
    7. Commercial shopping centers;
    8. Auto-oriented uses;
    9. Traditional Neighborhood Planned Developments;
    10. Employment Center Planned Developments;
    11. Commercial recreation centers;
    12. Office/business parks;
    13. Limited industrial services ; and,
    14. Eating establishments.
        - Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the city's commercial areas and the use is consistent with the list of uses allowed by this policy.

- ~~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;~~
        - ~~Standards have been created that address property access. Please see site plan for location of roadways, sidewalks, ingress/egress, and driveway cut.~~
    2. ~~Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;~~
        - ~~All buffer standards have been met. Please see site plan for details.~~
    3. ~~Open space provisions and balance of proportion between gross floor area and site size;~~
        - ~~All open space standards have been met. Please see site plan for details.~~
    4. ~~Adequacy of pervious surface area in terms of drainage requirements;~~
        - ~~All drainage requirement of the master stormwater system have been. Please see site plan for details.~~
    5. ~~5. Placement of signage;~~
        - ~~All signage standards have been met. Please see site plan for details.~~
    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;~~
        - ~~All signage standards have been met. Please see photometric plan for details.~~
    7. ~~Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;~~
        - ~~Standards for access have been designed so as to ensure that on-site circulation patterns minimize conflicts and provide for safety of all users and all modes.~~
    8. ~~Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;~~
        - ~~All signage standards have been met. Please see landscape plan for details.~~
    9. ~~Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;~~
        - ~~The site has no unique features.~~
    10. ~~Performance based zoning requirements, which may serve as substitute for or accompany land development regulations in attaining acceptable site design;~~

- ~~The property was designed with conventional features, there are no performance based standards.~~

~~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;~~

- ~~The floor area ratio is less than 1.0. This project complies with the intensity requirements of this land use.~~

~~12. Complementary residential uses.~~

- ~~There are no residential uses in the project~~

- Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:
  1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
  2. Buffering from adjacent existing/potential uses;
  3. Open space provisions and balance of proportion between gross floor area and site size;
  4. Adequacy of pervious surface area in terms of drainage requirements;
  5. Placement of signage;
  6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
  7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
  8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
  9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
  10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
  11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

- 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.
  - Comprehensive Plan Consistency: The location of this proposed development along US 441 is consistent with the policy to locate new development in areas that have the public facilities and infrastructure needed to support higher

intensities.

- Objective 7.1: Expansion and Extension of Utilities: The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.
    - Comprehensive Plan Consistency: The development of this site includes the expansion and extension of utility infrastructure necessary to support new development consistent with this policy.

- Policy 7.1.a: The City shall require utility easements as part of the development review process.
    - Comprehensive Plan Consistency: The development of this site includes utility easements and expansion of utility infrastructure consistent with this policy.

Capital Improvements Element

- Objective 1.2: Public Facilities Monitoring and Level of Service Standards: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.
    - Comprehensive Plan Consistency: The development of this site is being done consistent with the review processes and procedures established the city's land development regulations and includes public facilities and services necessary to support new proposed development projects.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

Main Street Urgent Care Residential Protection Standards Narrative;

1. The hours of Operation and deliveries for this development are 8 am to 8 pm Monday – Friday and 9 am to 4 pm Saturday and Sunday.
2. The proposed use does not create activities that generate potential adverse impacts such as noise and glare to residential communities.
3. As shown on the site plan, the trash receptacles are located to the rear of the building.
4. As shown on the site plan, the loading area is in front of the dumpster.
5. The placement of the site lighting is shown on the photometric plan.
6. The are no outdoor machines and activities.
7. See landscape plans for placement of greenscape features that will be used to mitigate any adverse impacts of the site.
8. The maximum height of the building is 16’6”. This meets city height standards of 65’.
9. The building height of 16’6 will not block natural lighting and access to the solar access on the adjacent properties.
10. The proposed use does not create odors and fumes and as such does not require systems to ventilate or control odors and fumes.
11. As shown on the site plan, the paving and parking is located on the west side of the property along NW 173rd Street.
12. The site design for this proposed project is illustrated on the attached site plan.

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Tallahassee
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contact@jbpro.com
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Gainesville, FL 32606

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Site Plan Application
Intersection US 441 and NW 173rd Street, Alachua, FL 32643

Neighborhood Workshop

As required by Article 2. Sec 2.2.4, the applicant held a neighborhood workshop August 24, 2022 at 6:00 p.m. A meeting notice was sent to all 45 property owners and residents who lived within 400 feet of the subject property and the meeting was noticed in the Alachua Today newspaper.

Prior to the meeting, the applicant's representative received one inquiry about why the meeting time as it coincided with another community event. The applicant also received an inquiry about the neighborhood workshop agenda and process.

No individuals attended the neighborhood workshop as indicated by the attached sign-in sheet A project presentation was given that provided an overview of the project.

Attachment A: Neighborhood Workshop Mailed Notice
Attachment B: Neighborhood Workshop Printed Notice
Attachment C: Neighborhood Workshop Presentation
Attachment D: Sign-in Sheet

Attachment A: Mailed Notice

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Site Plan Application as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Main Street Urgent Care is proposing a development on 2.41 acres in the City of Alachua, FL. The property is located at 16300 NW US Hwy 441 Alachua, FL. The proposed site plan application will encompass tract 6 of the Santa Fe Crossings infrastructure plan consisting of Parcels 03044-003-000 and 03042-050-008.

The neighborhood meeting will be held on Monday, August 24th, 2022, at the Swick House Conference Room, located at 15100 NW 142nd Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

Contact Person: Chris Potts, PE
JBrown Professional Group Inc.
Chris.potts@jbpro.com
(352) 375-8999

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

DENA COURTNEY
P.O. BOX 1215
HIGH SPRINGS, FL 32655

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA,FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

JBPRO
3530 NW 43RD STREET
GAINESVILLE, FL 32606

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

COUNTY MANAGER
ATTN: MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

TOMOKA HILLS FARMS INC
15909 NW 173RD ST
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA. FL 32615

BONNIE FLYNN
16801 NW 166TH DRIVE
ALACHUA, FL 32615

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TCMOA
ATTN: PRESIDENT
1000 TURKEY CREEK
ALACHUA, FL 32615

HUGH & JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA, FL 32615

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

ASSISTANT DIRECTOR PLANNING
ATTN: LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

LISIA JENKINS
P.O. BOX 1071
ALACHUA, FL 32616

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

FL DEPTARMENT OF
ENVIRONMENTAL PROTECTION
ATTN: CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

SHASTA SCHOELLHORN
15907 NW 188TH ST.
ALACHUA, FL 32615

WAITCUS GREGORY MICHAEL SR
TRUSTEE
16114 NW 173RD ST
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

CARRIE LUKE
16611 NW 138TH AVE
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
16324 NW US HWY 441
ALACHUA, FL 32615

WAITCUS HENRIETTA TRUSTEE
16318 NW US HWY 441
ALACHUA, FL 32615

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS FL, 32259

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
16286 NW US HWY 441
ALACHUA, FL 32615

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

BROWNING & BROWNING TRUSTEES
& MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
16313 NW US HWY 441
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

HERITAGE BANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

SCHOOL BOARD OF ALACHUA
COUNTY
16213 NW US HWY 441
ALACHUA, FL 32615

Attachment B: Printed Notice

Neighborhood Meeting Advertisement

For

Main Street Urgent Care at Santa Fe Crossings – Site Plan Application

Legal Ad

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Site Plan Application as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Main Street Urgent Care is proposing a development on 0.47 acres in the City of Alachua, FL. The property is located at 16300 NW US Hwy 441 Alachua, FL. The proposed site plan application will encompass tract 6 of the Santa Fe Crossings infrastructure plan consisting of Parcels 03044-003-000 and 03042-050-008.

The neighborhood meeting will be held on Monday, August 24th, 2022, at the Swick House Conference Room, located at 15100 NW 142nd Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

Alachua County Today
P.O. Box 2135
Alachua FL 32616
386.462.3355 ads@alachuatoday.com

	Invoice Number	Invoice Date
	992	8/4/2022
Advertiser No.	**Amount Due**	**Due Date**
4418	**$87.13**	**9/3/2022**

JB Pro
3530 NW 43rd Street
Gainesville FL 32606

Amount Enclosed

Please detach top portion and return with your payment. **INVOICE**

Alachua County Today		JB Pro			Invoice No. 992		8/4/2022
Date	Order	Description		Ad Size	SubTotal	Sales Tax	Amount
8/4/2022	496 ACT	Display: ROP/Anywhere: Dis. ad 2x4.25 - Neighborhood Meeting - Main Street Urgent Care		2 x 4.25			$87.13
						Sub Total:	$87.13
				Total Transactions: 1		Total:	$87.13

SUMMARY **Advertiser No.** 4418 **Invoice No.** 992 **Invoice Amount** $87.13

Please make checks payable to: Alachua County Today

Thank you for Advertising with our paper! We are glad you have entrusted us to assist you with marketing your business.

Alachua County Times LOCAL NEWS Thursday, August 18, 2022 A7

HIGH SPRINGS:

Millage rate set; budget hearings to begin

Newberry temporarily stops utility disconnections

By C.M. WALKER
Daily Reporter

High costs and extreme heat double whammy for customers

NEWBERRY — The City of Newberry has temporarily suspended disconnections for utilities and some utility usage for customers with balances less than $500.

Alachua Business League, Inc.
ABL
Business Supporting Business

WANTS



YOU!

VENDOR APPLICATIONS BEING ACCEPTED NOW FOR THE ALACHUA MAIN STREET HARVEST FESTIVAL
(while spaces are available)

FESTIVAL DATE: NOV. 13, 2022

REGISTER AT: www.AlachuaBusiness.com
DEADLINE TO REGISTER: September 30th
Email: Alachua.Business@gmail.com

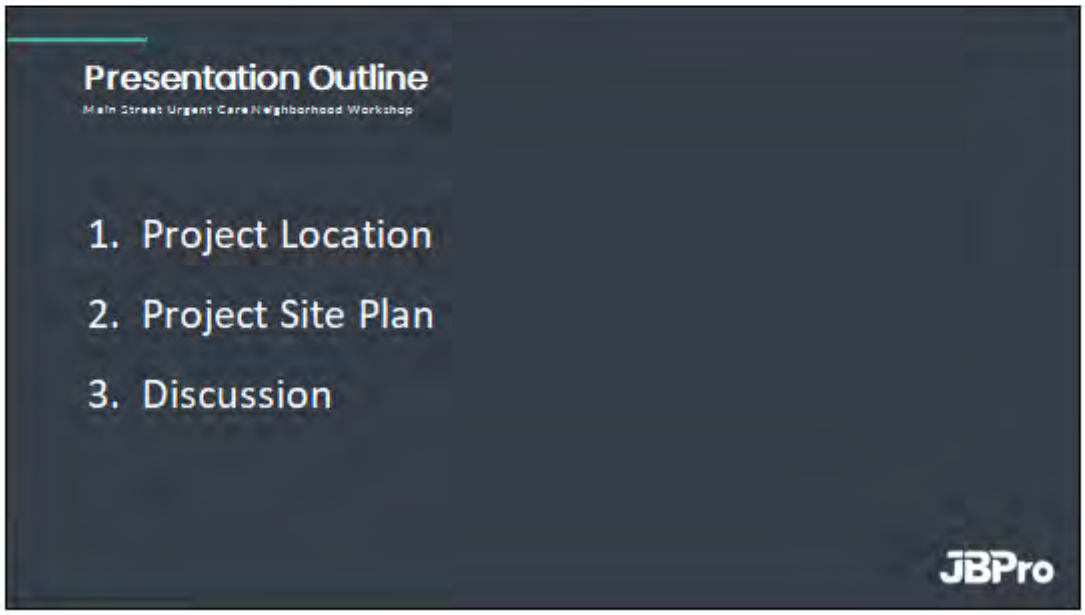
Neighborhood Meeting for Main Street Urgent Care at Santa Fe Crossings – Site Plan Application

Neighborhood Meeting for Wawa at Santa Fe Crossings – Site Plan Application

Attachment C: Presentation



1



2

Project Location

PROJECT LOCATION



JBPro

3

Project Zoning & Future Land Use





Zoning

- Commercial Intensive District (CI)
  - Medical and dental clinics are a permissible use

Future Land Use

- Commercial

JBPro

4

Santa Fe Crossings Master Development

PROJECT LOCATION



JBPro

5

Main Street Urgent Care Site Plan

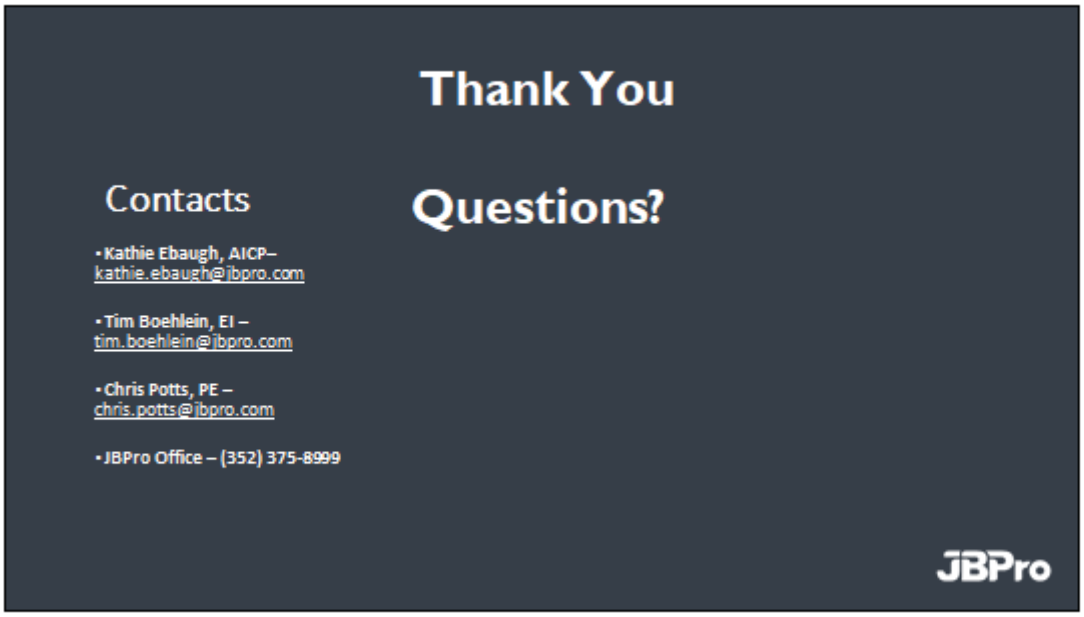




- 2,867 +/- sq.ft. building
- Medical office – urgent care center
- Only daytime hours of operation

JBPro

6


Thank You
Questions?
Contacts
• Kathie Ebaugh, AICP–
kathie.ebaugh@jbpro.com
• Tim Boehlein, EI –
tim.boehlein@jbpro.com
• Chris Potts, PE –
chris.potts@jbpro.com
• JBPro Office – (352) 375-8999
JBPro

7

JBPro

JBPro

Civil Engineering | Land Planning
Surveying | Construction Services

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

Name	Address	Phone	Email
Kathleen Slaughter	JBPro, 3530 NW 43rd Gainesville	352-505-8493	Kathleen.Slaughter@JBPro.com
Tim Boehnlein	JBPro 3530 NW 43rd St Gainesville, FL	352-375-8999	Tim.Boehnlein@JBPro.com

Attachment D: Sign-in Sheet

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S87°26'54"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A; THENCE RUN N01°48'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1508.26 FEET TO A FOUND 1 INCH PIPE MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4392, PG. 1137 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NW COUNTY ROAD S-235 A WITH THE SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN N79°03'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 772.85 FEET FOR THE POINT OF BEGINNING; THENCE RUN S10°57'00"W, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441, A DISTANCE OF 182.39 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 4902, PG. 2199 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 2241, PG. 1384 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1271.90 FEET AND A CHORD BEARING AND DISTANCE OF N71°50'34"W AND 99.69 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING THE NORTH BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 4902, PG. 2199, A DISTANCE OF 99.71 FEET TO A FOUND NAIL & DISK, LB2947, MARKING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R.B. 4902, PG. 2199; THENCE RUN N00°23'33"W, A DISTANCE OF 173.27 FEET TO A FOUND 5/8 INCH IRON ROD LYING ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF NW US HIGHWAY 441; THENCE RUN S79°03'00"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 132.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRES MORE OR LESS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2961981 2 PG(S)
November 18, 2015 09:25:04 AM
Book 4392 Page 1137
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)
This document prepared by and to be returned to:
Kyle E. Petteway
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
03044-003-000

THIS INDENTURE made this 3 day of November, 2015,

BETWEEN ANMOL, LLC, a Florida limited liability company, whose post office address is 6036 NW 112th Pl., Alachua, Florida, 32615, herein called Grantor, and

Ashok Patel and Sheila Patel, husband and wife, whose post office address is 6036 NW 112th Pl., Alachua, Florida, 32615, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

A tract of land situated in Government Lot Four(4), Section Eight(8), Township Eight(8) South, Range Eighteen(18) East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southeast corner of Government Lot 4, Section 8, Township 8 South, Range 18 East, and run North 01 deg. 48 min. 14 sec. West, along the East line of said Government Lot 4 and the centerline of State Road No. S-235A, 1297.87 feet; thence run South 88 deg. 11 min. 46 sec. West 50.00 feet to the intersection of the West right of way line of said State Road No. S-235A and the Northerly right of way line of Old State Road No. 20, said intersection being the point of beginning; thence run Northwesterly along the Northerly right of way line of said Old State Road No. 20 with a curve concave Northeasterly, said curve having a central angle of 01 deg. 34 min. 56 sec., a radius of 13,163.97 feet, a length of 363.52 feet, and a chord of North 75 deg. 39 min. 20 sec. West, 363.51 feet; thence run North 74 deg. 51 min. 52 sec. West, along the Northerly right of way line of said Old State Road No. 20, 439.23 feet; thence run Northwesterly along the Northerly right of way line of said Old State Road No. 20, with a curve concave Northeasterly, said curve having a central angle of 15 deg. 01 min. 16 sec. a radius of 1238.90 feet, a length of 324.80 feet; and a chord of North 67 deg. 21 min. 14 sec. West, 323.87 feet; thence run North 59 deg. 50 min. 36 sec. West, along the Northerly right of way line of said Old State Road No. 20, 257.85 feet to the Southerly right of way line of U.S. Highway No. 441; thence South 79 deg. 06 min. 00 sec. East, along the Southerly right of way line of said U.S. Highway No. 441, 1315.12 feet to the Westerly right of way line of said State Road No. S-235A; thence run South 01 deg. 48 min. 14 sec. East, along the Westerly right of way line of said State Road No. S-235A, 210.39 feet to the Point of Beginning;

LESS AND EXCEPT:

That property previously sold to American Telephone and Telegraph Company as described in deed recorded in O.R. Book 415, Page 137, of the Public Records of Alachua County, Florida.

AND:

Commence at the Southeast corner of Government Lot 4 of Section 8, Township 8 South,

Range 18 East (also being on the centerline of County Road 235-A); thence run North 01 deg. 48 min. 14 sec. West, a distance of 1297.87 feet; thence run South 88 deg. 11 min. 46 sec. West, a distance of 50 feet to a point on the West right of way line of County Road S-235A, said point being the Point of Beginning; thence run from said Point of Beginning along a chord bearing of North 75 deg. 50 min. 25 sec. West a radius of 13,163.97 feet; thence run Northwesterly along said curve an arc distance of 363.64 feet; thence run North 74 deg. 53 min. 16 sec. West a distance of 440.59 feet to a point of curve on a curve; said curve concaves Northeasterly with a chord bearing of North 71 deg. 57 min. 49 sec. West and a radius of 1,238.90 feet; thence run Northwesterly along said curve an arc distance of 126.42 feet; thence run South 00 deg. 31 min. 04 sec. West a distance of 33 feet more or less to a point of curve on a curve on the centerline of County Road NW 18-A (also known as Old State Road No. 20); said point of curve on a curve concave Northeasterly with a chord bearing of South 71 deg. 57 min. 49 sec. East and a radius of 1,238.90 feet; thence run Southeasterly along said curve a distance of 126.42 feet more or less; thence run South 74 deg. 53 min. 16 sec. East a distance of 441 feet more or less to a point of curve; said curve concave Northeasterly with a chord bearing of South 75 deg. 50 min. 25 sec. East and a radius of 13,163.97 feet; thence run Southeasterly along said curve an arc distance of 364 feet more or less to the West right of way line of County Road S-235A; thence run North 01 deg. 48 min. 14 sec. West a distance of 34.35 feet more or less to the Point of Beginning. Lying and being in Section 8, Township 8 South, Range 18 East, Alachua County, Florida.

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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

ANMOL, LLC, a Florida limited liability company

Witness Print name Summer L. McLaughlin

Ashok Patel, Manager

Witness Print name Kyle E. Petteway

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 3rd day of November, 2015 by Ashok Patel as Manager who

(✓) is/are personally known to me
( ) produced a current Florida driver's license as identification
( ) produced as identification.

Notary Public at Large, State of Florida
(SEAL)

Notary Public State of Florida
Kyle E Petteway
My Commission FF 900325
Expires 08/01/2019

WARRANTY DEED (FROM CORPORATION)

Return to: (enclosed self addressed stamped envelope)

Name: Eric J. Parker

Address: P.O. Box 357133
Gainesville, Florida 32635-7133

This Instrument Prepared by: Eric J. Parker

Address: P.O. Box 357133
Gainesville, Florida 32635-7133

Property Appraiser Parcel Identification (folio) Number(s):

Grantee(s) S.S. #(s): [redacted]

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 07/07/1999 12:11
Document ID 1620000
Book/Page 2241/ 1384

DTAX 697.90

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed this 30th day of June, 1999, A.D. by **Parker Land Co.**, a corporation existing under the laws of Florida, and having its principal place of business at P.O. Box 357133, Gainesville, FL 32635-7133 hereinafter called the grantor, to Ashok Patel and Sheila Patel, whose post office address is 6036 N.W. 112th Place, Alachua, Florida 32615, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Alachua County, Florida, viz.

PARCEL #1 containing 9.57 acres more or less. See legal description attached hereto and made a part hereof.

PARCEL #2 containing 4.17 acres more or less. See legal description attached hereto and made a part hereof.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: _____, Secretary

Parker Land Co.

Signed, sealed and delivered in the presence of:

_____

Print Name: FRED R. ANDREE

_____

Print Name: ELLI PILNIK

By _____
Eric J. Parker, President

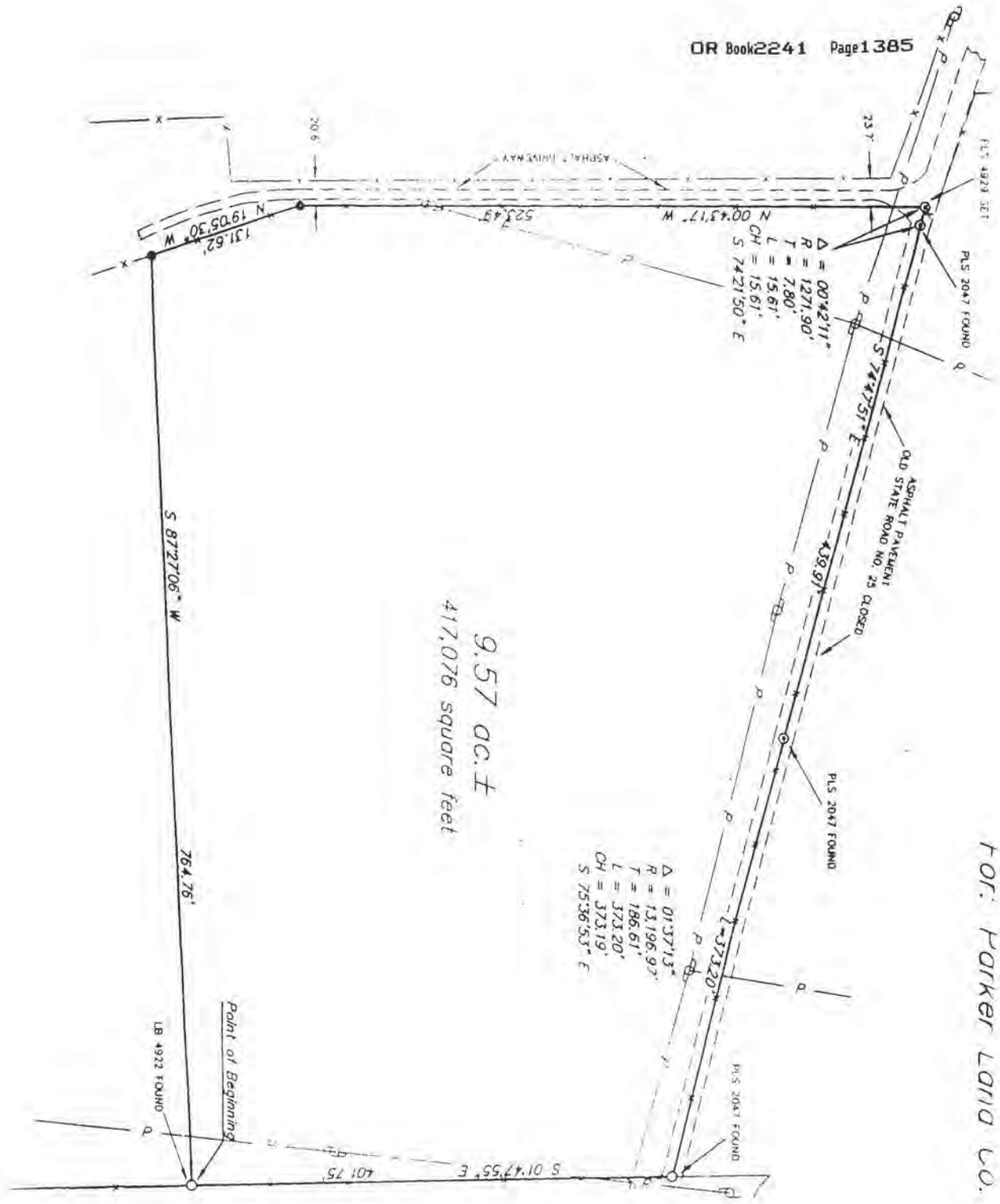
STATE OF **FLORIDA**
COUNTY OF **ALACHUA**

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Eric J. Parker** who did not take an oath and is well known to me to be the **President** of the corporation named as grantor in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of June, 1999 A.D.

Notary Public: _____ (Notary Seal)
My Commission Expires: ELLI PILNIK

ELLI PILNIK
Notary Public - State of Florida
My Commission Expires Oct 29, 2001
Commission # CC692771



For: Parker Land Co.

Description: (as surveyed)

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87°26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01°47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87°27'06" W, 764.76 feet; thence run N 19°05'30" W, 131.62 feet; thence run N 00°43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00°42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74°21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74°47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01°37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75°36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01°47'55" E, 401.75 feet to the Point of Beginning. Containing 417,076 square feet or 9.57 acres more or less.

Legend:

Denotes 5/8" rebar set - PLS 4929

Description:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87°26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01°47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87°27'06" W, 687.23 feet; thence run N 19°05'30" W, 260.78 feet; thence run N 87°27'06" W, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01°47'55" E, 250.00 feet to the Point of Beginning. Containing 181,485 square feet or 4.17 acres more or less.

Notes:

1.) Bearings referenced to the South line of Section 8, T8S, R18E (S 87°26'54" W) as per previous survey by PSM 2047, dated 5/21/97.

2.) This is a sketch only NOT a survey

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2022 PAID REAL ESTATE 12583

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 003 000	16300 NW US HWY 441	1700

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	45,974	0	45,974	361.64
LIBRARY GENERAL	1.0856	45,974	0	45,974	49.91
SCHOOL CAP36 PROJECT	1.5000	45,974	0	45,974	68.96
SCHOOL DISCRNRY & CN	0.7480	45,974	0	45,974	34.39
SCHOOL GENERAL	3.5950	45,974	0	45,974	165.28
SCHOOL VOTED	1.0000	45,974	0	45,974	45.97
CHILDREN'S TRUST	0.5000	45,974	0	45,974	22.99
SUWANNEE RIVER WATER MGT DIST	0.3615	45,974	0	45,974	16.62
CITY OF ALACHUA	5.3900	45,974	0	45,974	247.80

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,013.56

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,013.56

IF PAID BY	Jun 30, 2022				
PLEASE PAY	$0.00				

2022 PAID REAL ESTATE 12583

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 003 000	16300 NW US HWY 441

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

INSTALLMENT 1 (JUN) 2022

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Jun 30, 2022	$0.00
☐	
☐	
☐	
☐	

Receipt # 21-0199798 $238.19 Paid 06/30/2022

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12474

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 008	UNASSIGNED LOCATION RE	1700

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,700	0	3,700	29.10
LIBRARY GENERAL	1.0856	3,700	0	3,700	4.02
SCHOOL CAP36 PROJECT	1.5000	3,700	0	3,700	5.55
SCHOOL DISCRNRY & CN	0.7480	3,700	0	3,700	2.77
SCHOOL GENERAL	3.5950	3,700	0	3,700	13.30
SCHOOL VOTED	1.0000	3,700	0	3,700	3.70
CHILDREN'S TRUST	0.5000	3,700	0	3,700	1.85
SUWANNEE RIVER WATER MGT DIST	0.3615	3,700	0	3,700	1.34
CITY OF ALACHUA	5.3900	3,700	0	3,700	19.94

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $81.57

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM SE COR SEC W 50.01 FT N 861.24 FT POB W 764.76 FT N 19 DEG W 131.62 FT N 523
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$81.57

IF PAID BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR
2021 PAID REAL ESTATE 12474
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 008	UNASSIGNED LOCATION RE

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2021	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0045967 $78.31 Paid 11/30/2021

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Minor Modification

PERMITTEE:
John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd.
Apopka, FL 32703-4948

PERMIT NUMBER: ERP-001-243718-2
DATE ISSUED: January 19, 2023
DATE EXPIRES: January 19, 2028
COUNTY: A l a c h u a
TRS: T8S, R18E, S8

PROJECT: Santa Fe Crossings – Urgent Care

Upon completion, the approved entity to which operation and maintenance may be transferred pursuant to rule 62-330.310 and 62.330.340 or 40B-4.1130, Florida Administrative Code (F.A.C.) shall be:

John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL,32703-4948

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the qualifications found in subsection 62-330.315, F.A.C., and qualifies for a minor modification of the existing permit. This minor modification is hereby in effect for the activity description below:

The previous permit was for the construction of 1.28 acres of impervious surfaces on a total project area of 11.58 acres; and the construction, operation, and maintenance of a stormwater management system to serve a total of 7.39 acres of impervious surfaces. This minor modification is for the construction of 0.24 acres of impervious area on a total project area of 0.47 acres that was previously authorized under ERP-001-243718-1. The project shall be constructed in accordance with the application package and plans submitted and certified by Christopher Potts, P.E. JBrown Professional Group Inc. on or before January 16, 2023.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

The permittee shall complete all previously permitted storm water management facilities prior to completion of this project.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Approved By: _____
District Staff

Santa Fe Crossing – Alachua, FL

Traffic Impact Study

November 2022

Kimley»Horn

TRAFFIC IMPACT STUDY

Santa Fe Crossing

Alachua, FL

Prepared for:

Alachua 441/235, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

November 2022

Vincent E. Spahr, P.E., State of Florida, Professional Engineer, License No. 88747

This item has been digitally signed and sealed by Vincent E. Spahr, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature authentication code must be verified on any electronic copies.

©Kimley-Horn and Associates, Inc. 2022

Kimley»Horn

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Appendix B: Conceptual Site Plan

Appendix C: Existing Traffic Data

Appendix D: FDOT's Florida Traffic Online Data

Appendix E: Turning Movement Volume Worksheets

Appendix F: Synchro Outputs

Appendix G: Reserved Trip Data

1.0 INTRODUCTION

A Traffic Impact Study was completed by MPH Transportation Planning in March 2022 ('MPH Study [March 2022]') for the proposed Santa Fe Crossing commercial development on the southwest quadrant of the intersection of US 441 and County Road 235A (CR 235A) in the City of Alachua, Florida. The City of Alachua, Alachua County, and the Florida Department of Transportation (FDOT) reviewed and provided comments on the Traffic Impact Study.

Kimley-Horn has been retained to respond to the comments and update the Traffic Impact Study, as necessary. The portions of the previously submitted MPH Study (March 2022) which did not receive comments are assumed to be approved by the respective agencies. The MPH Study (March 2022) is included in **Appendix A**.

Buildout for the project is planned by year 2023. Access to the site will be provided via a full-access driveway on CR 235A (southern project driveway), a right-in only driveway on CR 235A, and a directional-access driveway on US 441 (northern project driveway) as shown in the updated site plan included in **Appendix B**. The proposed development will consist of the following land uses:

- 3,200-square foot office space
- 3,500-square foot bank with drive-through
- 2,780-square foot fast food restaurant with drive-through
- 2,000-square foot variety store
- 2,000-square foot fast food restaurant with drive-through
- 3,600-square foot automated car wash
- 20-vehicle fuel position gas station/convenience store
- 100-room hotel

The study area is shown in **Figure 1**. Existing (2022) and future (2023) buildout operational conditions were analyzed at the following intersections:

- US 441 and CR 235A (*signalized*)
- US 441 and I-75 SB Ramps (*signalized*)
- US 441 and I-75 NB Ramps (*signalized*)



Figure 1: Project Location and Study Area

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2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2022

2.1 EXISTING TRAFFIC COUNTS

Data was collected during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the intersection of US 441 and CR 235A on Thursday, March 10, 2022 as part of the MPH Study (2022). Data was collected during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the US 441 and I-75 interchange on Tuesday, October 18, 2022. Existing signal timing information was provided by City of Alachua staff. Traffic data collected as part of the MPH Study (2022) is included in **Appendix A**. Newly collected traffic counts and signal timings are provided in **Appendix C**.

Turning movement counts were adjusted to peak season volumes using the peak season conversion factor (PSCF) from the FDOT's Florida Traffic Online publication. PSCF data is provided in **Appendix D**. The turning movement volume development worksheets, including peak season existing (2022) turning movement volumes for the study intersections, are provided in **Appendix E. Figure 2** illustrates existing (2022) turning movement volumes at the study intersections.

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Figure 2: Existing (2022) Turning Movement Volumes

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2.2 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for existing (2022) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection level of service (LOS), delay, and maximum volume to capacity (v/c) ratios for existing (2022) AM and PM peak hour conditions are provided in **Table 1**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 1**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours with following exceptions:

- US 441 and CR 235A
    - AM Peak Hour
        - Northbound Approach (LOS F)
        - Southbound Approach (LOS F)
        - Southbound Left-Turn Movement (v/c > 1.00)
- US 441 and I-75 NB Ramps
    - AM Peak Hour
        - Northbound Approach (LOS F)
    - PM Peak Hour
        - Southbound Approach (LOS F)
        - Southbound Left/Through Movement (v/c = 1.00)

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Table 1: Existing (2022) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour					
US 441 & CR 235A	Signalized	EB	C	EBL	0.90
		WB	C	WBL	0.82
		NB	F	NBR	0.83
		SB	F	SBL	1.03
		Overall	**D (44.2)**	**SBL**	**1.03**
US 441 & I-75 SB Ramps	Signalized	EB	B	EBT/R	0.84
		WB	A	WBT	0.30
		NB	E	NBR	0.22
		SB	E	SBL	0.77
		Overall	**B (15.5 s)**	**EBT/R**	**0.84**
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.57
		WB	B	WBT	0.38
		NB	F	NBL/T/R	0.78
		SB	E	SBL/T	0.92
		Overall	**C (21.3 s)**	**SBL/T**	**0.92**
PM Peak Hour					
US 441 & CR 235A	Signalized	EB	B	EBL	0.74
		WB	B	WBL	0.85
		NB	D	NBR	0.54
		SB	D	SBT/R	0.51
		Overall	**C (22.0 s)**	**WBL**	**0.85**
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.50
		WB	A	WBT	0.75
		NB	E	NBR	0.40
		SB	E	SBL	0.68
		Overall	**A (6.4 s)**	**WBT**	**0.75**
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.47
		WB	C	WBT	0.76
		NB	E	NBL/T/R	0.78
		SB	F	SBL/T	1.00
		Overall	**C (32.8 s)**	**SBL/T**	**1.00**

3.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2023

3.1 BACKGROUND TRAFFIC

Traffic conditions were evaluated for background (2023) conditions, prior to the inclusion of project trips on the roadway network. Background (2023) traffic volumes were calculated as the sum of existing (2022) peak season traffic and background traffic growth. Background growth was estimated from by applying a two percent (2.0%) annual growth rate to existing (2022) volumes over one year, as approved in the MPH Study (March 2022). Additionally, reserved trips from vested developments in the study area were provided by the City of Alachua to be included in background (2023) condition analyses.

Reserved trips from the Briarwood Phase 1, Briarwood Phases 2 and 3, and Alachua West developments at study intersections were calculated using data provided by the City. The assignment of reserved trips at study intersections was based on the location of each development and the trip distributions implied from the data provided by the City of Alachua. Reserved trip information, including data provided by the City and assumptions regarding reserved trip assignment, are provided in **Appendix G**.

3.2 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for background (2023) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection LOS, delay, and maximum v/c ratios for background (2023) AM and PM peak hour conditions are provided in **Table 2**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 2**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours with the following exceptions:

- US 441 and CR 235A
  - AM Peak Hour
    - Southbound Approach (existing deficiency)
    - Southbound Left-Turn Movement (existing deficiency)
- US 441 and I-75 NB Ramps
  - AM Peak Hour
    - Northbound Approach (existing deficiency)
  - PM Peak Hour
    - Southbound Approach (existing deficiency)
    - Southbound Left/Through Movement (existing deficiency)

Signal timing improvements are recommended at the above intersections to address background (2023) deficiencies and improve intersection operating conditions. **Table 2** summarizes the expected operational performance of the study intersections with the implementation of the recommended signal timing improvements. The expected delay on the northbound approach at the intersection US 441 and the I-75 NB Ramps during the background (2023) AM peak hour could not be improved with signal timing improvements, and the northbound approach represents less than 2.5% of the intersection traffic. Since the northbound approach is part of a commercial property with geometrical constraints, no improvements are recommended.

Table 2: Background (2023) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (*overall delay*)	Max V/C Movement	Max V/C Ratio	Recommended Improvements	With Improvements		
							Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour									
US 441 & CR 235A	Signalized	EB	D	EBL	0.94	Signal Timing Adjustments	D	EBL	0.87
		WB	C	WBL	0.84		D	WBL	0.83
		NB	E	NBR	0.85		E	NBR	0.84
		SB	F	SBL	1.04		E	SBL	0.94
		Overall	**D (52.5 s)**	**SBL**	**1.04**		**D (48.9 s)**	**SBL**	**0.94**
US 441 & I-75 SB Ramps	Signalized	EB	B	EBT/R	0.91	-	-	-	-
		WB	A	WBT	0.33				
		NB	E	NBR	0.23				
		SB	E	SBL	0.77				
		Overall	**B (17.8 s)**	**EBT/R**	**0.91**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.65	-	-	-	-
		WB	B	WBT	0.42				
		NB	F	NBL/T/R	0.78				
		SB	E	SBL/T	0.92				
		Overall	**C (20.5 s)**	**SBL/T**	**0.92**				
PM Peak Hour									
US 441 & CR 235A	Signalized	EB	C	EBL	0.79	-	-	-	-
		WB	C	WBL	0.89				
		NB	D	NBT	0.71				
		SB	D	SBL	0.55				
		Overall	**C (27.8 s)**	**WBL**	**0.89**				
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.55	-	-	-	-
		WB	A	WBT	0.82				
		NB	E	NBR	0.44				
		SB	E	SBL	0.68				
		Overall	**A (6.3 s)**	**WBT**	**0.82**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.53	Signal Timing Adjustments	A	EBT/R	0.58
		WB	C	WBT	0.86		D	WBT	0.94
		NB	E	NBL/T/R	0.78		E	NBL/T/R	0.78
		SB	F	SBL/T	1.02		D	SBL/T	0.79
		Overall	**D (35.0 s)**	**SBL/T**	**1.02**		**C (31.9 s)**	**WBT**	**0.94**

4.0 DEVELOPMENT TRAFFIC

The proposed development will consist of several commercial uses, listed below. The trip generation calculations were assumed consistent with the previously submitted MPH Study (March 2022). Existing travel patterns were used to forecast the distribution of project trips throughout the study area.

4.1 TRIP GENERATION

The 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* was reviewed for available Land Use Codes (LUC) that are representative of the proposed development. Consistent with the MPH Study (March 2022), the following LUCs were utilized to estimate the trip generation potential of the proposed development:

- LUC 712 – Small Office
- LUC 912 – Bank with Drive-through
- LUC 934 – Fast-Food Restaurant with Drive-through
- LUC 814 – Variety Store
- LUC 948 – Automated Car Wash
- LUC 945 – Gas Station/Convenience Store
- LUC 310 - Hotel

As noted in **Table 3**, daily trip generation for the gas station was calculated using data for LUC 960 from the 10th Edition of the ITE *Trip Generation Manual*, consistent with the MPH Study (March 2022).

A 10% overall internal capture reduction was assumed for the site, consistent with the MPH Study (March 2022). Pass-by reductions were assumed based on data published in the 11th Edition of the ITE *Trip Generation Manual* and capped at 15% of adjacent street traffic per FDOT requirements. As shown in **Table 3**, the proposed facility is anticipated to generate 3,396 new external daily trips, 276 new external AM peak hour trips (145 in/131 out), and 291 new external PM peak hour trips (146 in/145 out). Pass-by trips are expected to account for an additional 4,410 daily trips, 323 AM peak hour trips, and 354 PM peak hour trips.

Table 3: Trip Generation Summary

Lot	ITE Code	Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
					Total	In	Out	Total	In	Out
	Proposed Development									
A	**712**	Small Office	3.2 KSF	46	5	4	1	7	2	5
B	**912**	Bank w/ Drive-through	3.5 KSF	351	35	20	15	74	37	37
C	**934**	Fastfood Restaurant w/ Drive-through	2.78 KSF	1,300	124	63	61	92	48	44
D	**814**	Retail - Variety Store	2.0 KSF	127	6	3	3	13	7	6
D	**934**	Fastfood Restaurant w/ Drive-through	2.0 KSF	935	80 [3]	41	39	66	34	32
E	**948**	Carwash	3.6 KSF	505	51	26	25	51	26	25
F	**945**	Gas Station/Convenience Store [2]	20 VFP	4,610	321	161	160	368	184	184
G	**310**	Hotel	100 Rooms	799	43	24	19	46	23	23
			Subtotal	***8,673***	***665***	***342***	***323***	***717***	***361***	***356***
		Internal Capture Reduction [4]	Daily AM PM							
			10.0% 10.0% 10.0%	-867	-66	-34	-32	-72	-36	-36
			Net Driveway Trips	***7,806***	***599***	***308***	***291***	***645***	***325***	***320***
			Daily AM PM							
		ITE LUC 912 Pass-by	35.0% 29.0% 35.0%	-110	-9	-5	-4	-21	-11	-10
		ITE LUC 934 Pass-by	55.0% 50.0% 55.0%	-644	-58	-29	-29	-46	-24	-22
		ITE LUC 814 Pass-by	34.0% 34.0% 34.0%	-40	-1	-1	0	-4	-2	-2
		ITE LUC 934 Pass-by	55.0% 50.0% 55.0%	-462	-37	-19	-18	-33	-17	-16
		ITE LUC 945 Pass-by	76.0% 76.0% 75.0%	-3,154	-218	-109	-109	-250	-125	-125
			Subtotal	*-4,410*	*-323*	*-163*	*-160*	*-354*	*-179*	*-175*
			15% adjacent street traffic	*4,517*	*429*	*215*	*215*	*429*	*215*	*215*
TOTAL NET EXTERNAL TRIPS				**3,396**	**276**	**145**	**131**	**291**	**146**	**145**

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Note 2: Daily trip generation was calculated using data for LUC 960 in ITE's Trip Generation Manual, 10th Edition as shown in the MPH Study (March 2022).

Note 3: AM Peak hour total volume differs from ITE rate as shown in the MPH Study (March 2022).

Note 4 : A 10% internal capture reduction was applied as shown in the MPH Study (March 2022).

Small Office [ITE 712]
Daily — T = 14.39 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 1.67 (X); (X is 1,000 square feet); (82% in / 18% out)
PM Peak Hour of Adjacent Street — T = 2.16 (X); (X is 1,000 square feet); (32% in / 68% out)

Bank w/ Drive-Through [ITE 912]
Daily — T = 100.35 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 9.95 (X); (X is 1,000 square feet); (58% in / 42% out)
PM Peak Hour of Adjacent Street — T = 21.01 (X); (X is 1,000 square feet); (50% in / 50% out)

Fast-food Restaurant w/ Drive-Through [ITE 934]
Daily — T = 467.48 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 44.61 (X); (X is 1,000 square feet); (51% in / 49% out)
PM Peak Hour of Adjacent Street — T = 33.03 (X); (X is 1,000 square feet); (52% in / 48% out)

Retail - Variety Store [ITE 814]
Daily — T = 63.66 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 3.04 (X); (X is 1,000 square feet); (55% in / 45% out)
PM Peak Hour of Adjacent Street — T = 6.70 (X); (X is 1,000 square feet); (52% in / 48% out)

Automated Car Wash [ITE 948]
Daily — T = 140.20 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 14.20 (X); (X is 1,000 square feet); (50% in / 50% out)
PM Peak Hour of Adjacent Street — T = 14.20 (X); (X is 1,000 square feet); (50% in / 50% out)

Gas Station/Convenience Store [ITE 945]
Daily — T = 230.52 (X); (X is vehicle fueling positions) [2]
AM Peak Hour of Adjacent Street — T = 16.06 (X); (X is vehicle fueling positions); (50% in / 50% out)
PM Peak Hour of Adjacent Street — T = 18.42 (X); (X is vehicle fueling positions); (50% in / 50% out)

Retail - Variety Store [ITE 814]
Daily — T = 7.99 (X); (X is rooms)
AM Peak Hour of Adjacent Street — T = 3.04 (X) - 7.45; (X is rooms); (56% in / 44% out)
PM Peak Hour of Adjacent Street — T = 0.74 (X) - 27.89; (X is 1,000 square feet); (51% in / 49% out)

4.2 TRIP DISTRIBUTION AND ASSIGNMENT

The trip assignment at the project driveways and at the intersection of US 441 and CR 235A was assumed to be consistent with the MPH Study (March 2022). The trip assignment at the I-75 and US 441 interchange was derived from existing travel patterns. Net new project trips were manually assigned at these intersections in general accordance with the trip distribution. **Figure 3** illustrates the anticipated AM peak hour project trips and **Figure 4** illustrates the anticipated PM peak hour project trips at the study area intersections. Note the project trips shown at the intersection of US 441 and CR 235A and at the project driveways are assumed consistent with the MPH Study (March 2022) and reflect gross driveway trips. The project trips shown at the I-75 and US 441 interchange reflect net new project traffic.

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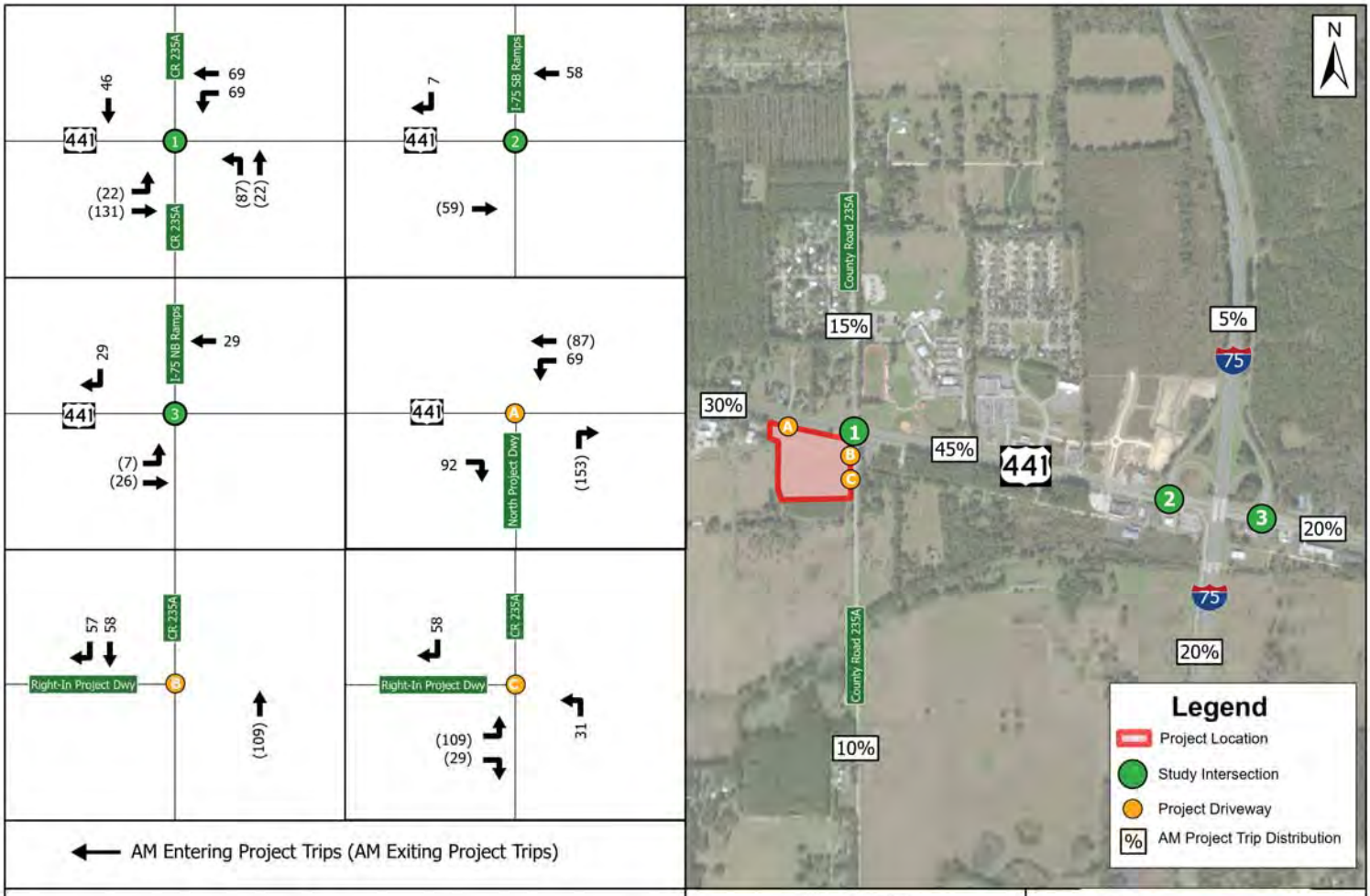

Figure 3: Project Trip Assignment - AM Peak Hour

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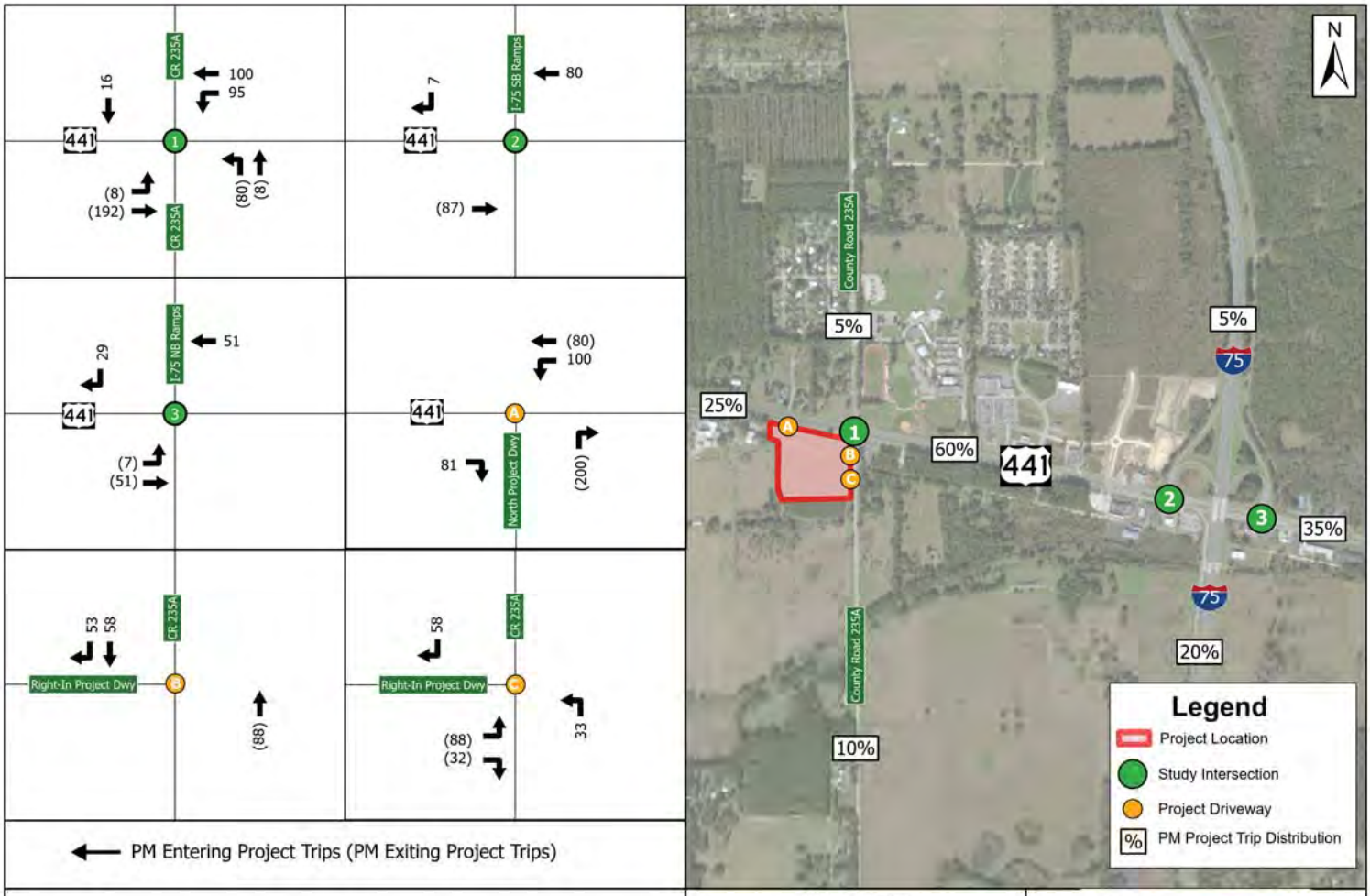

Figure 4: Project Trip Assignment - PM Peak Hour

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5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2023

5.1 BUILDOUT TRAFFIC

Buildout (2023) AM peak hour and PM peak hour traffic volumes were developed by summing background (2023) traffic and anticipated project trips. Intersection turning movement volume development worksheets for all intersections are provided in **Appendix E**.

5.2 BUILDOUT ROADWAY ANALYSIS

Roadway segment analyses were performed for buildout (2023) daily and PM peak hour conditions. Roadway segment attributes, existing segment volumes, reserved trips, and project trip distributions were assumed consistent with the MPH Study (March 2022).

As summarized in **Table 4,** all roadway segments are anticipated to operate within their maximum service volumes (MSV) under buildout (2023) daily and PM peak hour conditions.

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Table 4: Buildout (2023) Roadway Conditions

Roadway		ROADWAY ATTRIBUTES [1]			Existing Daily Traffic [1]	Daily Reserved Trips [1]	Daily Percent Project Traffic Assignment [1]	Daily Project Trips	DAILY BUILDOUT CONDITIONS			Existing Pk. Hr. 2-Way Volume [2]	Pk. Hr. 2-Way Reserved Trips [2]	Pk. Hr. Percent Project Traffic Assignment [1]	Pk. Hr. Project Trips [3]	PK. HR. BUILDOUT CONDITIONS		
From	To	City of Alachua Segment No.	Daily Service Volume	Pk. Hr. 2-Way. Service Volume					Daily Traffic	V/C	LOS					Pk. Hr. Traffic	V/C	LOS
US 441																		
SR 235	I-75	5	39,800	3,510	24,204	3,716	22.5%	764	28,684	0.72	C	2,615	270	30.0%	87	2,972	0.85	C
I-75	CR 235A	6	39,800	3,510	30,111	3,483	45.0%	1,528	35,122	0.88	C	2,942	276	60.0%	175	3,393	0.97	C
CR 235A	NW 188th St	7	43,000	3,870	22,250	2,112	35.0%	1,189	25,551	0.59	C	2,234	106	25.0%	73	2,413	0.62	C
CR 235A																		
North City Limit	US 441	16	14,580	1,314	5,000	2,162	10.0%	340	7,502	0.51	C	304	232	5.0%	15	551	0.42	C
US 441	CR 235	17	14,580	1,314	5,000	1,814	10.0%	340	7,154	0.49	C	529	201	10.0%	29	759	0.58	C

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Notes:

1. As shown in the MPH Study (March 2022).
2. Derived from PM peak hour approach and departure volumes at study area intersections.
3. PM peak hour project trips based on net new external trips.

5.3 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for buildout (2023) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Improvements required to address background (2023) deficiencies were included in the buildout (2023) intersection analysis. Intersection LOS, delay, and maximum v/c ratios for buildout conditions (2023) AM and PM peak hour conditions are provided in **Table 5**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 5**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the buildout (2023) AM and PM peak hours with the following exceptions:

- US 441 and CR 235A
  - AM Peak Hour
    - Westbound Left-turn Movement (v/c > 1.00)
- US 441 and I-75 NB Ramps
  - AM Peak Hour
    - Northbound Approach (existing deficiency)

The expected delay on the northbound approach at the intersection US 441 and the I-75 NB Ramps during the background (2023) AM peak hour could not be improved with signal timing improvements, and the northbound approach represents less than 2.5% of the intersection traffic. Since the northbound approach is part of a commercial property with geometrical constraints, no improvements are recommended.

Signal timing improvements are recommended at the intersection of US 441 and CR 235A to address the buildout (2023) deficiency. **Table 5** summarizes the expected operational performance of the intersection with the implementation of the recommended signal timing improvements.

Consistent with the MPH Study (2022), the existing northbound left-turn lane length at US 441 and CR 235A is expected to be insufficient to accommodate buildout (2023) traffic conditions. The northbound left-turn lane should be lengthened to at least 275 feet to accommodate the anticipated 95th percentile queue under buildout (2023) AM peak hour conditions of approximately 11 vehicles.

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Table 5: Buildout (2023) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (*overall delay*)	Max V/C Movement	Max V/C Ratio	Recommended Improvements	With Improvements		
							Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour									
US 441 & CR 235A	Signalized	EB	E	EBT	0.95	-	-	-	-
		WB	D	WBL	0.89				
		NB	E	NBT	0.86				
		SB	E	SBL	0.97				
		Overall	**E (60.5 s)**	**SBL**	**0.97**				
US 441 & I-75 SB Ramps	Signalized	EB	B	EBR	0.94	-	-	-	-
		WB	A	WBT	0.35				
		NB	E	NBR	0.23				
		SB	E	SBL	0.77				
		Overall	**B (15.6 *s*)**	**EBR**	**0.94**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.66	-	-	-	-
		WB	B	WBT	0.43				
		NB	F	NBL/T/R	0.78				
		SB	E	SBL/T	0.92				
		Overall	**C (20.7 s)**	**SBL/T**	**0.92**				
US 441 & Northern Project Driveway	Unsignalized (TWSC)	WB (L)	C	WBL	0.19	-	-	-	-
		NB	C (22.8 s)	NBR	0.49				
Southern Project Driveway & CR 235A	Unsignalized (TWSC)	EB	C (17.3 s)	EBL/R	0.37	-	-	-	-
		NB (L)	A	NBL	0.03				
PM Peak Hour									
US 441 & CR 235A	Signalized	EB	C	EBL	0.78	Signal Timing Adjustments	C	EBL	0.78
		WB	D	WBL	1.23		C	WBL	0.92
		NB	E	NBL	0.74		E	NBL	0.74
		SB	D	SBT/R	0.72		D	SBT/R	0.72
		Overall	**D (41.0 s)**	**WBL**	**1.23**		**C (32.7 s)**	**WBL**	**0.92**
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.59	-	-	-	-
		WB	A	WBT	0.86				
		NB	E	NBR	0.44				
		SB	E	SBL	0.68				
		Overall	**A (6.2 s)**	**WBT**	**0.86**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.61	-	-	-	-
		WB	D	WBT	0.98				
		NB	E	NBL/T/R	0.78				
		SB	D	SBR	0.82				
		Overall	**D (35.4 s)**	**WBT**	**0.98**				
US 441 & Northern Project Driveway	Unsignalized (TWSC)	WB (L)	B	WBL	0.15	-	-	-	-
		NB	B (14.9 s)	NBR	0.37				
Southern Project Driveway & CR 235A	Unsignalized (TWSC)	EB	C (18.8 s)	EBL/R	0.33	-	-	-	-
		NB (L)	A	NBL	0.03				

5.4 DRIVEWAY TURN LANE ANALYSIS

The MPH Study (March 2022) indicated that a 350-foot eastbound ingress right-turn deceleration lane should be provided at the project driveway on US 441 and a 400-foot westbound ingress left-turn storage lane should be provided at the project driveway on US 441. Note that the existing full median opening is proposed to be restricted to a directional median opening upon project buildout.

The MPH Study (March 2022) also indicated that a 290-foot southbound ingress right-turn deceleration lane should be provided at the southern project driveway on CR 235A. The City of Alachua and Alachua County both commented that a northbound ingress left-turn storage lane should be provided at the southern project driveway on CR 235A, pursuant to Alachua County Land Development Code Section 407.136(b). The northbound left-turn lane should be designed to be at least 315 feet to accommodate deceleration from the posted 50-mph speed limit (290 feet) plus one queued vehicle (25 feet), as identified in the Synchro outputs provided in **Appendix F**.

Table 6 summarizes the driveway turn lane analysis.

Table 6: Driveway Turn Lane Analysis

Driveway	Turn Lane	Warrant Met?	Required Deceleration (ft)	Queue Length (ft)	Total Required Turn Lane Length (ft)
US 441 & Northern Project Driveway	Eastbound Right-Turn	Yes	350	N/A	350
	Westbound Left-Turn	Yes	350	50	400
Southern Project Driveway & CR 235A	Southbound Right-Turn	Yes	290	N/A	290
	Northbound Left-Turn	Yes	290	25	315

Note: Warrants and required turn lane lengths were assumed consistent with MPH Study (2022) with the exception of the northbound left-turn at southern project driveway.

6.0 CONCLUSION

This traffic impact study was performed to address comments received on the previously reviewed MPH Study (March 2022) for the proposed Santa Fe Crossing commercial development on the southwest quadrant of the intersection of US 441 and CR 235A in the City of Alachua, Florida. The portions of the previously submitted MPH Study (March 2022) which did not receive comments are assumed to be approved by the reviewing agencies. Buildout for the project is planned by year 2023.

The proposed development is anticipated to generate approximately 3,396 new external daily trips, 276 new external AM peak hour trips (145 in/131 out) and 291 new external PM peak hour trips (146 in/145 out). An additional 4,410 daily pass-by trips, 323 AM peak hour pass-by trips, and 354 PM peak hour pass-by trips from existing traffic volumes on US 441 are expected to travel to and from the site. Project trips were distributed onto the surrounding existing roadway network using existing travel patterns, consistent with the MPH Study (March 2022).

The following conclusions are consistent with the previously submitted MPH Study (March 2022):

- The study area roadway segments of US 441 and CR 235A are expected to operate within their adopted LOS standard through buildout (2023) conditions.
- The existing full median opening at US 441 and the northern project driveway will be converted to a directional median opening.
- A 350-foot eastbound ingress right-turn deceleration lane and a 400-foot westbound left-turn storage lane should be provided at the project driveway on US 441.
- A 290-foot southbound right-turn deceleration lane should be provided at the southern project driveway on CR 235A.

The following additional conclusions were made in accordance with the updated analyses required by comments received on the MPH Study (March 2022):

- With the inclusion of reserved trips from vested developments in the study area, several background (2023) deficiencies were identified at study area intersections. To address these deficiencies, the following background improvements are recommended, prior to the inclusion of project traffic:
    - Signal timing improvements at the intersection of US 441 and CR 235A to improve operations for the southbound approach during the AM peak hour.
    - Signal timing improvements at the intersection of US 441 and the I-75 northbound ramps to improve operations for the southbound approach during the PM peak hour.
- With the inclusion of project trips, the westbound left-turn movement at the intersection of US 441 and CR 235A is expected to operate with a v/c ratio greater than 1.00 during the AM peak hour.
    - Signal timing improvements are recommended to improve the operations of the westbound left-turn movement under buildout (2023) AM peak hour conditions.
- No additional deficiencies were identified at study area intersections as a result of project traffic.
- Per Alachua County LDC Section 407.136(b), an ingress northbound left-turn storage lane is required at the southern project driveway on CR 235A. It should be designed to accommodate 290 feet of deceleration plus 25 feet of anticipated queue, resulting in a total recommended length of 315 feet.

APPENDIX A
MPH Study (March 2022)

TRAFFIC IMPACT STUDY
Santa Fe Crossing
Alachua, Florida

March 22, 2022

prepared for:

FDOT-D2 TRAFFIC OPERATIONS &
CITY OF ALACHUA PUBLIC WORKS
& PLANNING DEPARTMENTS

submitted on behalf of:

Alachua 441/235, LLC

prepared by:

MPH Transportation Planning & JBProGroup

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EXECUTIVE SUMMARY

The results of the Traffic Impact Study conducted for the Santa Fe Crossing in Alachua, Florida provides the following conclusions. The actual *net new* trip assessment for the proposed new commercial complex is **3,396 daily trips, 276 a.m. peak hour trips** and **291 p.m. peak hour trips**. The traffic generated by these proposed projects will be dispersed on the area roadway network so that the maximum peak hour directional volume on any roadway segment of **SR 20 (US 441)** will be **195 trips**. The Santa Fe Crossing project is a new commercial complex on the southwest corner of SR 20 (US 441) at CR 235A. The site plan indicates one limited access driveway on SR 20 (US 441) and a full access driveway connecting to CR 235A along with a restricted right-in only driveway on CR 235A directly to the gas station component of the proposed development. Santa Fe Crossing will have an internal roadway network to connect the seven (7) component land uses within the development.

The project is located within the City of Alachua, Florida on SR 20 (US 441) under the jurisdiction of FDOT-D2. This study utilized historical traffic data from the FDOT traffic database, recently submitted City of Alachua traffic studies and on-site data collection. A traffic study methodology was discussed and approved by the FDOT-D2 Traffic Operations staff and the City of Alachua Planning Department. A critical component of the study is turn lane evaluations at the SR 20 (US 441)/CR 235A intersection and peak hour operational analysis.

The existing SR 20 (US 441) and CR 235A roadway segments are operating within the current level of service (LOS “D”) standards per the City’s Comprehensive Plan. They will continue to do so with the daily and peak hour impacts of the proposed commercial development.

Off-site transportation improvements are required for project approval by FDOT in the form of a median modification from full to directional left turn lanes at the project connection to SR 20 (US 441). A right turn lane is required on SR 20 (US 441) at the project entrance driveway. All turn lanes must be designed to meet FDOT roadway design standards. Turn lanes will also be provided on CR 235A at the southern entrance.

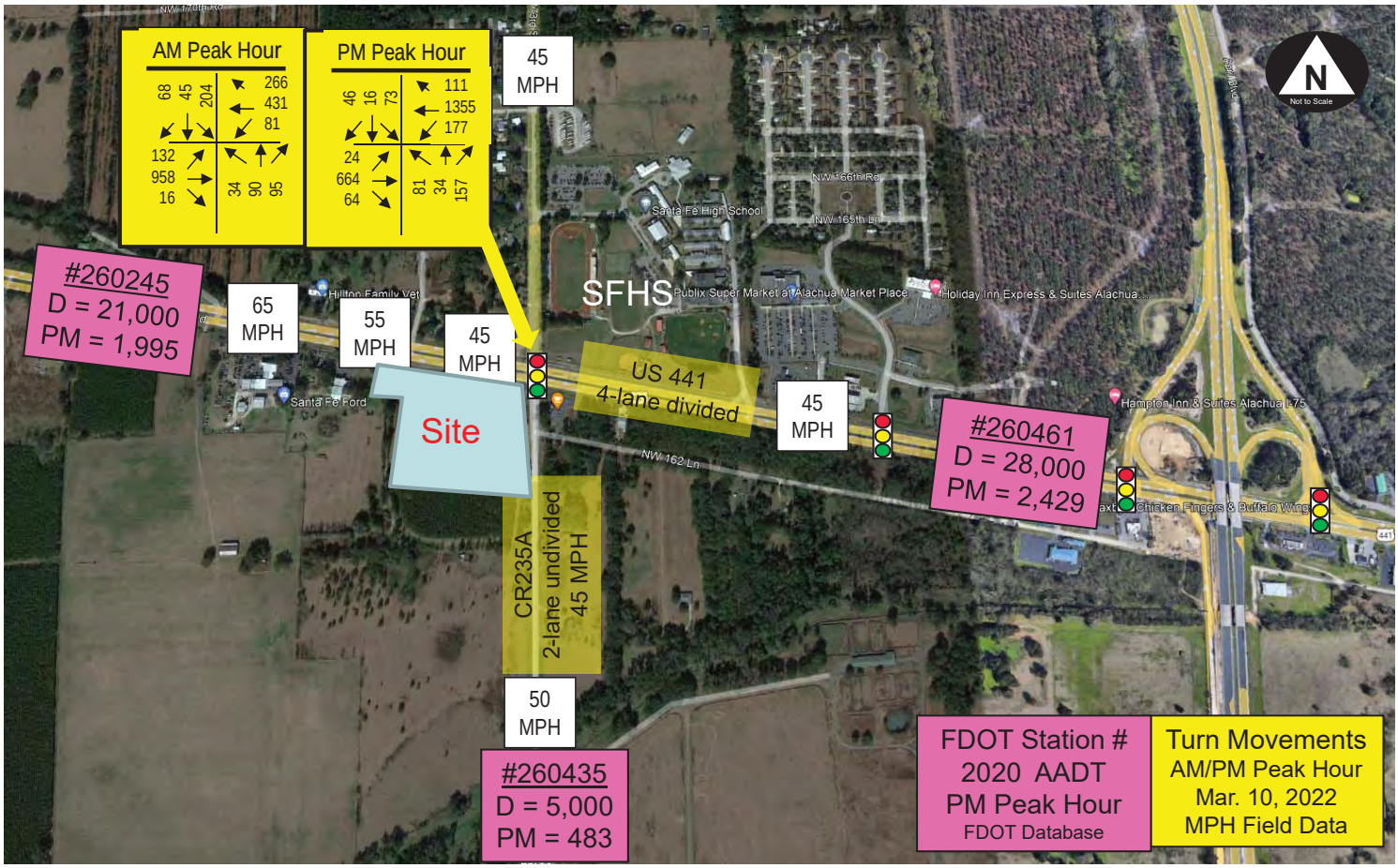
INTRODUCTION

MPH Transportation Planning, Inc. (MPH) is assisting J.Brown Professional Group (JBPro) project engineers with transportation impacts for the proposed Santa Fe Crossing commercial complex in Alachua, Florida. This project will be located on vacant parcels abutting SR 20 (US 441) west of CR 235A. A traffic study methodology was discussed with FDOT-D2 and the City of Alachua Planning Department to determine the acceptable trip generation, distribution and analysis procedures for this project. Both a.m. and p.m. peak hour trip impacts were analyzed for assessing SR 20 (US 441) roadway, intersection and driveway impacts.

Figure 1 - Project Location Map with Existing Traffic Data provides location information and 2021 traffic data from FDOT. This data was used along with peak period turn movement counts to establish directional traffic volumes for the project and used in turn lane analysis. Access to the project site will utilize a single restricted driveway on SR 20 (US441) and two entrances on CR 235A. An internal roadway system provides for on-site trip interaction between the multiple land use components as well as opportunities to choose ingress and egress options to/from the external roadway network.

This study contains an assessment of the proposed development utilizing trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition to determine daily and peak hour project traffic for the new land uses. Trip generation gross volumes will be reduced by both internal capture and external pass-by reductions. FDOT limits pass-by reductions to no more than 15% of the adjacent roadway traffic during the peak hours of operation. Project trip distributions are based on data collected for adjacent street traffic and locations of interacting land uses within the project's impact area. Utilizing this information, an assignment of a.m. and p.m. peak hour project trips onto the local area roadway network are made to the adjacent roadway segments.

Gross project trip volumes will be used in assessing driveway traffic operations. Net new trips are used in roadway segment level of service (LOS). Internal trip reductions are applicable to these land uses as interaction between the component land uses is common. Quick serve restaurants and gas stations have high pass-by trip appeal.



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Santa Fe Crossing – Alachua, FL
Project Location with Existing Traffic Data

Figure 1
Page 5

EXISTING CONDITIONS

Roadway traffic volumes and peak hour directional traffic data were reviewed for these projects at locations indicated on ***Figure 1 – Project Location with Existing Traffic Data.*** Roadway segment daily volumes on SR 20 (US 441) are 28,000 vehicles east of CR 235A and 21,000 to the west. CR 235A has 5,000 daily trips recorded at the only FDOT count location south of SR 20 (US441). The immediate roadway network, as depicted in Figure 1, consists of SR 20 (US 441) to the north of the project parcels with CR235A bordering the east side of the project. There are no other intersecting roadways for this project.

SR 20 (US 441) is a 4-lane divided highway with a rural typical section and grass median. Posted speeds are 45 mph east of CR 235A increasing to 55 mph then 65 mph a ¼ mile west of CR 235A heading to High Springs. It has a full interchange with Interstate 75 approximately ¾ mile to the east of CR 235A. It has no sidewalks or bike lanes on either side of the highway except for the area directly in front of Santa Fe High School. There is no regularly scheduled transit service in the area. The nearest traffic signal control is at CR 235A directly adjacent to the project site.

CR 235A is a rural 2-lane undivided collector roadway in Alachua County. It has a 45 mph posted speed limit north of SR 20 (US 441) and 50 mph to the south. No bike lanes or sidewalks present. No transit service. High truck traffic present with three major distribution centers to the south.

Figure 1 also displays the critical a.m. and p.m. peak hour turn movement volumes at the us441/CR235A intersection. These volumes are used later with new project traffic to analyze turn lane requirements at intersection and project driveways. They also provide the base volumes for intersection operational analysis.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation 11th Edition was used to calculate project trip estimates for the new land uses for Daily, AM & PM peak hours. Trip information is summarized in ***Table 1 –Trip Generation*** below.

The evaluating criteria is 1,000 square feet (ksf) for all land uses except the gas station which uses the number of fueling stations as the evaluating parameter. Internal capture of trips is applied to the gross trip generation volume. A reduction of 10% was applied to all land uses as a conservative estimate of the interaction between the complimentary commercial properties that comprise Santa Fe Crossing. It is common for people stopping at the bank or restaurant to fuel their vehicles or get a car wash. The same is true for guests or employees at the hotel. Hotel guests may frequent the nearby restaurants or fill their tanks before resuming their travels. The same can be said for employees of the bank or the small office.

Pass-by reductions are also applicable to several of the land use components of Santa Fe Crossing. The ITE Handbook provides guidance on applicable pass-by rates for fast food restaurants, gas stations and banks. These rates vary from 35% up to 76% for the gas station. Personally, I've been driving for over 50 years and have never made a primary trip to a gas station. Like most people I only stop for gas as an intermediary stop on my way to work, shopping or to a recreational event. The convenience store may have some primary trips from nearby residents when they need milk, bread or eggs quickly without necessitating a trip to the nearby Publix grocery store.

Total external project trips are used in intersection analysis, roadway level of service and driveway turn lane analyses. This data is used to develop external distribution of project trips onto the adjacent roadway network from the project site as discussed in the next section of this report. The only new connection to the state road system will be a restricted driveway on eastbound SR 20 (US 441). FDOT-D2 has evaluated the preliminary site plan and provided comments that include eliminating a second entrance on SR 20 (US 441) and median modification west of R 235A from a full median to a restricted left only.

TABLE 1: Trip Generation for Santa Fe Crossing Commercial Complex

Alachua County, Florida

	Land Use					Distribution		Trips		Int.Cap.	External Trips		Pass-by	Net New Trips	
Lot	Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out	Rate	In	Out
A	Small Office	712	(T) = 14.39 (X)	3.200	46	50%	50%	23	23	10%	21	21		21	21
B	Bank w/DT	912	(T) = 100.35 (X)	3.500	351	50%	50%	176	176	10%	158	158	35%	103	103
C	FF Rest. w/DT	934	(T) = 467.48 (X)	2.780	1300	50%	50%	650	650	10%	585	585	55%	263	263
D	Retail - Variety Store	814	(T) = 63.66(X)	2.000	127	50%	50%	64	64	10%	57	57	34%	38	38
D	FF Rest. w/DT	934	(T) = 467.48 (X)	2.000	935	50%	50%	468	468	10%	421	421	55%	189	189
E	Carwash	948	(T) = 140.20 (X)	3.600	505	50%	50%	253	253	10%	227	227		227	227
F	Gas Station/Super Conv. S	945	(T) = 230.52 (X)	20	4610	50%	50%	2305	2305	10%	2075	2075	76%	498	498
G	Hotel	310	(T) = 7.99 (X)	100	799	50%	50%	400	400	10%	360	360		360	360
			Daily Trips		**8673**			**4337**	**4337**	-867	**3903**	**3903**		**1698**	**1698**
	AM Peak Hour														
	Small Office	712	(T) = 1.67 (X)	3.200	5	82%	18%	4	1	10%	4	1		4	1
	Bank w/DT	912	(T) = 9.95 (X)	3.500	35	58%	42%	20	15	10%	18	13	29%	13	9
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.780	124	51%	49%	63	61	10%	57	55	50%	28	27
	Retail - Variety Store	814	(T) = 3.04 (X)	2.000	6	55%	45%	3	3	10%	3	2	34%	2	2
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.000	80	51%	49%	41	39	10%	37	35	50%	18	18
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 16.06 (X)	20	321	50%	50%	161	161	10%	144	144	76%	35	35
	Hotel	310	Eq (T) = 0.50 (X) - 7.45	100	43	56%	44%	24	19	10%	22	17		22	17
			AM Peak Hour Trips		**665**			**342**	**323**	-67	**308**	**291**		**145**	**131**
	PM Peak Hour														
	Small Office	712	(T) = 2.16 (X)	3.200	7	32%	68%	2	5	10%	2	4		2	4
	Bank w/DT	912	(T) = 21.01 (X)	3.500	74	50%	50%	37	37	10%	33	33	35%	22	22
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.780	92	52%	48%	48	44	10%	43	40	55%	19	18
	Retail - Variety Store	814	(T) = 6.70 (X)	2.000	13	52%	48%	7	6	10%	6	6	34%	4	4
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.000	66	52%	48%	34	32	10%	31	29	55%	14	13
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 18.42 (X)	20	368	50%	50%	184	184	10%	166	166	75%	41	41
	Hotel	310	Eq (T) = 0.74 (X) - 27.89	100	46	51%	49%	23	23	10%	21	20		21	20
			PM Peak Hour Trips		**717**			**361**	**356**	-72	**325**	**320**		**146**	**145**

*Units: fueling stations for gas station, ksf = 1,000 square feet for fast food restuarants,retail,office; rooms for hotel.

Source: *ITE 11th Edition Trip Generation*

TRIP DISTRIBUTION

The distribution of project trips on the roadway is a manual assignment derived from the historical traffic data collected by FDOT on the adjacent roadways, peak hour turn movement counts collected on March 10, 2022 and review of existing locations of interacting land-uses. Trip generation numbers from Table 1 are factored by these nominal distribution criteria to develop trip impact estimates for the adjacent roadway segments to the project site. The results of these calculations are displayed in ***Table 2 – Project Trip Distribution*** below and in ***Figure 2–Project Traffic Impacts AM Peak Hour and Figure 3–Project Traffic Impacts PM Peak Hour***.

TABLE 2: Project Trip Distribution

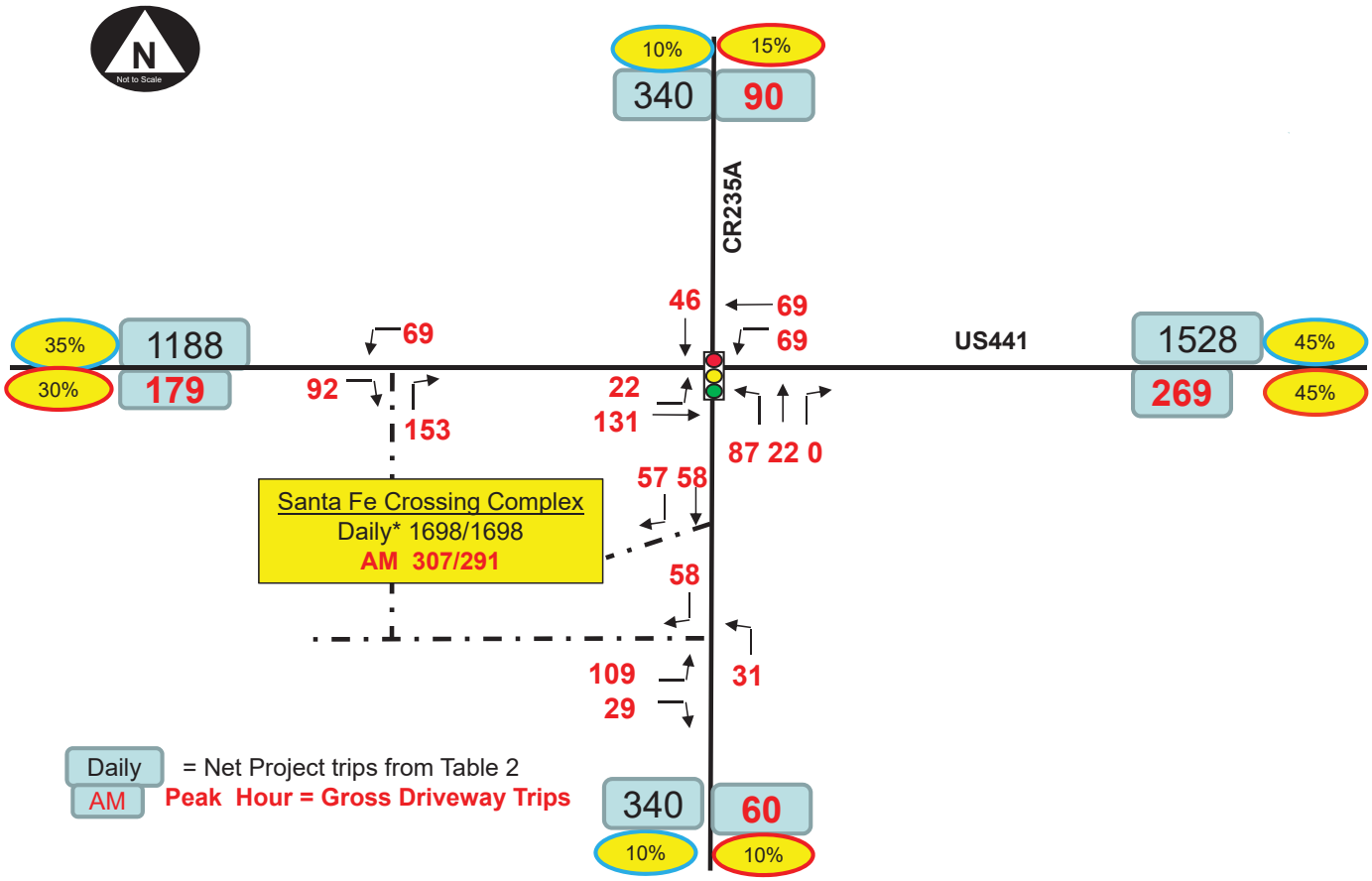
Daily Project Trip Assignment		**Enter**	**1698**	**Exit**	**1698**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	45%	764	45%	764	195
	West of CR 235A	35%	594	35%	594	1188
CR 235A	North of US 441	10%	170	10%	170	340
	South of US 441	10%	170	10%	170	340
	Total	100%	1698	100%	1698	2063
AM Peak Project Trip Assignment		**Enter**	**308**	**Exit**	**291**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	45%	138	45%	131	269
	West of CR 235A	30%	92	30%	87	179
CR 235A	North of US 441	15%	46	15%	44	90
	South of US 441	10%	31	10%	29	60
	Total	100%	307	100%	291	598
PM Peak Project Trip Assignment		**Enter**	**325**	**Exit**	**320**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	60%	195	60%	192	387
	West of CR 235A	25%	81	25%	80	161
CR 235A	North of US 441	5%	16	5%	16	32
	South of US 441	10%	33	10%	32	65
	Total	100%	325	100%	320	645

Notes:

Project Distributions are estimated from adjacent street traffic & interacting land uses
This complex is designed primarily to interact with existing traffic demand and local area development

Daily Project Trips represent the "Net New" Trip Impacts from Table 1

Peak Hour Project Trips represent the External Trip Impacts from Table 1



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Santa Fe Crossing Commercial Complex – Alachua, FL

Project Location with Daily & AM Peak Traffic Data

Figure 2
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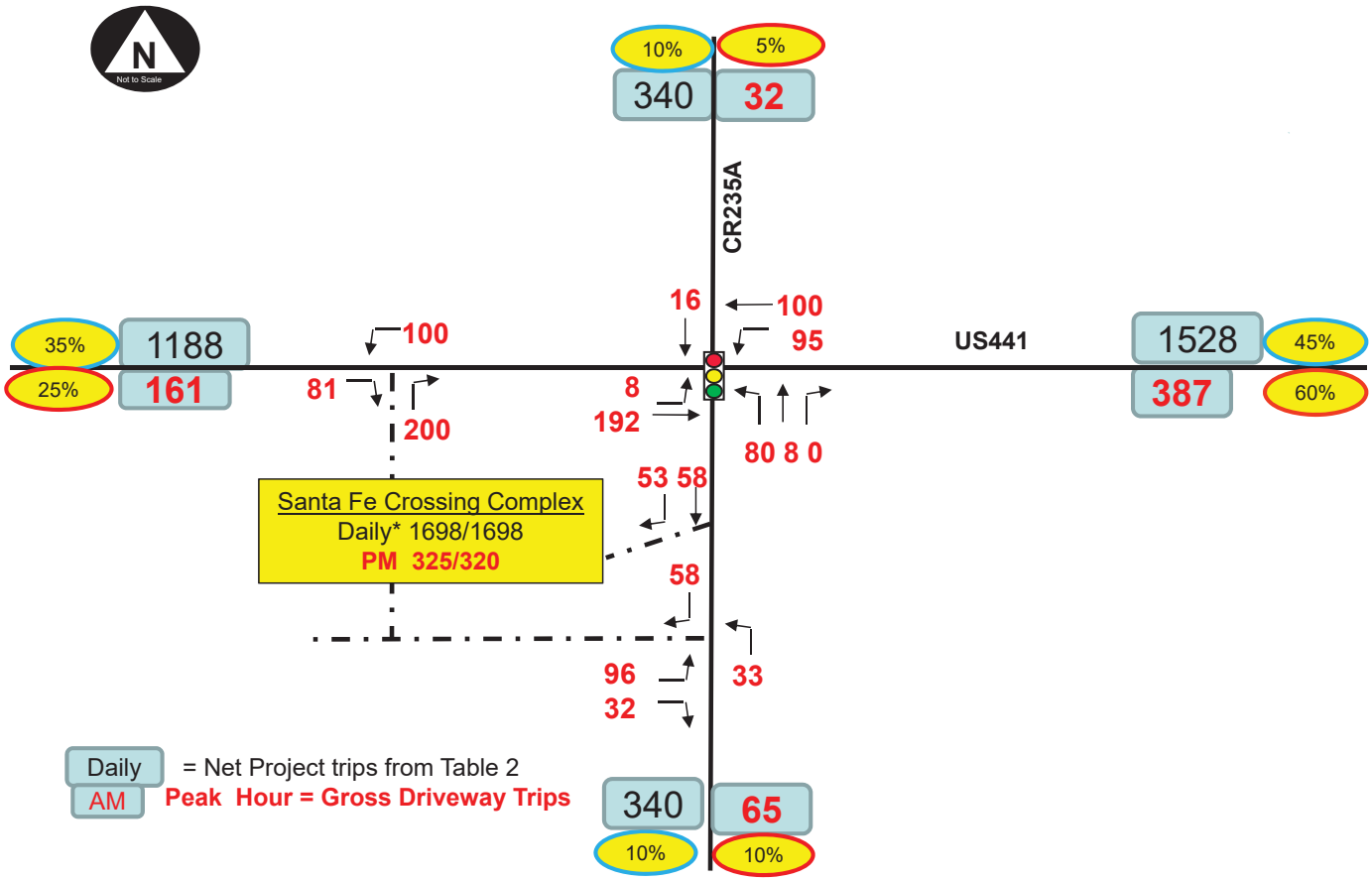

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Santa Fe Crossing Commercial Complex – Alachua, FL

Project Location with Daily & PM Peak Traffic Data

Figure 3
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ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

Data for Alachua roadway level of service (LOS) for the adjacent roadway segments was provided by the City of Alachua. Daily traffic used the latest FDOT counts where provided. Peak hour volumes used the directional traffic counts collected by MPH staff on March 10, 2022 at the US 441/SR235A intersection. ***Table 3: Roadway Level of Service*** provides the most recent available data for roadway segments adjacent to the project site.

TABLE 3: Roadway Level of Service

Roadway	Segment # & Description	Period	MSV	2021	Res'vd.	Project	V/C	LOS
US 441	107,5 SR 235 to I-75	Daily	39,800	24,204	2160	97.5	0.66	C
	4107, 6 I-75 to CR 235A	Daily	39,800	30,111	1927	195	0.81	D
	14, 7 CR235A to NW 188th St.	Daily	43,000	22,250	1565	1188	0.58	C
CR 235A	South of US 441	Daily	14,580	5,000		340	0.37	B
	North of US 441	Daily	14,580	5,000		340	0.37	B
US 441	107,5 SR 235 to I-75	PM Pk	3,510	2,299	170	194	0.76	D
	4107, 6 I-75 to CR 235A	PM Pk	3,510	2,861	154	387	0.97	D
	14, 7 CR235A to NW 188th St.	PM Pk	3,870	2,114	129	161	0.62	C
CR 235A	South of US 441	PM Pk	1,314	483		32	0.39	B
	North of US 441	PM Pk	1,314	483		65	0.42	B

Source: 2021 Annual Level Of Service Report from City of Alachua, LOS Std. = D
Project trips = net new highest segment Daily and PM peak 2-way volume
MSV = Maximum Service Volume (capacity) at desired level of service from Alachua Comp Plan
V/C = volume to capacity = (2021 + Res'vd + Project)/MSV
CR235A = 90% of State Road capacity for Transitioning Areas at LOS D

As indicated in the table above, reserved traffic volumes represent background growth for the 1-2 year estimated build out projected for this commercial development. Unlike residential developments that require long lead times from site plan approval for intensive infrastructure and utility installation. Commercial development occurs rapidly as most often clients are secured for each land use prior to finalizing the site plan. Residential developments take much longer to build out as they involve individual selection of model homes, independent financing, and a minimum of 6-9 months of construction. It takes several years before traffic from these developments reach their build out maximums. Gross 2-way p.m. peak hour project trips were utilized to represent a conservative analysis as they include pass-by trips already on the road. All roadway segments remain below the standard LOS “D” threshold associated with both roads. Reserved trips from planned growth beyond 2023 is not applicable to this analysis.

INTERSECTION ANALYSIS

FDOT requested that the SR 20 (US 441)/CR 235A intersection be analyzed for both the a.m. and p.m. peak periods. Both project driveways will also be analyzed for level of service and turn lane requirements.

An a.m. and p.m. peak period turn movement count was conducted at this intersection on Thursday, March 10, 2022. These volumes were used for a 2022 existing intersection analysis. They were then combined with a.m. & p.m. peak hour project traffic estimates and background growth (2%/yr.) trips for a future 2023 conditions analysis. Copies of all traffic data and detailed intersection analysis are included in the report appendix. The higher A.M. & P.M. peak hour directional volumes were extracted from those counts and displayed on ***Figure 1***. The peak hour project traffic estimates for the a.m. and p.m. peak hours are displayed on ***Figures 2 and 3***. They are summarized in ***Table 4 - Intersection Impacts*** below.

Table 4 - Intersection Impacts

Traffic Signal Controlled Intersections

Approach	***US 441***						***CR 235A***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022	132	958	16	81	431	266	34	90	95	204	45	68	2420
Background	3	19	0	2	9	5	1	2	2	4	1	1	49
Project	**22**	**131**		**69**	**69**		**87**	**22**	**0**		**46**		**446**
AM Total	157	1108	16	152	509	271	122	114	97	208	92	69	2915
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022	24	664	64	177	1355	111	81	34	157	73	16	46	2802
Background	0	13	1	4	27	2	2	1	3	1	0	1	55
Project	**8**	**192**	**0**	**95**	**100**	**0**	**80**	**8**	**0**	**0**	**16**	**0**	**499**
PM Total	32	869	65	276	1482	113	163	43	160	74	32	47	3356

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Background traffic growth at 2% annually for 1 year was added to the existing traffic. No final site plan approvals for the planned residential developments west of I-75 have been obtained. It will take several years before the first trips from occupied homes in those developments will hit the road. The 1,000 plus residential dwellings that make up the Tara projects east of I-75 will not be occupied for at least several years. It is unlikely that they will have any interaction with Santa Fe Crossing as there are several options for similar land use choices on their side of I-75.

Stop Sign Controlled Intersections

Approach	***US 441***						***Project Driveway***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022		1106	0	0	533				0				1639
Background		22	0	0	11				0				33
Project		**0**	**92**	**69**	**0**				**153**				**314**
AM Total	0	1128	92	69	544	0	0	0	153	0	0	0	1986
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022		752	0	0	1482				0				2234
Background		15	0	0	30				0				45
Project			**81**	**100**					**200**				**381**
PM Total	0	767	81	100	1512	0	0	0	200	0	0	0	2660

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Approach	***Project Driveway***						***CR 235A***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022	0		0				0	219			122	0	341
Background								4			2		6
Project	**109**		**29**				**31**					**58**	**227**
AM Total	109	0	29	0	0	0	31	223	0	0	124	58	574
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022	0		0				0	272			257	0	529
Background								5			5		10
Project	**96**		**32**				**33**					**58**	**219**
PM Total	96	0	32	0	0	0	33	277	0	0	262	58	758

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Highway Capacity Software (HCS) developed by the UF McTrans Center for FDOT is used to analyze intersection operations. Signal timings provided by Gainesville Traffic Operations were 130 seconds in the AM and 160 seconds in the PM. Results of the HCS signalized and stop controlled intersection analysis are summarized in ***Table 5 – Intersection Level of Service (LOS)***. Results indicate that there is sufficient capacity to absorb project impacts without degrading level of service below acceptable standards.

Table 5 - Intersection Level of Service (LOS)

Traffic		Signal	US 441				CR 235A					
Signal		Cycle	EB		WB		NB		SB		Intersection	
Control		Times	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2022	AM	130	D	43.2	B	15.8	D	48.9	D	35.8	C	34.1
2022	PM	160	D	42.2	C	34.7	D	38.3	E	56.4	D	37.9
2023	AM	130	D	46.0	B	17.7	D	54.2	D	36.5	D	36.8
2023	PM	160	D	47.2	D	39.1	D	4.7	E	57.6	D	42.4

Delay expressed in AVERAGE seconds per vehicle. 2022 = existing traffic, 2023 = existing + background + project

The traffic signal controlled intersection operates within level of service standards with the 2023 traffic estimates (2022 existing plus 2% annual growth + project). Detailed copies of the Highway Capacity Software printouts for all scenarios are included in the report appendix.

Table 5 - Intersection Level of Service (LOS) continued

Stop		US 441				Project Drive			
Sign		EB - Right		WB - Left		NB -Right		SB	
Control		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2023	AM	A	0	B	13.2	C	18.6		
+ project	PM	A	0	B	10.8	B	14.9		

Delay expressed in AVERAGE seconds per vehicle.

Stop		CR 235A				Project Drive			
Sign		NB - Left		SB - Right		EB		WB	
Control		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2018	AM	A	7.7	A	0.0	B	13.4		
+ project	PM	A	8.1	A	0.0	C	16.8		

Delay expressed in AVERAGE seconds per vehicle.

The project driveway connections to both roads were analyzed using the traffic volumes displayed in ***Table 4*** above. These volumes are so low that all approaches operate well above LOS standards.

Turn Lane Analysis

FDOT-D2 Traffic Operations requested turn lane analysis at the SR 20 (US 441)/CR 235A intersection and all project driveways. There are existing left turn lanes at all four approaches and right turn lanes on three of the four at this intersection. Field observations revealed that any stopped queue is eliminated at every approach except the westbound left on SR 20 (US 441) when several semi-trucks are in the stopped queue. They take so long to move through their gears from a stopped condition that they limit the number of vehicles safely moving through the intersection. All other approaches adequately accommodated all turn movement demand during the peak periods. FDOT also requested that a right turn lane be considered at the driveway connection to SR 20 (US 441) due to the high posted speeds 65 mph just west of the proposed driveway location. Right turn traffic usually slows to 9-10 mph when making a right turn into a driveway. This speed differential, 65 to 10 mph creates a safety concern on the state highway.

Right Turn Lane Analysis

FDOT criteria for evaluating turn lanes is established in the NCHRP Report 457: Evaluating Intersection Improvements and the FDOT Driveway Information Guide. Right turn lanes are required on 2-lane undivided roadways with a posted speed greater than 45 mph when the right turn volume is between 35-55 vehicles in the peak hour. There are **58** right turn vehicles on CR 235A southbound in the p.m. hour. Right turns are required on 4-lane roads when the right turn volume exceeds 80 vehicles. The right turn volumes on US 441 are **92** in the a.m. and **81** in the p.m. The NCHRP Report 457: Evaluating Intersection Improvements analysis process has more detailed calculations to determine if a right turn lane is warranted. ***Figure 4: Right Turn Lane Analysis*** provides the input data, graphic presentation of the variables and the resultant recommendations for right turn lanes at both project driveways.

The right turn lane should be constructed per FDOT Design Standards for a 50 mph 2-lane rural roadway on CR 235A. The overall length should be 290 feet inclusive of a 50 ft. taper. The design standards for the 55 mph US 441 right turn lane should be 350 feet inclusive of a 50 ft. taper. Right turn lanes are normally free flow and do not require storage queues unless they are impacted by railroad crossings or gated entrances.

Left Turn Lane Analysis

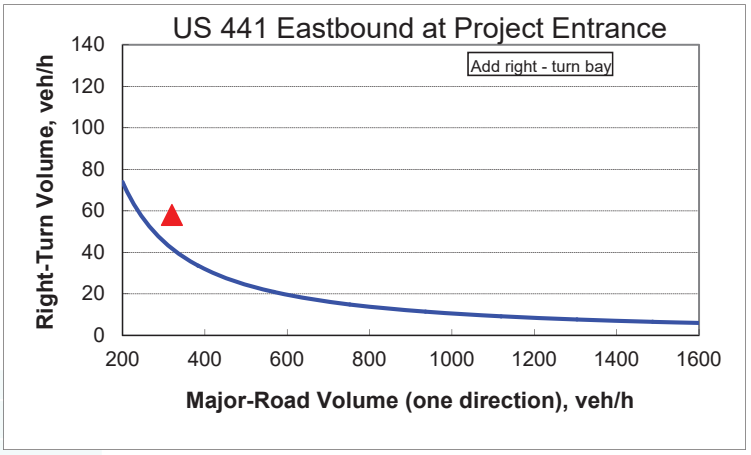
The highest left turn volume on US 441 would be **100** vehicles in the p.m. peak hour westbound**.** Input and Output from the left turn lane analysis utilizing the NCHRP Report 457 criteria for the project driveway is provided in ***Figure 5: Left Turn Lane Analysis.*** The left turn lane should be 400 feet in total length comprised of 350 feet of total deceleration (inclusive of a 50 ft. taper) and 50 feet of storage added for any vehicle queue. FDOT-D2 has already commented on the project site plan and requires the existing full median opening on US 441 be converted to a directional median opening with two opposing left turn lanes. Both left turn lanes should be 400 feet.

A left turn lane analysis was also conducted for the southern project driveway on CR 235. The higher p.m. peak hour volumes were used in the analysis. Results indicate a northbound left turn lane is not required at the project driveway. Input and output variables are provided on Figure 5. Lastly, the HCS intersection analysis for the 2023 project buildout indicate that the northbound left turn lane is inadequate. The Back of Queue (BOQ) report for 2023 indicates the 95% BOQ value is at 1.7. Meaning the northbound left turn lane must be lengthened from its current 165 feet to 340 feet (290 feet total deceleration length plus 50 ft. of storage).

US 441 Eastbound at Project Entrance

Roadway Geometry: 4 Lane Divided Highway	Value
Major Road Posted Speed, MPH	55
Major Road Volume (one-way):	1220
Right turn Volume, Vehicles/hour	**92**

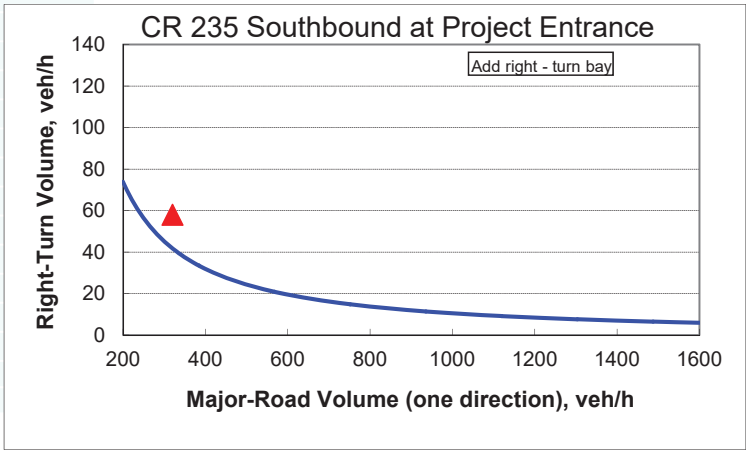
Output Variable	Value
Limiting right-turn volume, veh/h:	13
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	Add right-turn bay.



CR 235 Southbound at Project Entrance

Roadway Geometry: 2 Lane Un-Divided Highway	Value
Major Road Posted Speed, MPH	50
Major Road Volume (one-way):	320
Right turn Volume, Vehicles/hour	**58**

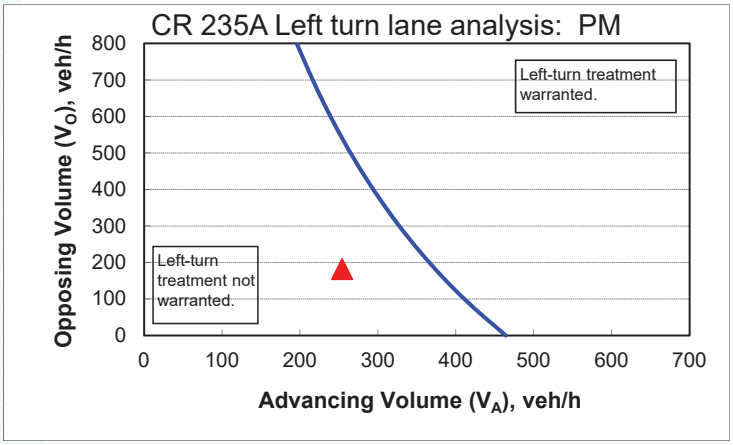
Output Variable	Value
Limiting right-turn volume, veh/h:	42
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	Add right-turn bay.



Input Variable	Value
85th percentile speed, mph:	50
Percent of left-turns in advancing volume (V_A), %:	11%
Advancing volume (V_A), veh/h:	310
Opposing volume (V_O), veh/h:	320

Output Variable	Value
Limiting advancing volume (V_A), veh/h:	333
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

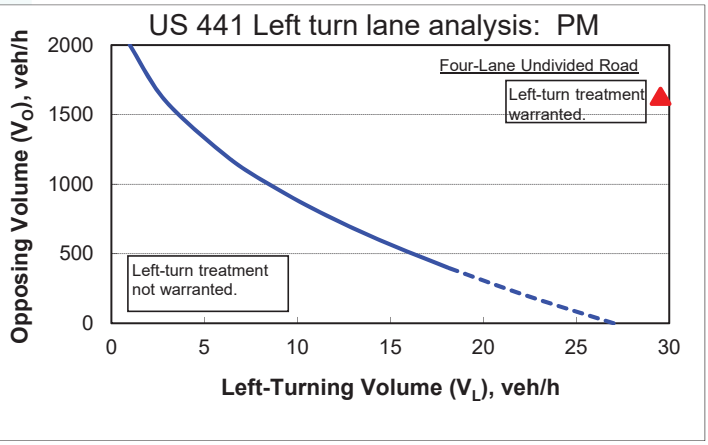
Calibration Constants	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Input Variable	Value
85th percentile speed, mph:	55
Left-turns in advancing volume (V_L), veh/hr	100
Advancing volume (V_A), veh/h:	1612
Opposing volume (V_O), veh/h:	848

Output Variable	Value
Limiting advancing volume (V_A), veh/h:	373
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

Calibration Constants	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0
Average time for left-turn vehicle to clear the advancing lane, s:	2.9



MPH

Santa Fe Crossing Commercial Complex – Alachua, FL

Left Turn Lane Analysis

MPH 22-02 3/22/22

Figure 5
Page 18

CONCLUSIONS and RECOMMENDATIONS

Based on the data and analysis provided in the previous sections of this report the following conclusions on traffic operations and recommendations are provided below.

Conclusions:

1. The proposed Santa Fe Crossing commercial complex will consist of several varied land uses to include: a small office, a bank with drive thru, 2 fast food restaurants, a small retail store, carwash, hotel and a gas station with a convenience store. Project buildout is planned to be completed in late 2023.
2. The proposed combined traffic impacts associated with the buildout scenario for Santa Fe Crossing on SR 20 (US 441) within the City of Alachua, FL is estimated at 3,396 new daily trip impacts. The Peak Hour external trips will be 599 in the a.m. and 645 in the p.m. peak periods.
3. All segments of SR 20 (US 441) currently meet LOS standards (LOS "D") and will remain below this threshold with the addition of project trips.
4. The proposed project driveway on SR 20 (US 441) will be aligned with an existing full median. FDOT requires that this median opening be converted to a directional left median for both eastbound and westbound approaches.
5. The southern project driveway on CR 235A requires a southbound right turn lane.
6. The existing northbound left turn lane on CR 235A approaching SR 20 (US 441) needs to be extended to a total length of 340 feet.
7. Right and left turn lanes will be designed to meet FDOT Design Standards for all approaches.

Recommendations:

1. Approve the project driveway connections with the required turn lanes to meet FDOT Design Standards.
2. Modify the existing median opening on SR 20 (US 441) as required by FDOT-D2 Traffic Operations from a full opening to a directional left for both approaches.

APPENDICES: Correspondence and Documentation

Appendix A: Correspondence

Tom Cavin <tom.cavin@dot.state.fl.us> 2/16/2022 7:33 AM

RE: Santa Fe Crossing traffic study methodology memo

To mphemmen <mphemmen@comcast.net> Copy kwinburn <kwinburn@cityofalachua.org> • Adam Hall <ad_hall@cityofalachua.org> • Adam Doyle <adam.doyle@dot.state.fl.us> • llalwani <llalwani@alachuacounty.us> • Chris Potts PE <chris.potts@jbprogroup.com> • Keith@v3capgroup.com <keith@v3capgroup.com> • Justin Tabor <jtabor@cityofalachua.org> • Robert Emmons <robert.emmons@dot.state.fl.us>

Mike,

I have no additional comments to add.

Tom Cavin, P.E.
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Tom.cavin@dot.state.fl.us
904-360-5641

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, February 15, 2022 8:44 AM
To: mphemmen <mphemmen@comcast.net>
Cc: kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Cavin, Tom <Tom.Cavin@dot.state.fl.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; llalwani <llalwani@alachuacounty.us>; Chris Potts PE <chris.potts@jbprogroup.com>; Keith@v3capgroup.com
Subject: Re: Santa Fe Crossing traffic study methodology memo

EXTERNAL SENDER: Use caution with links and attachments.

Mike,

Please see the following comments from the City of Alachua Planning Department:

- Proposed Growth Rate: What is the project build-out year? Depending upon the year, the traffic impact analysis should consider all of or a portion of the following projects (project locations may be referenced here):
    - NW 188th St/US 441 (275 dwellings & up to 152,460 square feet commercial);
    - Briarwood Phases 2 and 3 (145 dwellings);
    - Tara Forest East (340 dwellings);
    - Tara Baywood (211 townhouses);
    - Tara Forest West (540 dwellings).
- Traffic Counts: Please clarify the following statement: "Current and historical traffic volumes are well below the roadways assigned capacity." Current traffic counts and reserved capacities, particularly for FDOT segment 4107 (US 441 from I-75 to 235A), are at 85.90% of PM Peak Hour capacity and other nearby segments are above 50%.

Roadway Segment (FDOT Segment #, CoA Comp Plan #)		Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
State Roads				Min LOS Std: D				
U.S. Hwy 441	(107, 5)	From SR 235 to I-75	AADT	39,000	24,204	2,160	12,636	67.60%
			Peak Hour	3,510	2,299	170	1,041	70.34%

U.S. Hwy 441	(4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	1,927	6,962	82.15%
			Peak Hour	3,510	2,861	154	495	85.90%
U.S. Hwy 441	(14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
			Peak Hour	3,870	2,114	129	1,627	57.96%

- Analysis of US 441/I-75 on and off ramps should be included. Trip counts are available from the traffic study performed for the Tara Forest West project.
- What is the source of pass by rates? Pass by rates for some land uses are not included within ITE Trip Generation Handbook, 3rd Edition, and for those which are included, the pass by rates utilized are typically higher than those provided in ITE Trip Generation Handbook, 3rd Edition.

If you have any questions, please feel free to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "mphemmen" <mphemmen@comcast.net>
To: "Tom Cavin" <tom.cavin@dot.state.fl.us>, "Adam Doyle" <adam.doyle@dot.state.fl.us>, "Justin Tabor" <jtabor@cityofalachua.org>, "llalwani" <llalwani@alachuacounty.us>, "Chris Potts PE" <chris.potts@jbprogroup.com>
Cc: Keith@v3capgroup.com
Sent: Sunday, February 13, 2022 11:55:51 AM
Subject: Santa Fe Crossing traffic study methodology memo

Gentlemen,

Please find the attached traffic study methodology memo as discussed. MPH would appreciate any comments or additional requirements as quickly as possible. MPH would appreciate your email approval to field collect turn movement counts at the US 441/CR 235A intersection prior to the end of this month. Please provide the signal timings for the subject intersection to be used in the HCS existing analysis scenario.

Best Regards,

Mike Hemmen, AICP
MPH Transportation Planning, Inc.
1725 Riverbirch Hollow
Tallahassee, FL 32308
850.510.6461
mphemmen@comcast.net

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MPH Transportation Planning Inc.
1725 Riverbirch Hollow
Tallahassee, FL 32308

Telephone (850) 510-6461
mphemmen@comcast.net

February 13, 2022

Methodology Memo: Traffic Impact Analysis (TIA) for Santa Fe Crossing Commercial Complex

---

Project Description:
MPH is providing transportation support services to JBrown Professional Group (JBProGroup) for the proposed Santa Fe Crossing commercial complex on SR 20 (US 441) at CR 235A in Alachua, Florida. The following information provides the basic data required for an assessment of the daily & peak hour trip impacts required to address traffic operations concerns for the proposed development.

Level of TIA:
The proposed commercial development is estimated to generate approximately 8,673 daily trips with more than half of those being pass-by trips from existing traffic. The p.m. peak hour demand will be 717 trips with only 291 of those as net new trips on the adjacent roadways. Project access will utilize the new driveways on SR 20 (US 441) and CR 235A. A pre-application meeting with FDOT-D2 staff was held where the department specified traffic study requirements. FDOT-D2 has requested a full Traffic Impact Analysis (TIA) inclusive of turn lane analysis and required signage for the State Road System be provided to assess potential intersection improvements at SR 20 (US 441)/CR235A. FDOT requires that the existing full median opening on SR 20 (US 441) be modified to a directional left opening, denied a secondary right turn access into the project nearer the traffic signal controlled intersection with CR 235A, and HCS intersection analysis for both the a.m. and p.m. peak hours. .

Site Location Map:
The attached Figure 1 shows the physical location of the proposed project.

Study Area:
A pre-app meeting for this project was discussed with FDOT-D2. FDOT staff requested a right turn lane be provided on SR 20 (US 441) at the proposed project entrance due to the 55 mph posted speed and safety concerns with turning vehicles at very low speeds.

Site Plan:
The attached Figure 1 shows the proposed site plan and driveway access on the south side of SR 20 (US 441) and the driveway connections to CR 235A. There is an internal roadway network on site that provides connectivity to all of the retail, hotel and office components. This internal connectivity provides for some internal capture of complimentary land uses as hotel guests will avail themselves of restaurant and gas station facilities as well as the interactions between restaurant, carwash and service station patrons.

ITE 11th Edition Trip Generation:
Project trip generation data was extracted from the ITE 11th Edition Trip Generation manual. Land Use (LU) Codes for the various components are provided in the attached Table 1: Trip Generation. Internal capture has been estimated at 10% with the mix of complimentary land uses. Pass-by rates from the ITE 11th Edition have been applied to the bank, restaurant, and service station land uses.

Table 1: Trip Generation is attached.

Trip Distribution:
Trip distribution will utilize data collection from the intersection turn movement counts and the location of complimentary land uses. The existing Santa Fe High School across the street and several new residential developments approved on CR 235A north and south of SR 20 (US 441) will factor into the trip assignment. The major employment centers in Gainesville to the east draw significant traffic demand to/from the city of High Springs to the west. There is also increased traffic on CR 235A with the several warehouse and distribution centers to the south that access I-75 approximately ¾-mile to the east.

Critical project issues:
The TIA study will provide analysis for both right and left turn lanes approaching the project driveways as well as peak hour intersection analysis at the adjacent signalized intersection. Turn lanes will be designed consistent with FDOT Design Standards for a rural highway with a 55 mph posted speed.

Proposed Growth Rate:
FDOT has approved using historical traffic data from the FDOT traffic database. No increase in adjacent street traffic is anticipated within the next 6-12 months (2022) beyond the approved residential developments on CR 235A. A 2% annual growth rate will be added for the year during the project's construction phase. The other major projects underway with confirmed trip reservations within the immediate area are the Alachua West subdivision immediately south of the project on CR 235A and the Briarwood subdivision on CR 235A north of SR 20 (US 441).

Traffic Counts:
The latest FDOT counts available from the FDOT Traffic Online database will be utilized along with any the City of Alachua or Alachua County may have from recent traffic study submittals. MPH will collect peak period turn movement volumes at the SR 20 (US 441)/CR 235A intersection. This project is in a transitioning area of Alachua about 2 miles northwest of the City Center that is experiencing both residential and commercial rapid development. Current and historical traffic volumes are well below the roadways assigned capacity.

Signalized or major study area intersections to be analyzed:
Data collection and analysis of the existing SR 20 (US 441)/CR 235A intersection will be included in this report.

If further consultation or modification to any of the items above is required, please call me at (850) 510-6461 anytime during normal business hours to discuss.

Sincerely,

Mike Hemmen

Mike Hemmen, AICP – President
Certificate # 012190
MPH Transportation Planning, Inc.

Copies distributed electronically to:

Tom Cavin, P.E.	FDOT-D2 Traffic Operations (Jacksonville)	tom.cavin@dot.state.fl.us
Adam Doyle, P.E.	FDOT-D2 Traffic Operations (Gainesville)	adam.doyle@dot.state.fl.us
Justin Tabor	Alachua Planning Director	jtabor@cityofalachua.org
Lalit Lalwani, P.E.	Alachua County Public Works	llalwani@alachuacounty.us
Chris Potts, P.E.	JBProGroup – Project Engineer	chris.potts@jbpro.com

Attachments: Figure 1: Site Location Map
Table 1: Trip Generation



VICINITY MAP

SCALE: 1" = 5000'

DEVELOPER/APPLICANT:

ALACHUA 441/235, LLC
496 S. HUNT CLUB BLVD.
APOPKA, FL 32703

SITE AREA:

TAX PARCELS

PARCEL 03042-050-008	±9.57 ACRES
PARCEL 03044-003-000	±4.74 ACRES
TOTAL AREA	±14.31 ACRES

PROPOSED DEVELOPMENT LOT AREA:

LOT #	AREA (SQ. FT.)	AREA (AC.)
A	20,392	0.468
B	42,175	0.968
C	42,847	0.984
D	40,136	0.921
E	55,406	1.272
F	105,177	2.415
G	98,515	2.262
H	65,410	1.502

PARKING SCHEDULE

PARKING REQUIRED

PARKING REQUIREMENTS VARY BY USE; BELOW ARE A FEW OF THE MOST COMMON AND LIKELY USES APPLICABLE TO THIS DEVELOPMENT

RESTAURANTS	1 SPACE PER100 SQ FT FLOOR AREA
RESTAURANT W/ DRIVE-THRU	1 SPACE PER 150 SQ FT FLOOR AREA
GASOLINE SALES	1 SPACE PER 350 SQ FT FLOOR AREA
GROCERY STORE	1 SPACE PER 250 SQ FT FLOOR AREA
FINANCIAL/BANK	1 SPACE PER 200 SQ FT FLOOR AREA
CARWASH	1 SPACE PER EMPLOYEE
SELF SERVICE STORAGE	5 SPACES, ALL USES
HOTEL/MOTEL	1 SPACE PER SLEEPING ROOM PLUS 2 SPACES FOR THE OWNER/MANAGER, PLUS REQUIRED FOR ASSOCIATED BAR/RESTAURANT.
RETAIL SALES	1 SPACE PER 350 SQ FT FLOOR AREA (FIRST 30,000 SQ FT)
OFFICES	1 SPACE PER 330 SQ FT FLOOR AREA

PARKING PROVIDED

REGULAR SPACES (9'x18') = 291

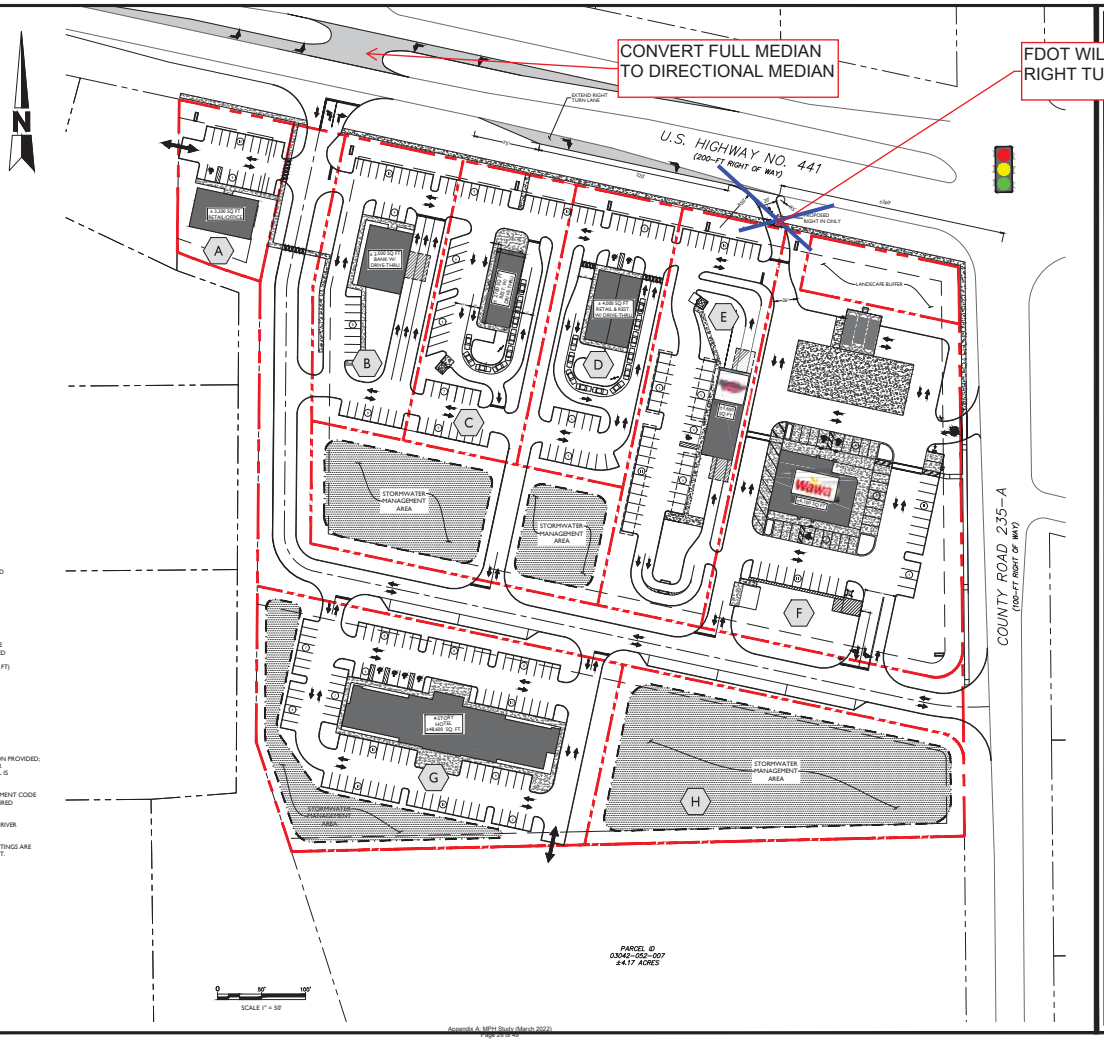
ZERO COMPACT SPACES PROPOSED AT THIS TIME.

GENERAL DESIGN & REFERENCE NOTES:

1. PROPERTY BOUNDARY DERIVED FROM HISTORIC BOUNDARY SURVEY INFORMATION PROVIDED; AVAILABLE AERIAL, TAX PARCEL, AND TOPOGRAPHIC INFORMATION UTILIZED FOR DEVELOPMENT OF SITE PLANS; AN UPDATED SURVEY BY A LICENSED PROFESSIONAL IS RECOMMENDED.
2. THIS SITE PLAN HAS BEEN PREPARED BASED ON CITY OF ALACHUA LAND DEVELOPMENT CODE REQUIREMENTS, DUE DILIGENCE INFORMATION PROVIDED, AND THE CLIENT'S DESIRED DEVELOPMENT.
3. STORMWATER REQUIREMENTS SHALL COMPLY WITH ALL LOCAL AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (SRWMD).
4. LAYOUTS ARE SUBJECT TO JURISDICTIONAL PERMIT REVIEW; PRE-APPLICATION MEETINGS ARE RECOMMENDED IN ADVANCE OF PERMIT APPLICATION AND DESIGN DEVELOPMENT.

LEGEND:

ADJACENT PROPERTY LINE
PROPERTY BOUNDARY
PROPOSED CONCRETE CURB
PROPOSED CONCRETE
STORMWATER MANAGEMENT AREA
PROPOSED YARD SETBACK
PROPOSED TRAFFIC SIGN
PARKING SPACE COUNT
LOT LEGEND REFERANCE



MJS ENGINEERING
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TAMPA, FL [illegible]
[illegible]
INFO@MJSTOKES.COM
FLORIDA BUSINESS REGISTRY NO. 34188

REVISIONS

NO.	DATE	DESCRIPTION
01	2/1/21	REVISED FOR ONSITE ACCESS AND FDOT

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT NAME:
SANTA FE CROSSINGS
FOR
ALACHUA 441/235, LLC
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET TITLE
PRELIMINARY SITE PLAN

PROJECT NO: 21-2001
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 11/01/2021

SHEET NUMBER
C-001

TABLE 1: Trip Generation for Santa Fe Crossing Commercial Complex

Alachua County, Florida

	Land Use					Distribution		Trips		Int.Cap.	External Trips		Pass-by	Net New Trips	
Lot	Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out	Rate	In	Out
A	Small Office	712	(T) = 14.39 (X)	3.200	46	50%	50%	23	23	10%	21	21		21	21
B	Bank w/DT	912	(T) = 100.35 (X)	3.500	351	50%	50%	176	176	10%	158	158	35%	103	103
C	FF Rest. w/DT	934	(T) = 467.48 (X)	2.780	1300	50%	50%	650	650	10%	585	585	55%	263	263
D	Retail - Variety Store	814	(T) = 63.66(X)	2.000	127	50%	50%	64	64	10%	57	57	34%	38	38
D	FF Rest. w/DT	934	(T) = 467.48 (X)	2.000	935	50%	50%	468	468	10%	421	421	55%	189	189
E	Carwash	948	(T) = 140.20 (X)	3.600	505	50%	50%	253	253	10%	227	227		227	227
F	Gas Station/Super Conv. S	945	(T) = 230.52 (X)	20	4610	50%	50%	2305	2305	10%	2075	2075	76%	498	498
G	Hotel	310	(T) = 7.99 (X)	100	799	50%	50%	400	400	10%	360	360		360	360
			Daily Trips		**8673**			**4337**	**4337**	-867	**3903**	**3903**		**1698**	**1698**
	AM Peak Hour														
	Small Office	712	(T) = 1.67 (X)	3.200	5	82%	18%	4	1	10%	4	1		4	1
	Bank w/DT	912	(T) = 9.95 (X)	3.500	35	58%	42%	20	15	10%	18	13	29%	13	9
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.780	124	51%	49%	63	61	10%	57	55	50%	28	27
	Retail - Variety Store	814	(T) = 3.04 (X)	2.000	6	55%	45%	3	3	10%	3	2	34%	2	2
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.000	80	51%	49%	41	39	10%	37	35	50%	18	18
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 16.06 (X)	20	321	50%	50%	161	161	10%	144	144	76%	35	35
	Hotel	310	Eq (T) = 0.50 (X) - 7.45	100	43	56%	44%	24	19	10%	22	17		22	17
			AM Peak Hour Trips		**665**			**342**	**323**	-67	**308**	**291**		**145**	**131**
	PM Peak Hour														
	Small Office	712	(T) = 2.16 (X)	3.200	7	32%	68%	2	5	10%	2	4		2	4
	Bank w/DT	912	(T) = 21.01 (X)	3.500	74	50%	50%	37	37	10%	33	33	35%	22	22
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.780	92	52%	48%	48	44	10%	43	40	55%	19	18
	Retail - Variety Store	814	(T) = 6.70 (X)	2.000	13	52%	48%	7	6	10%	6	6	34%	4	4
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.000	66	52%	48%	34	32	10%	31	29	55%	14	13
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 18.42 (X)	20	368	50%	50%	184	184	10%	166	166	75%	41	41
	Hotel	310	Eq (T) = 0.74 (X) - 27.89	100	46	51%	49%	23	23	10%	21	20		21	20
			PM Peak Hour Trips		**717**			**361**	**356**	-72	**325**	**320**		**146**	**145**

*Units: fueling stations for gas station, ksf = 1,000 square feet for fast food restuarants,retail,office; rooms for hotel.

Source: *ITE 11th Edition Trip Generation*

Appendix B: Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0245 - SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	21000 F	N 10500	S 10500	9.50	58.00	5.60
2019	22000 C	N 11000	S 11000	9.50	58.00	5.60
2018	22000 C	N 11000	S 11000	9.50	57.90	4.90
2017	23000 C	N 11500	S 11500	9.50	53.80	4.60
2016	21000 C	N 10500	S 10500	9.50	53.60	4.90
2015	19300 C	N 9500	S 9800	9.50	57.00	5.20
2014	19000 C	N 9500	S 9500	9.50	57.40	5.40
2013	16900 C	N 8100	S 8800	9.50	57.80	5.00
2012	17300 C	N 8600	S 8700	9.50	58.40	4.90
2011	16900 C	N 8500	S 8400	9.50	58.80	5.50
2010	16900 C	N 8400	S 8500	10.13	59.87	5.10
2009	19200 C	N 9600	S 9600	10.04	57.81	6.20
2008	17500 C	N 8800	S 8700	10.17	57.73	7.30
2007	19500 C	N 9800	S 9700	10.22	58.44	5.70
2006	19300 C	N 9600	S 9700	9.98	59.05	6.70
2005	19200 C	N 9500	S 9700	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0461 - SR 20 .2 MI. NW OF SR 93

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	28000 C	N 14000	S 14000	9.50	58.00	5.60
2019	30000 C	N 15000	S 15000	9.50	58.00	5.60
2018	28000 C	N 14000	S 14000	9.50	57.90	4.90
2017	29500 C	N 14500	S 15000	9.50	53.80	4.60
2016	26000 C	N 13000	S 13000	9.50	53.60	4.90
2015	24500 C	N 12500	S 12000	9.50	57.00	5.20
2014	23500 C	N 11500	S 12000	9.50	57.40	5.40
2013	23000 C	N 11500	S 11500	9.50	57.80	5.00
2012	21000 C	N 10500	S 10500	9.50	58.40	4.90
2011	21500 C	N 10500	S 11000	9.50	58.80	5.50
2010	21000 C	N 10500	S 10500	10.13	59.87	5.10
2009	24000 C	N 12000	S 12000	10.04	57.81	6.20
2008	22500 C	N 11000	S 11500	10.17	57.73	7.30
2007	26000 C	N 13000	S 13000	10.22	58.44	5.70
2006	24500 C	N 12000	S 12500	9.98	59.05	6.70
2005	21000 C	N 10500	S 10500	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0461
Description: SR 20 .2 MI. NW OF SR 93
Start Date: 07/22/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	21	15	25	23	84	33	21	20	15	89	173
0100	32	17	13	12	74	14	24	11	16	65	139
0200	19	14	20	12	65	13	8	13	17	51	116
0300	22	32	25	40	119	11	24	22	31	88	207
0400	42	50	68	72	232	29	36	44	38	147	379
0500	63	101	149	131	444	38	55	71	80	244	688
0600	154	243	283	272	952	58	76	81	96	311	1263
0700	277	354	374	292	1297	97	99	128	156	480	1777
0800	263	249	250	226	988	159	175	122	173	629	1617
0900	213	223	224	208	868	171	177	165	181	694	1562
1000	244	200	183	242	869	178	163	192	177	710	1579
1100	217	208	238	222	885	177	216	208	202	803	1688
1200	259	284	247	228	1018	252	290	251	271	1064	2082
1300	238	218	198	204	858	230	242	249	252	973	1831
1400	215	241	246	205	907	234	267	279	279	1059	1966
1500	232	235	208	205	880	254	255	273	329	1111	1991
1600	221	212	199	224	856	309	365	332	395	1401	2257
1700	215	185	250	207	857	339	425	396	371	1531	2388
1800	170	173	182	139	664	260	255	260	221	996	1660
1900	125	107	99	100	431	167	177	167	129	640	1071
2000	107	110	95	80	392	145	132	108	101	486	878
2100	91	76	69	50	286	94	75	90	78	337	623
2200	46	47	41	27	161	54	44	44	55	197	358
2300	29	38	15	13	95	32	40	30	23	125	220
24-Hour Totals:					14282					14231	28513

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	700	1297	845	686	715	1825
P.M.	1200	1018	1645	1555	1645	2429
Daily	700	1297	1645	1555	1645	2429

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Generated by SPS 5.0.53P
County: 26
Station: 0461
Description: SR 20 .2 MI. NW OF SR 93
Start Date: 07/23/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	15	17	12	17	61	27	33	16	19	95	156
0100	10	19	14	22	65	20	16	18	9	63	128
0200	26	23	22	18	89	16	13	14	9	52	141
0300	17	21	30	55	123	13	19	18	33	83	206
0400	38	46	60	46	190	18	43	27	42	130	320
0500	55	88	135	128	406	32	53	65	60	210	616
0600	165	227	309	231	932	60	72	87	117	336	1268
0700	287	348	386	296	1317	76	124	143	152	495	1812
0800	270	268	261	240	1039	183	144	149	164	640	1679
0900	221	244	231	215	911	160	163	151	198	672	1583
1000	205	217	214	210	846	202	180	193	216	791	1637
1100	232	216	251	214	913	191	225	236	229	881	1794
1200	238	239	253	236	966	258	265	238	255	1016	1982
1300	257	253	225	279	1014	220	231	249	245	945	1959
1400	214	205	228	240	887	275	260	259	263	1057	1944
1500	260	211	195	169	835	230	258	275	330	1093	1928
1600	209	188	209	229	835	289	375	342	378	1384	2219
1700	260	197	224	208	889	338	440	385	365	1528	2417
1800	153	196	136	140	625	326	304	280	190	1100	1725
1900	133	150	138	110	531	181	181	188	146	696	1227
2000	106	100	98	80	384	150	154	130	100	534	918
2100	77	71	77	55	280	113	78	101	68	360	640
2200	50	56	39	33	178	75	63	49	50	237	415
2300	52	28	20	17	117	56	41	36	37	170	287
24-Hour Totals:					14433					14568	29001

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	700	1317	800	640	715	1902
P.M.	1300	1014	1645	1541	1645	2451
Daily	700	1317	1645	1541	1645	2451

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 1

Groups Printed- Vehicles - Buses & Trucks

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	2	3	19	0	24	3	74	31	1	109	4	39	12	15	70	4	265	0	1	270	473
07:15	0	3	13	4	20	4	92	13	1	110	19	4	10	19	52	12	324	6	0	342	524
07:30	1	4	19	5	29	6	110	24	4	144	12	4	20	12	48	6	394	5	4	409	630
07:45	1	6	21	2	30	19	101	24	5	149	13	9	8	12	42	12	359	7	0	378	599
Total	4	16	72	11	103	32	377	92	11	512	48	56	50	58	212	34	1342	18	5	1399	2226
08:00	3	3	21	9	36	16	105	21	7	149	13	12	12	9	46	4	277	13	2	296	527
08:15	4	8	35	11	58	38	103	20	11	172	11	15	8	8	42	5	215	21	0	241	513
08:30	9	13	71	8	101	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	735
08:45	14	21	77	10	122	57	119	21	22	219	17	23	7	10	57	4	219	24	0	247	645
Total	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	14	958	132	2	1106	2420
16:00	5	9	23	3	40	22	279	31	3	335	9	4	15	18	46	15	153	3	2	173	594
16:15	0	3	11	2	16	17	295	32	4	348	13	5	16	15	49	12	159	6	2	179	592
16:30	1	4	17	9	31	17	297	32	5	351	3	3	15	21	42	5	158	3	2	168	592
16:45	2	1	16	10	29	20	311	33	10	374	11	9	20	38	78	6	185	5	3	199	680
Total	8	17	67	24	116	76	1182	128	22	1408	36	21	66	92	215	38	655	17	9	719	2458
17:00	3	7	17	7	34	20	293	49	6	368	8	8	16	37	69	9	142	9	2	162	633
17:15	5	5	15	8	33	23	368	47	10	448	8	7	20	25	60	14	171	8	7	200	741
17:30	5	3	25	6	39	14	383	48	8	453	5	10	25	25	65	17	166	2	6	191	748
17:45	1	4	21	3	29	15	339	40	5	399	1	4	19	12	36	11	159	12	6	188	652
Total	14	19	78	24	135	72	1383	184	29	1668	22	29	80	99	230	51	638	31	21	741	2774
Grand Total	56	97	421	97	671	390	3373	485	118	4366	163	196	230	287	876	137	3593	198	37	3965	9878
Apprch %	8.3	14.5	62.7	14.5		8.9	77.3	11.1	2.7		18.6	22.4	26.3	32.8		3.5	90.6	5.0	0.9		
Total %	0.6	1.0	4.3	1.0	6.8	3.9	34.1	4.9	1.2	44.2	1.7	2.0	2.3	2.9	8.9	1.4	36.4	2.0	0.4	40.1	

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 2

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
Intersection	08:00																				
Volume	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	14	958	132	2	1106	2420
Percent	9.5	14.2	64.4	12.0		27.0	55.4	10.4	7.2		26.0	41.1	15.5	17.4		1.3	86.6	11.9	0.2		
08:30 Volume	9	13	71	8	101	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	735
Peak Factor																					0.823
High Int.	08:45					08:30					08:30					08:30					
Volume	14	21	77	10	122	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	
Peak Factor					0.650					0.817					0.740					0.859	
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
By Approach	08:00					08:00					08:00					07:15					
Volume	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	34	1354	31	6	1425	
Percent	9.5	14.2	64.4	12.0		27.0	55.4	10.4	7.2		26.0	41.1	15.5	17.4		2.4	95.0	2.2	0.4		
High Int.	08:45					08:30					08:30					07:30					
Volume	14	21	77	10	122	99	104	19	16	238	16	40	7	11	74	6	394	5	4	409	
Peak Factor					0.650					0.817					0.740					0.871	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
Intersection	16:45																				
Volume	15	16	73	31	135	77	1355	177	34	1643	32	34	81	125	272	46	664	24	18	752	2802
Percent	11.1	11.9	54.1	23.0		4.7	82.5	10.8	2.1		11.8	12.5	29.8	46.0		6.1	88.3	3.2	2.4		
17:30 Volume	5	3	25	6	39	14	383	48	8	453	5	10	25	25	65	17	166	2	6	191	748
Peak Factor																					0.936
High Int.	17:30					17:30					16:45					17:15					
Volume	5	3	25	6	39	14	383	48	8	453	11	9	20	38	78	14	171	8	7	200	
Peak Factor					0.865					0.907					0.872					0.940	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
By Approach	16:45					17:00					16:45					16:45					
Volume	15	16	73	31	135	72	1383	184	29	1668	32	34	81	125	272	46	664	24	18	752	
Percent	11.1	11.9	54.1	23.0		4.3	82.9	11.0	1.7		11.8	12.5	29.8	46.0		6.1	88.3	3.2	2.4		
High Int.	17:30					17:30					16:45					17:15					
Volume	5	3	25	6	39	14	383	48	8	453	11	9	20	38	78	14	171	8	7	200	
Peak Factor					0.865					0.921					0.872					0.940	

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 1

Groups Printed- Buses & Trucks

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	0	1	2	0	3	0	3	6	0	9	2	1	1	3	7	0	7	0	0	7	26
07:15	0	0	0	0	0	0	7	1	0	8	8	0	0	4	12	0	7	0	0	7	27
07:30	0	0	0	1	1	1	4	5	0	10	5	0	2	1	8	0	5	0	0	5	24
07:45	0	1	0	0	1	0	7	5	0	12	5	0	0	1	6	0	3	0	0	3	22
Total	0	2	2	1	5	1	21	17	0	39	20	1	3	9	33	0	22	0	0	22	99
08:00	0	0	0	1	1	1	4	11	0	16	6	1	0	3	10	0	9	0	0	9	36
08:15	0	0	0	0	0	0	5	9	0	14	3	0	0	4	7	0	5	1	0	6	27
08:30	0	0	2	0	2	2	4	13	0	19	7	0	0	2	9	0	4	0	0	4	34
08:45	0	0	0	0	0	5	7	9	1	22	5	1	0	5	11	0	4	0	0	4	37
Total	0	0	2	1	3	8	20	42	1	71	21	2	0	14	37	0	22	1	0	23	134
16:00	1	0	0	0	1	1	2	10	0	13	4	0	0	4	8	0	6	0	0	6	28
16:15	0	0	0	0	0	2	6	7	0	15	7	1	0	3	11	1	4	1	0	6	32
16:30	0	0	0	0	0	3	4	6	0	13	2	0	0	4	6	0	2	1	0	3	22
16:45	0	0	0	0	0	1	1	6	0	8	1	0	1	2	4	1	4	0	1	6	18
Total	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	100
17:00	0	1	0	0	1	1	3	8	0	12	3	0	0	3	6	0	4	0	0	4	23
17:15	0	0	0	0	0	0	0	4	0	4	3	0	0	5	8	2	5	1	0	8	20
17:30	0	0	0	0	0	0	2	7	0	9	2	0	0	4	6	0	2	0	0	2	17
17:45	0	0	0	0	0	1	2	9	0	12	1	1	0	3	5	0	3	0	1	4	21
Total	0	1	0	0	1	2	7	28	0	37	9	1	0	15	25	2	14	1	1	18	81
Grand Total	1	3	4	2	10	18	61	116	1	196	64	5	4	51	124	4	74	4	2	84	414
Apprch %	10.0	30.0	40.0	20.0		9.2	31.1	59.2	0.5		51.6	4.0	3.2	41.1		4.8	88.1	4.8	2.4		
Total %	0.2	0.7	1.0	0.5	2.4	4.3	14.7	28.0	0.2	47.3	15.5	1.2	1.0	12.3	30.0	1.0	17.9	1.0	0.5	20.3	

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 2

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
Intersection	08:00																				
Volume	0	0	2	1	3	8	20	42	1	71	21	2	0	14	37	0	22	1	0	23	134
Percent	0.0	0.0	66.7	33.3		11.3	28.2	59.2	1.4		56.8	5.4	0.0	37.8		0.0	95.7	4.3	0.0		
08:45 Volume	0	0	0	0	0	5	7	9	1	22	5	1	0	5	11	0	4	0	0	4	37
Peak Factor																					0.905
High Int.	08:30					08:45					08:45					08:00					
Volume	0	0	2	0	2	5	7	9	1	22	5	1	0	5	11	0	9	0	0	9	
Peak Factor					0.375					0.807					0.841					0.639	
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
By Approach	07:00					08:00					08:00					07:15					
Volume	0	2	2	1	5	8	20	42	1	71	21	2	0	14	37	0	24	0	0	24	
Percent	0.0	40.0	40.0	20.0		11.3	28.2	59.2	1.4		56.8	5.4	0.0	37.8		0.0	100.0	0.0	0.0		
High Int.	07:00					08:45					08:45					08:00					
Volume	0	1	2	0	3	5	7	9	1	22	5	1	0	5	11	0	9	0	0	9	
Peak Factor					0.417					0.807					0.841					0.667	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
Intersection	16:00																				
Volume	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	100
Percent	100.0	0.0	0.0	0.0		14.3	26.5	59.2	0.0		48.3	3.4	3.4	44.8		9.5	76.2	9.5	4.8		
16:15 Volume	0	0	0	0	0	2	6	7	0	15	7	1	0	3	11	1	4	1	0	6	32
Peak Factor																					0.781
High Int.	16:00					16:15					16:15					16:00					
Volume	1	0	0	0	1	2	6	7	0	15	7	1	0	3	11	0	6	0	0	6	
Peak Factor					0.250					0.817					0.659					0.875	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
By Approach	16:00					16:00					16:00					16:00					
Volume	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	
Percent	100.0	0.0	0.0	0.0		14.3	26.5	59.2	0.0		48.3	3.4	3.4	44.8		9.5	76.2	9.5	4.8		
High Int.	16:00					16:15					16:15					16:00					
Volume	1	0	0	0	1	2	6	7	0	15	7	1	0	3	11	0	6	0	0	6	
Peak Factor					0.250					0.817					0.659					0.875	

ON-SITE OBSERVATION REPORT

Project/#:	Santa Fe Crossing Commercial Complex MPH 22-02	Analyst:	M. Hemmen
Location:	US 441 at CR 235A	Date:	3/10/2022
Control:	Traffic Signal	Time:	7 AM - 6 PM
Lanes/Spd	US 441: 4-LND @ 55/45 mph ; CR235A: 2-LNU @ 45 mph		

	Isolated & Non-Isolated Intersections	No/Yes/NA Approach	
1	Does road curvature, vegetation, buildings, parked cars, etc.	N	
	block drivers' view of conflicting vehicles?		
2	Is the intersection skew angle so sharp that it makes it difficult	N	
	to view conflicting vehicles or complete turns?		
3	Do vehicle speeds appear too high?	N	
4	Does the delay for the minor road right-turn appear excessive?	N	
5	Does the delay for the minor road through appear excessive?	N	
6	Does the delay for the minor road left-turn appear excessive?	N	
7	Does the delay for the major road left-turn appear excessive?	Y	carryover
8	Does the queue for major road left-turns impede through traffic?	N	
9	As major road vehicles slow to turn do they impede other vehicles?	Y	semi-trucks
10	Do parking maneuvers impede other vehicles?	N	
11	Are drivers not complying with the traffic control devices?	N	
12	Is there evidence that one or more curb radii are too small?	N	
13	Do pedestrians appear to cause conflict with vehicular traffic?	N	None present
14	Are there guidance or control problems that could be mitigated by	N	
	raised-curb channelization?		
	Non-Isolated Intersections	No/Yes/NA Approach	
15	Do queues from adjacent signalized intersections spillback into	N	
	the subject intersection?		
16	Do vehicles slowing to turn at adjacent intersections or driveways	Y	coffee shop
	contribute to the delay to major/minor road drivers?		
17	Is it possible that some drivers are diverting to the subject	N	
	intersection because of congestion on a nearby street?		
18	Does the arrival pattern of major road traffic platoons contribute	N	
	to the delay of minor road drivers?		

Comments/Explanations to above responses	
7	Significant semi-truck traffic in westbound left turn lane resulted in carryover of queued trips
9	as slow start to turn maneuver limited the number of vehicles turning during allocated green
13	No pedestrians observed all day as no sdiewalks are present except in front of the high school
16	Driveway to Ellianos Coffee Shop has no turn lane and is only 200 feet east of traffic signal
	vevhicles traveling through signal often exceed 50+ mph while turning vehicles slow to 10 mph
GEN	Traffic Signal configuration is Mast Arms (4) with horizontal light assemblies.
	Pedestrian buttons only on north side of US 441 (high school), sidewalk only in front of HS.
	Bike Lanes are present only on East-West approaches of US 441; none on CR235A
	Protected Permitted left turn phase for all approaches. Good progression all movements.
	Signal cycle times were 120 seconds in the a.m. and 150 seconds in the p.m.
	CR 235A phasing limited by presence detection of turning vehicles (phase can be skipped)
	Heavy semi-truck traffic to/from CR 235A south of US 441 to Walmart, Sysco & Dollar General
	distribution centers on CR 235A 2 miles to the south.

Appendix C: NCHRP Report 457 Analysis & HCS Intersection Analysis

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*AM Peak*

Site Information

Intersection	*Project Drive at CR 235A*
Jurisdiction	*Alachua City & County*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *Project Drive South* | North/South Street: *CR 235A*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*31*	*223*			*124*	*58*
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*34*	*247*	*0*	*0*	*137*	*64*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*	*T*				*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*109*		*29*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*121*	*0*	*32*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration		*LR*				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*						*LR*	
v (veh/h)	*34*						*153*	
C (m) (veh/h)	*1383*						*580*	
v/c	*0.02*						*0.26*	
95% queue length	*0.08*						*1.05*	
Control Delay (s/veh)	*7.7*						*13.4*	
LOS	*A*						*B*	
Approach Delay (s/veh)	--	--					*13.4*	
Approach LOS	--	--					*B*	

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*PM Peak*

Site Information

Intersection	*Project Drive at CR 235A*
Jurisdiction	*Alachua City & County*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *Project Drive South*	North/South Street: *CR 235A*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*33*	*277*			*262*	*58*
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*36*	*307*	*0*	*0*	*291*	*64*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*	*T*				*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*96*		*32*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*106*	*0*	*35*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration		*LR*				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*						*LR*	
v (veh/h)	*36*						*141*	
C (m) (veh/h)	*1215*						*445*	
v/c	*0.03*						*0.32*	
95% queue length	*0.09*						*1.34*	
Control Delay (s/veh)	*8.1*						*16.8*	
LOS	*A*						*C*	
Approach Delay (s/veh)	--	--					*16.8*	
Approach LOS	--	--					*C*	

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*AM Peak Hour*	Analysis Year	*2022 Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*132*	*958*	*16*	*81*	*431*	*266*	*34*	*90*	*95*	*204*	*45*	*68*
% Heavy Vehicles	*1*	*2*	*0*	*50*	*5*	*3*	*0*	*2*	*35*	*1*	*1*	*1*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*2*	*0*	*0*	*56*	*0*	*0*	*38*	*0*	*0*	*38*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	SB Only	NS Perm	07	08
Timing	G = *15.0*	G = *15.0*	G = *45.0*	G =	G = *20.0*	G = *15.0*	G =	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *6*	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *130.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*147*	*1064*	*16*	*90*	*479*	*233*	*38*	*100*	*63*	*227*	*83*	
Lane Group Capacity	*518*	*1228*	*559*	*370*	*1590*	*1266*	*154*	*215*	*331*	*418*	*531*	
v/c Ratio	*0.28*	*0.87*	*0.03*	*0.24*	*0.30*	*0.18*	*0.25*	*0.47*	*0.19*	*0.54*	*0.16*	
Green Ratio	*0.46*	*0.35*	*0.35*	*0.65*	*0.46*	*0.81*	*0.12*	*0.12*	*0.28*	*0.32*	*0.30*	
Uniform Delay d_1	*20.5*	*39.7*	*28.1*	*15.7*	*21.9*	*2.8*	*52.4*	*53.8*	*35.9*	*35.1*	*33.4*	
Delay Factor k	*0.11*	*0.40*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.14*	*0.11*	
Incremental Delay d_2	*0.3*	*6.8*	*0.0*	*0.3*	*0.1*	*0.1*	*0.8*	*1.6*	*0.3*	*1.5*	*0.1*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*20.8*	*46.5*	*28.1*	*16.0*	*22.0*	*2.9*	*53.2*	*55.3*	*36.2*	*36.6*	*33.6*	
Lane Group LOS	*C*	*D*	*C*	*B*	*C*	*A*	*D*	*E*	*D*	*D*	*C*	
Approach Delay	*43.2*			*15.8*			*48.9*			*35.8*		
Approach LOS	*D*			*B*			*D*			*D*		
Intersection Delay	*34.1*			Intersection LOS			*C*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*AM Peak Hour*	Analysis Year	*2023 Existing+Bkgrnd+Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*157*	*1108*	*16*	*152*	*509*	*271*	*122*	*114*	*97*	*208*	*92*	*69*
% Heavy Vehicles	*1*	*2*	*0*	*50*	*5*	*3*	*0*	*2*	*35*	*1*	*1*	*1*
PHF	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*2*	*0*	*0*	*56*	*0*	*0*	*38*	*0*	*0*	*38*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	SB Only	NS Perm	07	08
Timing	G = *12.0*	G = *15.0*	G = *48.0*	G =	G = *16.0*	G = *19.0*	G =	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *6*	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *130.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*171*	*1204*	*15*	*165*	*553*	*234*	*133*	*124*	*64*	*226*	*134*	
Lane Group Capacity	*474*	*1310*	*596*	*342*	*1670*	*1303*	*186*	*272*	*340*	*385*	*543*	
v/c Ratio	*0.36*	*0.92*	*0.03*	*0.48*	*0.33*	*0.18*	*0.72*	*0.46*	*0.19*	*0.59*	*0.25*	
Green Ratio	*0.46*	*0.37*	*0.37*	*0.65*	*0.48*	*0.83*	*0.15*	*0.15*	*0.28*	*0.32*	*0.30*	
Uniform Delay d_1	*20.8*	*39.1*	*26.1*	*28.8*	*20.6*	*2.2*	*52.9*	*50.8*	*35.1*	*35.2*	*34.4*	
Delay Factor k	*0.11*	*0.44*	*0.11*	*0.11*	*0.11*	*0.11*	*0.28*	*0.11*	*0.11*	*0.18*	*0.11*	
Incremental Delay d_2	*0.5*	*10.6*	*0.0*	*1.1*	*0.1*	*0.1*	*12.3*	*1.2*	*0.3*	*2.3*	*0.2*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*21.3*	*49.7*	*26.1*	*29.8*	*20.7*	*2.3*	*65.2*	*52.0*	*35.4*	*37.5*	*34.6*	
Lane Group LOS	*C*	*D*	*C*	*C*	*C*	*A*	*E*	*D*	*D*	*D*	*C*	
Approach Delay	*46.0*			*17.7*			*54.2*			*36.5*		
Approach LOS	*D*			*B*			*D*			*D*		
Intersection Delay	*36.8*			Intersection LOS			*D*					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*AM Peak*

Site Information

Intersection	*US 441 at Project Drive*
Jurisdiction	*FDOT & City of Alachua*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *US 441*	North/South Street: *Project Drive North*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*1128*	*92*	*69*	*544*	
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*1253*	*102*	*76*	*604*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Two Way Left Turn Lane*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*1*	*1*	*2*	*0*
Configuration		*T*	*R*	*L*	*T*	
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*153*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*170*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*L*			*R*			
v (veh/h)		*76*			*170*			
C (m) (veh/h)		*514*			*432*			
v/c		*0.15*			*0.39*			
95% queue length		*0.52*			*1.84*			
Control Delay (s/veh)		*13.2*			*18.6*			
LOS		*B*			*C*			
Approach Delay (s/veh)	--	--	*18.6*					
Approach LOS	--	--	*C*					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*PM Peak*

Site Information

Intersection	*US 441 at Project Drive*
Jurisdiction	*FDOT & City of Alachua*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *US 441*	North/South Street: *Project Drive North*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*767*	*81*	*100*	*1512*	
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*852*	*90*	*111*	*1680*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Two Way Left Turn Lane*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*1*	*1*	*2*	*0*
Configuration		*T*	*R*	*L*	*T*	
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*200*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*222*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*L*			*R*			
v (veh/h)		*111*			*222*			
C (m) (veh/h)		*736*			*582*			
v/c		*0.15*			*0.38*			
95% queue length		*0.53*			*1.78*			
Control Delay (s/veh)		*10.8*			*14.9*			
LOS		*B*			*B*			
Approach Delay (s/veh)	--	--	*14.9*					
Approach LOS	--	--	*B*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*24*	*664*	*64*	*177*	*1355*	*111*	*81*	*34*	*157*	*73*	*16*	*46*
% Heavy Vehicles	*8*	*2*	*5*	*16*	*2*	*6*	*2*	*2*	*17*	*1*	*1*	*1*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*18*	*0*	*0*	*34*	*0*	*0*	*125*	*0*	*0*	*31*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	Excl. Left	NB Only	NS Perm	08
Timing	G = *15.0*	G = *25.0*	G = *55.0*	G =	G = *14.0*	G = *8.0*	G = *19.0*	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *4*	Y = *6*	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *160.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*27*	*738*	*51*	*197*	*1506*	*86*	*90*	*38*	*36*	*81*	*35*	
Lane Group Capacity	*202*	*1219*	*836*	*550*	*1774*	*1067*	*478*	*361*	*699*	*320*	*207*	
v/c Ratio	*0.13*	*0.61*	*0.06*	*0.36*	*0.85*	*0.08*	*0.19*	*0.11*	*0.05*	*0.25*	*0.17*	
Green Ratio	*0.44*	*0.34*	*0.54*	*0.66*	*0.50*	*0.70*	*0.32*	*0.19*	*0.51*	*0.21*	*0.12*	
Uniform Delay d_1	*29.2*	*43.5*	*17.2*	*14.7*	*34.8*	*7.6*	*39.1*	*53.1*	*20.0*	*52.8*	*63.4*	
Delay Factor k	*0.11*	*0.19*	*0.11*	*0.11*	*0.38*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	
Incremental Delay d_2	*0.3*	*0.9*	*0.0*	*0.4*	*4.1*	*0.0*	*0.2*	*0.1*	*0.0*	*0.4*	*0.4*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*29.5*	*44.4*	*17.3*	*15.1*	*38.9*	*7.7*	*39.3*	*53.2*	*20.1*	*53.2*	*63.8*	
Lane Group LOS	*C*	*D*	*B*	*B*	*D*	*A*	*D*	*D*	*C*	*D*	*E*	
Approach Delay	*42.2*			*34.7*			*38.3*			*56.4*		
Approach LOS	*D*			*C*			*D*			*E*		
Intersection Delay	*37.9*			Intersection LOS			*D*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*PM Peak Hour*	Analysis Year	*2023 Existing+Bkgrnd+Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*32*	*869*	*65*	*276*	*1482*	*113*	*163*	*43*	*160*	*74*	*32*	*47*
% Heavy Vehicles	*8*	*2*	*5*	*16*	*2*	*6*	*2*	*2*	*17*	*1*	*1*	*1*
PHF	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*18*	*0*	*0*	*34*	*0*	*0*	*125*	*0*	*0*	*31*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	Excl. Left	NB Only	NS Perm	08
Timing	G = *15.0*	G = *25.0*	G = *55.0*	G =	G = *14.0*	G = *8.0*	G = *19.0*	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *4*	Y = *6*	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *160.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*34*	*924*	*50*	*294*	*1577*	*84*	*173*	*46*	*37*	*79*	*51*	
Lane Group Capacity	*202*	*1219*	*836*	*499*	*1774*	*1067*	*464*	*361*	*699*	*318*	*212*	
v/c Ratio	*0.17*	*0.76*	*0.06*	*0.59*	*0.89*	*0.08*	*0.37*	*0.13*	*0.05*	*0.25*	*0.24*	
Green Ratio	*0.44*	*0.34*	*0.54*	*0.66*	*0.50*	*0.70*	*0.32*	*0.19*	*0.51*	*0.21*	*0.12*	
Uniform Delay d_1	*30.6*	*46.6*	*17.2*	*30.6*	*36.0*	*7.6*	*41.2*	*53.3*	*20.0*	*52.7*	*64.0*	
Delay Factor k	*0.11*	*0.31*	*0.11*	*0.18*	*0.41*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	
Incremental Delay d_2	*0.4*	*2.8*	*0.0*	*1.8*	*6.0*	*0.0*	*0.5*	*0.2*	*0.0*	*0.4*	*0.6*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*31.0*	*49.4*	*17.2*	*32.4*	*42.0*	*7.7*	*41.7*	*53.5*	*20.1*	*53.1*	*64.5*	
Lane Group LOS	*C*	*D*	*B*	*C*	*D*	*A*	*D*	*D*	*C*	*D*	*E*	
Approach Delay	*47.2*			*39.1*			*40.7*			*57.6*		
Approach LOS	*D*			*D*			*D*			*E*		
Intersection Delay	*42.4*			Intersection LOS			*D*					

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*27*	*738*	*51*	*197*	*1506*	*86*	*90*	*38*	*36*	*81*	*35*	
Satflow/Lane	*459*	*1862*	*1538*	*839*	*1862*	*1524*	*1498*	*1863*	*1380*	*1552*	*1744*	
Capacity/Lane Group	*202*	*1219*	*836*	*550*	*1774*	*1067*	*478*	*361*	*699*	*320*	*207*	
Flow Ratio	*0.1*	*0.2*	*0.0*	*0.2*	*0.4*	*0.1*	*0.1*	*0.0*	*0.0*	*0.1*	0.0	
v/c Ratio	*0.13*	*0.61*	*0.06*	*0.36*	*0.85*	*0.08*	*0.19*	*0.11*	*0.05*	*0.25*	*0.17*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*0.7*	*14.2*	*1.1*	*3.3*	*30.5*	*1.2*	*2.8*	*1.4*	*0.8*	*2.9*	*1.4*	
k_B	*0.4*	*0.7*	*0.9*	*0.7*	*0.9*	*1.0*	*0.6*	*0.5*	*0.8*	*0.5*	*0.4*	
Q_2	*0.1*	*1.1*	*0.1*	*0.4*	*4.2*	*0.1*	*0.1*	*0.1*	*0.0*	*0.2*	*0.1*	
Q Average	*0.7*	*15.4*	*1.1*	*3.7*	*34.7*	*1.3*	*3.0*	*1.5*	*0.9*	*3.1*	*1.5*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.1*	*1.8*	*2.1*	*2.0*	*1.6*	*2.1*	*2.0*	*2.1*	*2.1*	*2.0*	*2.1*	
Back of Queue	*1.5*	*27.0*	*2.3*	*7.4*	*55.1*	*2.7*	*5.9*	*3.0*	*1.8*	*6.2*	*3.0*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*2000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.1*	*0.2*	*0.1*	*0.3*	*0.8*	*0.0*	*0.4*	*0.0*	*0.1*	*0.2*	*0.0*	
95% Queue Storage Ratio	*0.1*	*0.3*	*0.2*	*0.6*	*1.2*	*0.1*	*0.9*	*0.1*	*0.2*	*0.4*	*0.1*	

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*171*	*1204*	*15*	*165*	*553*	*234*	*133*	*124*	*64*	*226*	*134*	
Satflow/Lane	*1028*	*1862*	*1615*	*498*	*1809*	*1568*	*1275*	*1863*	*1196*	*1219*	*1810*	
Capacity/Lane Group	*474*	*1310*	*596*	*342*	*1670*	*1303*	*186*	*272*	*340*	*385*	*543*	
Flow Ratio	*0.2*	*0.3*	*0.0*	*0.3*	*0.2*	*0.1*	*0.1*	*0.1*	*0.1*	*0.2*	0.1	
v/c Ratio	*0.36*	*0.92*	*0.03*	*0.48*	*0.33*	*0.18*	*0.72*	*0.46*	*0.19*	*0.59*	*0.25*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*3.4*	*21.8*	*0.3*	*2.3*	*6.4*	*1.7*	*4.6*	*4.1*	*1.7*	*6.0*	*3.7*	
k_B	*0.5*	*0.7*	*0.6*	*0.4*	*0.8*	*1.0*	*0.3*	*0.4*	*0.5*	*0.5*	*0.6*	
Q_2	*0.3*	*4.7*	*0.0*	*0.4*	*0.4*	*0.2*	*0.7*	*0.3*	*0.1*	*0.6*	*0.2*	
Q Average	*3.7*	*26.4*	*0.4*	*2.7*	*6.8*	*1.9*	*5.3*	*4.4*	*1.9*	*6.7*	*3.9*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.0*	*1.6*	*2.1*	*2.0*	*1.9*	*2.0*	*1.9*	*2.0*	*2.0*	*1.9*	*2.0*	
Back of Queue	*7.4*	*43.3*	*0.8*	*5.5*	*13.0*	*3.9*	*10.3*	*8.7*	*3.8*	*12.8*	*7.6*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*1000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.3*	*0.7*	*0.0*	*0.2*	*0.2*	*0.0*	*0.8*	*0.1*	*0.2*	*0.4*	*0.1*	
95% Queue Storage Ratio	*0.6*	*1.1*	*0.1*	*0.4*	*0.3*	*0.1*	*1.6*	*0.2*	*0.4*	*0.8*	*0.2*	

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*34*	*924*	*50*	*294*	*1577*	*84*	*173*	*46*	*37*	*79*	*51*	
Satflow/Lane	*459*	*1862*	*1538*	*760*	*1862*	*1524*	*1454*	*1863*	*1380*	*1546*	*1787*	
Capacity/Lane Group	*202*	*1219*	*836*	*499*	*1774*	*1067*	*464*	*361*	*699*	*318*	*212*	
Flow Ratio	*0.1*	*0.3*	*0.0*	*0.4*	*0.4*	*0.1*	*0.1*	*0.0*	*0.0*	*0.1*	0.0	
v/c Ratio	*0.17*	*0.76*	*0.06*	*0.59*	*0.89*	*0.08*	*0.37*	*0.13*	*0.05*	*0.25*	*0.24*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*0.9*	*19.1*	*1.0*	*5.4*	*33.1*	*1.2*	*5.6*	*1.7*	*0.8*	*2.8*	*2.1*	
k_B	*0.4*	*0.7*	*0.9*	*0.6*	*0.9*	*1.0*	*0.6*	*0.5*	*0.8*	*0.5*	*0.4*	
Q_2	*0.1*	*2.1*	*0.1*	*0.9*	*5.3*	*0.1*	*0.4*	*0.1*	*0.0*	*0.2*	*0.1*	
Q Average	*0.9*	*21.2*	*1.1*	*6.2*	*38.4*	*1.3*	*5.9*	*1.8*	*0.9*	*3.0*	*2.2*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.1*	*1.7*	*2.1*	*1.9*	*1.6*	*2.1*	*1.9*	*2.0*	*2.1*	*2.0*	*2.0*	
Back of Queue	*1.9*	*35.8*	*2.3*	*12.0*	*60.4*	*2.6*	*11.5*	*3.6*	*1.8*	*6.0*	*4.4*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*2000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.1*	*0.3*	*0.1*	*0.5*	*0.9*	*0.0*	*0.9*	*0.0*	*0.1*	*0.2*	*0.1*	
95% Queue Storage Ratio	*0.2*	*0.4*	*0.2*	*1.0*	*1.3*	*0.1*	*1.7*	*0.1*	*0.2*	*0.4*	*0.1*	

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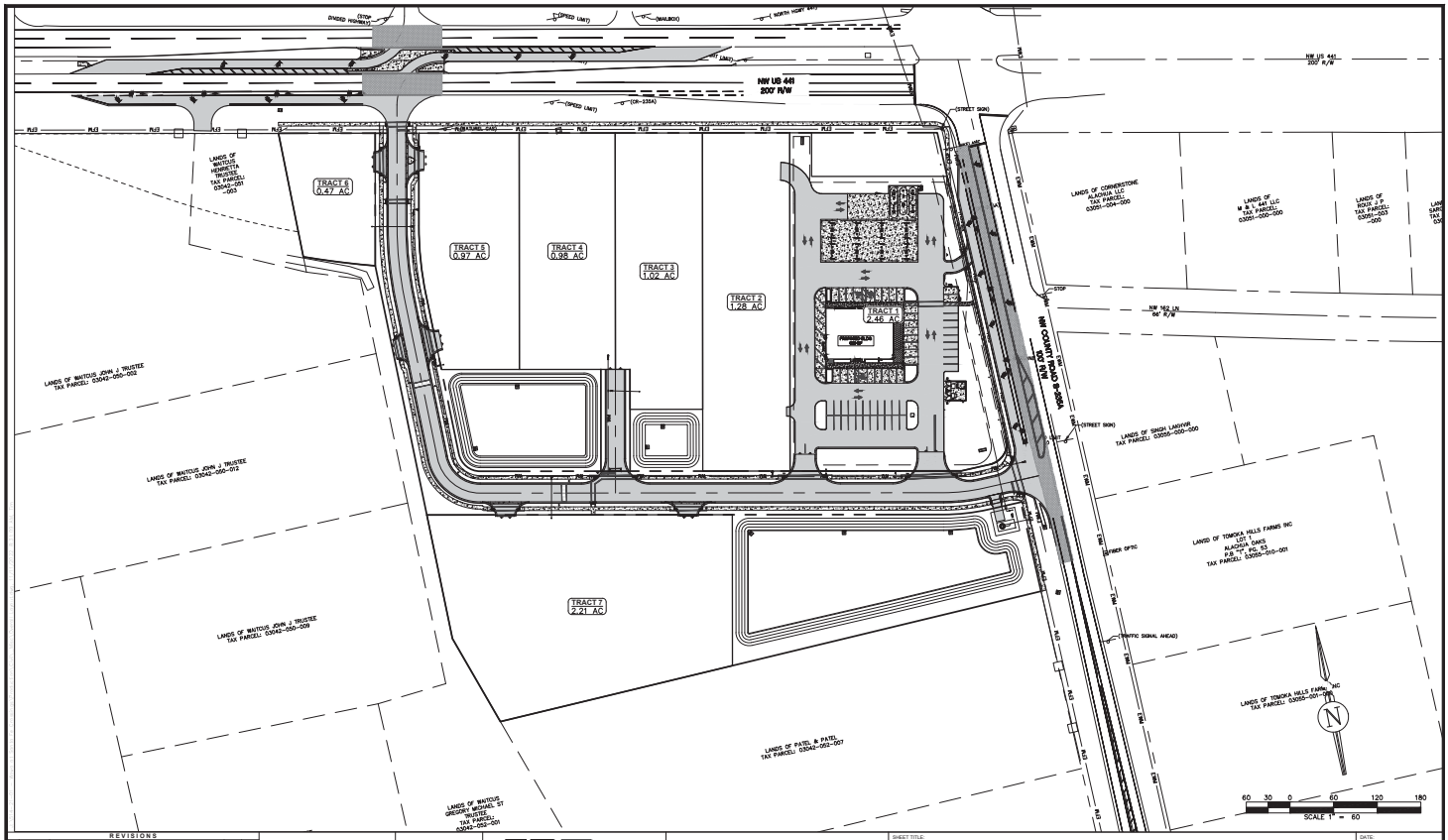
APPENDIX B
Conceptual Site Plan



REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	APPD

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
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SHEET TITLE: MASTER PLAN

DATE: OCTOBER 2022

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

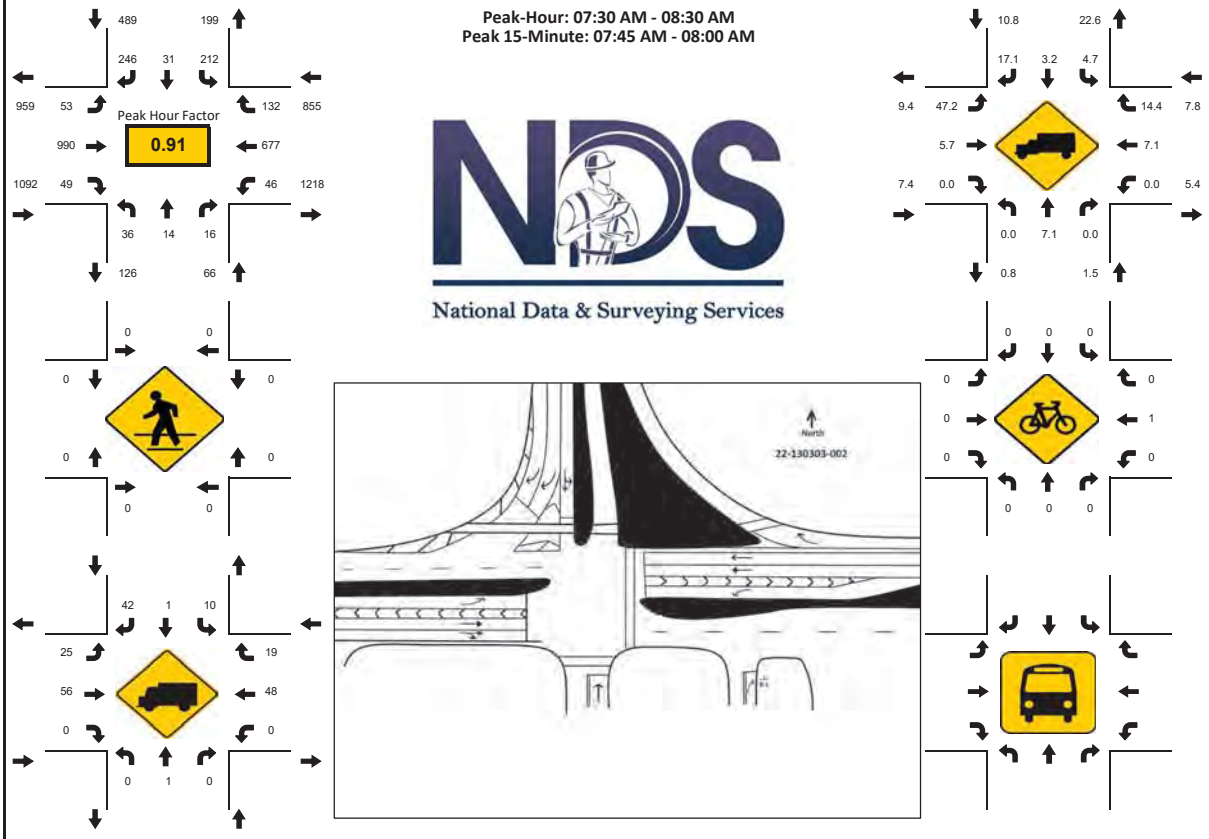
SHEET NO: C2.0

APPENDIX C
Existing Traffic Data

LOCATION: I-75 NB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-002
DATE: Tue, Oct 18, 2022

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



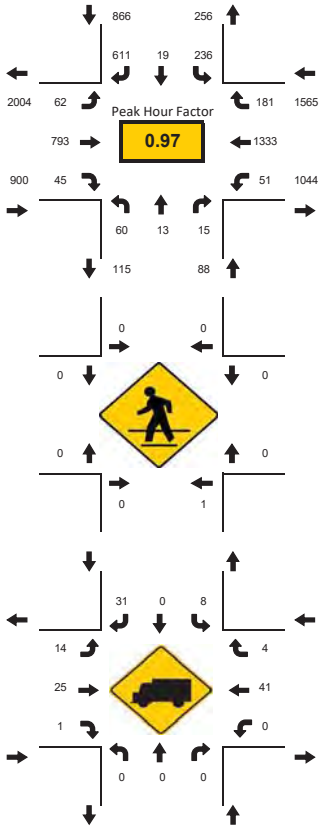
National Data & Surveying Services

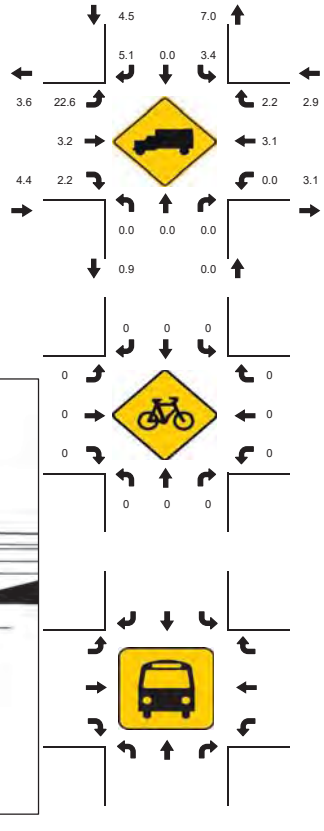
15-Min Count Period Beginning At	I-75 NB Ramps Northbound					I-75 NB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	8	3	3	0		47	2	44	0		11	242	9	0		10	94	25	1		499	2425
07:15 AM	6	4	1	0		37	4	52	0		9	285	20	0		6	135	34	0		593	2500
07:30 AM	7	4	4	0		46	5	54	0		16	303	6	0		6	161	35	1		648	2502
07:45 AM	6	1	3	0		71	4	78	0		14	263	20	0		12	181	31	1		685	2449
08:00 AM	9	2	5	0		43	15	51	0		12	214	12	0		9	175	27	0		574	2372
08:15 AM	14	7	4	0		52	7	63	0		11	210	11	0		15	160	39	2		595	1798
08:30 AM	12	2	8	0		40	7	59	0		11	218	16	0		20	178	20	4		595	1203
08:45 AM	16	4	4	0		33	7	67	0		12	203	19	0		10	208	25	0		608	608

LOCATION: I-75 NB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

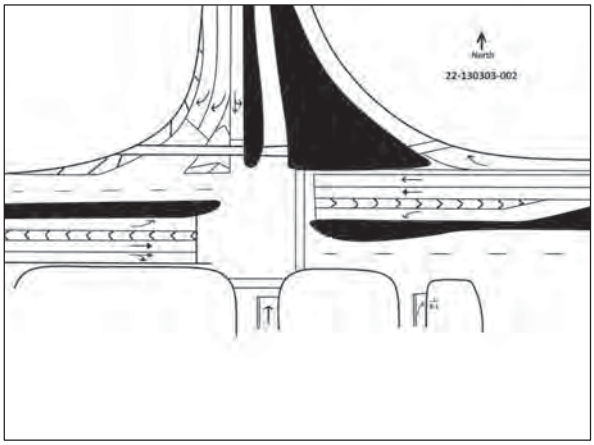
PROJECT ID: 22-130303-002
DATE: Tue, Oct 18, 2022

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM





National Data & Surveying Services

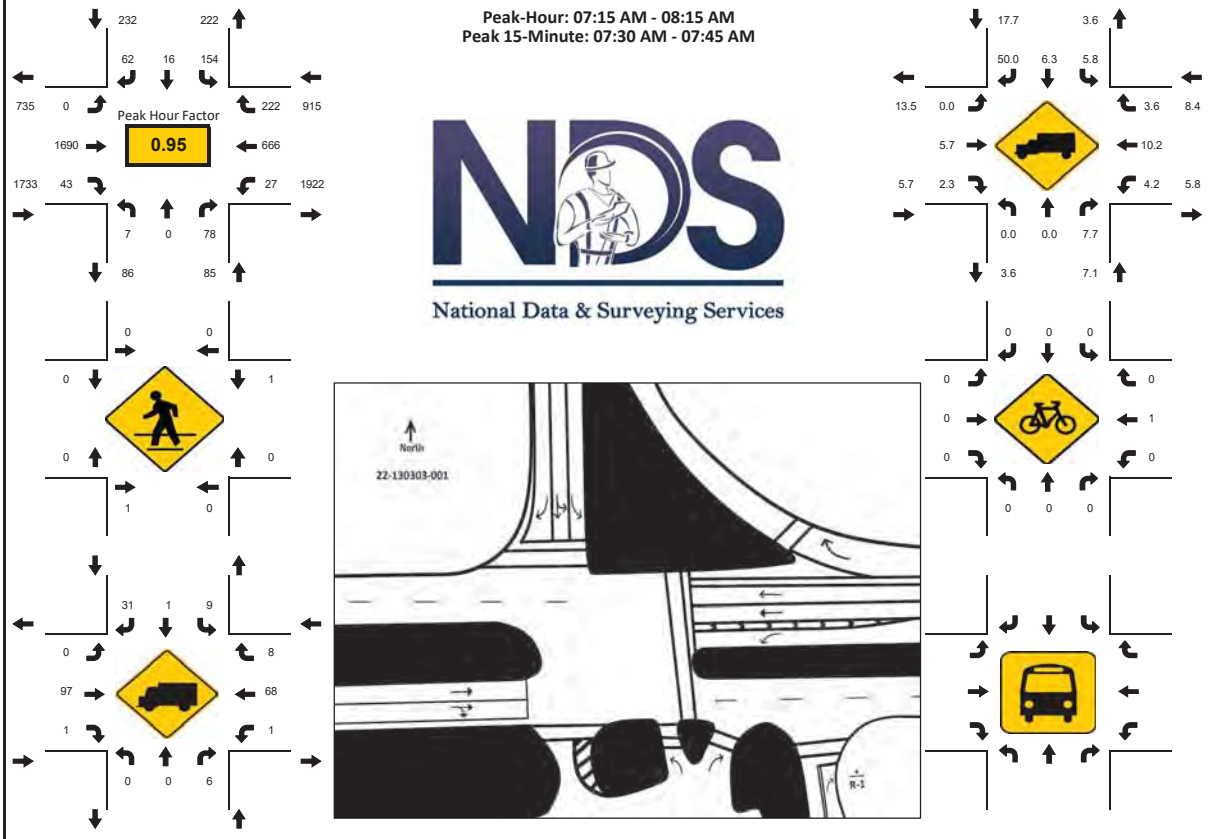


15-Min Count Period Beginning At	I-75 NB Ramps Northbound					I-75 NB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	12	3	1	0		43	4	139	0		19	182	8	0		7	253	47	1		719	3059
04:15 PM	12	1	1	0		44	13	171	0		13	165	7	0		10	249	41	1		728	3215
04:30 PM	12	4	1	0		53	2	149	0		18	193	13	0		11	269	50	0		775	3368
04:45 PM	15	3	2	0		60	4	160	0		14	201	10	0		13	313	38	4		837	3419
05:00 PM	6	4	7	0		54	7	158	0		16	200	12	0		13	342	55	1		875	3379
05:15 PM	24	4	4	0		67	4	151	0		15	204	18	0		8	337	44	1		881	2504
05:30 PM	15	2	2	0		55	4	142	0		17	188	5	0		11	341	44	0		826	1623
05:45 PM	15	1	5	0		61	4	159	0		22	172	5	0		7	299	47	0		797	797

LOCATION: I-75 SB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-001
DATE: Tue, Oct 18, 2022

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM

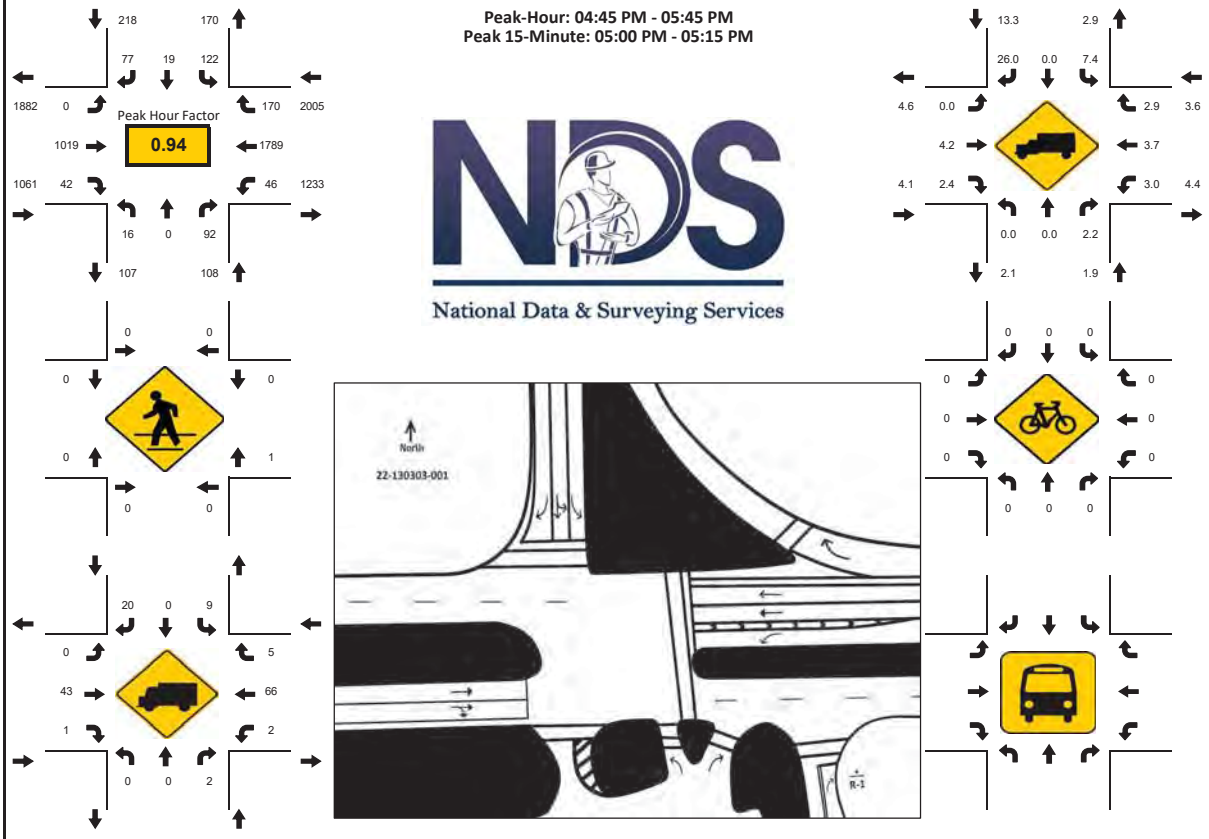


15-Min Count Period Beginning At	I-75 SB Ramps Northbound					I-75 SB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	2	0	15	0		36	0	7	0		0	398	15	0		2	109	39	1		624	2921
07:15 AM	1	0	19	0		46	4	9	0		0	454	10	0		5	135	51	0		734	2965
07:30 AM	2	0	18	0		41	3	20	0		0	461	14	0		7	145	71	1		783	2863
07:45 AM	2	0	23	0		30	4	15	0		0	433	10	0		5	199	58	1		780	2718
08:00 AM	2	0	18	0		37	5	18	0		0	342	9	0		7	187	42	1		668	2603
08:15 AM	2	0	15	0		33	1	10	0		0	327	10	0		11	185	37	1		632	2013
08:30 AM	2	0	25	0		33	2	9	0		0	305	10	0		5	213	33	1		638	1381
08:45 AM	7	0	10	0		30	1	8	0		0	308	18	0		5	242	31	5		665	743

LOCATION: I-75 SB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-001
DATE: Tue, Oct 18, 2022

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services

15-Min Count Period Beginning At	I-75 SB Ramps Northbound					I-75 SB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	6	0	22	0		31	2	12	0		0	224	6	0		8	346	42	1		700	2999
04:15 PM	4	0	11	0		17	3	13	0		0	208	10	0		10	396	31	2		705	3202
04:30 PM	7	0	23	0		28	6	14	0		0	244	16	0		8	381	38	2		767	3340
04:45 PM	2	0	26	0		16	1	17	0		0	267	14	0		11	436	34	3		827	3392
05:00 PM	5	0	26	0		46	6	31	0		0	269	9	0		7	463	39	2		903	3331
05:15 PM	2	0	24	0		37	5	13	0		0	248	12	0		10	433	56	3		843	2766
05:30 PM	6	0	16	1		23	7	16	0		0	235	7	0		5	457	41	5		819	1923
05:45 PM	7	0	26	0		31	4	20	0		0	204	11	0		15	411	35	2		766	1104

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3 (EL)	4 (WT)	5 (SL)	6 (NT)	7 (WL)	8 (ET)	9	10	11	12	13	14	15	16
Walk				5		7		5								
Ped Clearance				32		30		32								
Min Green	10	18	4	4	4	18	4	4								
Passage	4	5	4	4	4	5	4	4								
Max1	25	50	25	30	25	50	25	30								
Max2																
Yellow	4.8	5	5.1	5.1	5	5	4.8	5.1								
Red	2	2	2	2.5	2	2	2	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call	ON	ON			ON	ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																
Bike Clear																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell Ped1						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Type				
Platoon Rx				
Cond Lockout				
Coord in Preempt				
Platoon Tx				
Lock				
Begin Mode	SKIP	SKIP	SKIP	SKIP
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Max Lockout				
Ext Dwell				
Ant Arrival				
Max Grn 1				
Max Grn 2				
Max Grn 3				
Max Grn 4				
Max Grn 5				
Max Grn 6				
Max Grn 7				
Max Grn 8				
Max Grn 9				
Max Grn 10				
Max Grn 11				
Max Grn 12				
Max Grn 13				
Max Grn 14				
Max Grn 15				
Max Grn 16				
Headway Group				
Queue Jump				
Headway Time				

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

TX Time				
PP Hold Time				
PP Tx Phase 1				
PP Tx Phase 2				
PP Tx Phase 3				
PP Tx Phase 4				

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	69	1	1	12	17		30	76	22	22	22	84	22	22								
8	20	8	8	150	66	8	1	12	17		26	74	20	30	30	70	30	20								
9	15	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
15	10	9	9	130	118	9	1	12	17		24	59	22	25	24	59	29	18								
15	50	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
16	15	3	3	160	27	3	1	12	17		32	88	22	18	18	102	22	18								
18	15	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	69	1	1	12	17		30	76	22	22	22	84	22	22								
8	20	8	8	150	66	8	1	12	17		26	74	20	30	30	70	30	20								
9	15	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
15	10	9	9	130	118	9	1	12	17		24	59	22	25	24	59	29	18								
15	50	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
16	15	3	3	160	27	3	1	12	17		32	88	22	18	18	102	22	18								
18	15	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
9		6	6	130	88	6	1	12	17		20	70	20	20	18	72	20	20								
12	30	5	5	130	90	5	1	12	17		24	66	20	20	18	72	20	20								
18		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21		95	254																							

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															
		95	254																							
9		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
11		6	6	130	88	6	1	12	17		20	70	20	20	18	72	20	20								
17	30	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21		95	254																							

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																		5
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32																																																			32

User Comments:

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Phase	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		20				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2	4								
Max1	10	65			15	65	15	25								
Max2																
Yellow Clr		5			5	5	3.7	4.5								
Red Clr		2			2	2	2.7	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	24	24	24	24	24	24
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	4	2		4	2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
9		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
12	30	5	5	130	6	5	1	12	17		18	76		36	18	76	18	18								
18		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															
		95	254																							
9		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
11		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
17	30	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
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31																																																			31
32																																																			32

User Comments:

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3	4	5 (SL)	6 (NT)	7 (ET)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		43				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2.5	4.5								
Max1	15	65			15	65	15	25								
Max2																
Yellow Clr	4.9	4.9			4.8	4.9	4	4								
Red Clr	2	2			2	2	2.7	2.4								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall						ON										
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1		2			2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
9		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
12	30	5	5	130		5	1	12	17		22	60		48	18	64	18	30								
18		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															
		95	254																							
9		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
11		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
17	30	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
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32																																																		32

User Comments:

APPENDIX D
FDOT's Florida Traffic Online (FTO) Data

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.04
2	01/03/2021 - 01/09/2021	1.05	1.07
3	01/10/2021 - 01/16/2021	1.07	1.09
4	01/17/2021 - 01/23/2021	1.06	1.08
5	01/24/2021 - 01/30/2021	1.05	1.07
6	01/31/2021 - 02/06/2021	1.04	1.06
7	02/07/2021 - 02/13/2021	1.03	1.05
8	02/14/2021 - 02/20/2021	1.02	1.04
9	02/21/2021 - 02/27/2021	1.01	1.03
10	02/28/2021 - 03/06/2021	1.00	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.00
*12	03/14/2021 - 03/20/2021	0.97	0.99
*13	03/21/2021 - 03/27/2021	0.97	0.99
*14	03/28/2021 - 04/03/2021	0.97	0.99
*15	04/04/2021 - 04/10/2021	0.97	0.99
*16	04/11/2021 - 04/17/2021	0.97	0.99
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.97	0.99
*19	05/02/2021 - 05/08/2021	0.98	1.00
*20	05/09/2021 - 05/15/2021	0.98	1.00
*21	05/16/2021 - 05/22/2021	0.99	1.01
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.01
24	06/06/2021 - 06/12/2021	0.99	1.01
25	06/13/2021 - 06/19/2021	1.00	1.02
26	06/20/2021 - 06/26/2021	1.01	1.03
27	06/27/2021 - 07/03/2021	1.02	1.04
28	07/04/2021 - 07/10/2021	1.04	1.06
29	07/11/2021 - 07/17/2021	1.05	1.07
30	07/18/2021 - 07/24/2021	1.05	1.07
31	07/25/2021 - 07/31/2021	1.04	1.06
32	08/01/2021 - 08/07/2021	1.03	1.05
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.02	1.04
35	08/22/2021 - 08/28/2021	1.01	1.03
36	08/29/2021 - 09/04/2021	1.00	1.02
37	09/05/2021 - 09/11/2021	1.00	1.02
38	09/12/2021 - 09/18/2021	0.99	1.01
39	09/19/2021 - 09/25/2021	0.98	1.00
40	09/26/2021 - 10/02/2021	0.98	1.00
41	10/03/2021 - 10/09/2021	0.97	0.99
42	10/10/2021 - 10/16/2021	0.96	0.98
43	10/17/2021 - 10/23/2021	0.97	0.99
44	10/24/2021 - 10/30/2021	0.97	0.99
45	10/31/2021 - 11/06/2021	0.98	1.00
46	11/07/2021 - 11/13/2021	0.99	1.01
47	11/14/2021 - 11/20/2021	0.99	1.01
48	11/21/2021 - 11/27/2021	1.00	1.02
49	11/28/2021 - 12/04/2021	1.01	1.03
50	12/05/2021 - 12/11/2021	1.01	1.03
51	12/12/2021 - 12/18/2021	1.02	1.04
52	12/19/2021 - 12/25/2021	1.05	1.07
53	12/26/2021 - 12/31/2021	1.07	1.09

* PEAK SEASON

APPENDIX E
Turning Movement Volume Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and CR 235A
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	132	958	16	81	431	266	34	90	95	204	45	68
Peak Season Conversion 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
AM EXISTING CONDITIONS	**132**	**958**	**16**	**81**	**431**	**266**	**34**	**90**	**95**	**204**	**45**	**68**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	24	664	64	177	1,355	111	81	34	157	73	16	46
Peak Season Conversion 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
PM EXISTING CONDITIONS	**24**	**664**	**64**	**177**	**1,355**	**111**	**81**	**34**	**157**	**73**	**16**	**46**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	1					10		5		29	14	3
Briarwood Phases 2 & 3	2					17		8		51	24	5
Alachua West			9	14			27		40			
TOTAL "VESTED" TRAFFIC	3	0	9	14	0	27	27	13	40	80	38	8
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	3	19	0	2	9	5	1	2	2	4	1	1
AM NON-PROJECT TRAFFIC	**138**	**977**	**25**	**97**	**440**	**298**	**62**	**105**	**137**	**288**	**84**	**77**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	3					33		16		20	9	2
Briarwood Phases 2 & 3	6					58		27		33	17	3
Alachua West			30	46			18		27			
TOTAL "VESTED" TRAFFIC	9	0	30	46	0	91	18	43	27	53	26	5
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	13	1	4	27	2	2	1	3	1	0	1
PM NON-PROJECT TRAFFIC	**33**	**677**	**95**	**227**	**1,382**	**204**	**101**	**78**	**187**	**127**	**42**	**52**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	22	131		69	69		87	22			46	
AM TOTAL PROJECT TRAFFIC		**22**	**131**	**0**	**69**	**69**	**0**	**87**	**22**	**0**	**0**	**46**	**0**
AM TOTAL TRAFFIC		**160**	**1,108**	**25**	**166**	**509**	**298**	**149**	**127**	**137**	**288**	**130**	**77**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	8	192		95	100		80	8			16	
PM TOTAL PROJECT TRAFFIC		**8**	**192**	**0**	**95**	**100**	**0**	**80**	**8**	**0**	**0**	**16**	**0**
PM TOTAL TRAFFIC		**41**	**869**	**95**	**322**	**1,482**	**204**	**181**	**86**	**187**	**127**	**58**	**52**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and I-75 SB Ramp
COUNT DATE: October 18, 2022
AM PEAK HOUR FACTOR: 0.95
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
AM Raw Turning Movements	1,690	43	3	24	666	222		7	78	154	16	62
Peak Season Conversion 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
AM EXISTING CONDITIONS	**1,690**	**43**	**3**	**24**	**666**	**222**		**7**	**78**	**154**	**16**	**62**

"PM EXISTING TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
PM Raw Turning Movements	1,019	42	13	33	1,789	170	1	15	92	122	19	77
Peak Season Conversion 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
PM EXISTING CONDITIONS	**1,019**	**42**	**13**	**33**	**1,789**	**170**	**1**	**15**	**92**	**122**	**19**	**77**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Briarwood Phase 1	29				10							
Briarwood Phases 2 & 3	51				17							
Alachua West	40				14							
TOTAL "VESTED" TRAFFIC	120	0	0	0	41	0		0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	34	1	0	0	13	4		0	2	3	0	1
AM NON-PROJECT TRAFFIC	**1,844**	**44**	**3**	**24**	**720**	**226**		**7**	**80**	**157**	**16**	**63**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Briarwood Phase 1	20				33							
Briarwood Phases 2 & 3	33				58							
Alachua West	27				46							
TOTAL "VESTED" TRAFFIC	80	0	0	0	137	0		0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	20	1	0	1	36	3	0	0	2	2	0	2
PM NON-PROJECT TRAFFIC	**1,119**	**43**	**13**	**34**	**1,962**	**173**	**1**	**15**	**94**	**124**	**19**	**79**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Net New Distribution	Entering					40.0%							5.0%
	Exiting	45.0%											

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Net New Distribution	Entering					55.0%							5.0%
	Exiting	60.0%											

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Project	Net New	59				58							7
AM TOTAL PROJECT TRAFFIC		**59**	**0**	**0**	**0**	**58**	**0**	**0**	**0**	**0**	**0**	**0**	**7**
AM TOTAL TRAFFIC		**1,903**	**44**	**3**	**24**	**778**	**226**	**0**	**7**	**80**	**157**	**16**	**70**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Project	Net New	87				80							7
PM TOTAL PROJECT TRAFFIC		**87**	**0**	**0**	**0**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**7**
PM TOTAL TRAFFIC		**1,206**	**43**	**13**	**34**	**2,042**	**173**	**1**	**15**	**94**	**124**	**19**	**86**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and I-75 NB Ramp
COUNT DATE: October 18, 2022
AM PEAK HOUR FACTOR: 0.91
PM PEAK HOUR FACTOR: 0.97

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	53	990	49	4	42	677	132	36	14	16	212	31	246
Peak Season Conversion 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	1.00
AM EXISTING CONDITIONS	**53**	**990**	**49**	**4**	**42**	**677**	**132**	**36**	**14**	**16**	**212**	**31**	**246**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	62	793	45	6	45	1,333	181	60	13	15	236	19	611
Peak Season Conversion 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	1.00
PM EXISTING CONDITIONS	**62**	**793**	**45**	**6**	**45**	**1,333**	**181**	**60**	**13**	**15**	**236**	**19**	**611**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		29				10							
Briarwood Phases 2 & 3		51				17							
Alachua West		40				14							
TOTAL "VESTED" TRAFFIC	0	120	0	0	0	41	0	0	0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	1	20	1	0	1	14	3	1	0	0	4	1	5
AM NON-PROJECT TRAFFIC	**54**	**1,130**	**50**	**4**	**43**	**732**	**135**	**37**	**14**	**16**	**216**	**32**	**251**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		20				33							
Briarwood Phases 2 & 3		33				58							
Alachua West		27				46							
TOTAL "VESTED" TRAFFIC	0	80	0	0	0	137	0	0	0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	1	16	1	0	1	27	4	1	0	0	5	0	12
PM NON-PROJECT TRAFFIC	**63**	**889**	**46**	**6**	**46**	**1,497**	**185**	**61**	**13**	**15**	**241**	**19**	**623**

"AM PROJECT DISTRIBUTION" LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New Distribution	Entering						20.0%							20.0%
	Exiting	5.0%	20.0%											

"PM PROJECT DISTRIBUTION" LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New Distribution	Entering						35.0%							20.0%
	Exiting	5.0%	35.0%											

"AM PROJECT TRAFFIC" LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Net New	7	26				29							29
AM TOTAL PROJECT TRAFFIC		**7**	**26**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**29**
AM TOTAL TRAFFIC		**61**	**1,156**	**50**	**4**	**43**	**761**	**135**	**37**	**14**	**16**	**216**	**32**	**280**

"PM PROJECT TRAFFIC" LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Net New	7	51				51							29
PM TOTAL PROJECT TRAFFIC		**7**	**51**	**0**	**0**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**0**	**29**
PM TOTAL TRAFFIC		**70**	**940**	**46**	**6**	**46**	**1,548**	**185**	**61**	**13**	**15**	**241**	**19**	**652**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and Northern Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
AM Raw Turning Movements	0	1,106	0	0	533	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**1,106**	**0**	**0**	**533**	**0**	**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
PM Raw Turning Movements	0	752	0	0	1,482	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**752**	**0**	**0**	**1,482**	**0**	**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		1			3				
Briarwood Phases 2 & 3		2			5				
Alachua West		9			27				
TOTAL "VESTED" TRAFFIC	0	12	0	0	35	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	22	0	0	11	0	0	0	0
AM NON-PROJECT TRAFFIC	**0**	**1,140**	**0**	**0**	**579**	**0**	**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		3			2				
Briarwood Phases 2 & 3		6			3				
Alachua West		30			18				
TOTAL "VESTED" TRAFFIC	0	39	0	0	23	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	15	0	0	30	0	0	0	0
PM NON-PROJECT TRAFFIC	**0**	**806**	**0**	**0**	**1,535**	**0**	**0**	**0**	**0**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			92	69	87				153
AM TOTAL PROJECT TRAFFIC		**0**	**0**	**92**	**69**	**87**	**0**	**0**	**0**	**153**
AM TOTAL TRAFFIC		**0**	**1,140**	**92**	**69**	**666**	**0**	**0**	**0**	**153**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			81	100	80				200
PM TOTAL PROJECT TRAFFIC		**0**	**0**	**81**	**100**	**80**	**0**	**0**	**0**	**200**
PM TOTAL TRAFFIC		**0**	**806**	**81**	**100**	**1,615**	**0**	**0**	**0**	**200**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A and Right-In Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	0	219	0	0	142	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**219**	**0**	**0**	**142**	**0**

"PM EXISTING TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	272	0	0	257	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**272**	**0**	**0**	**257**	**0**

"AM BACKGROUND TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		5			14	
Briarwood Phases 2 & 3		8			24	
Alachua West		67			23	
TOTAL "VESTED" TRAFFIC	0	80	0	0	61	0
Years To Buildout	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	4	0	0	3	0
AM NON-PROJECT TRAFFIC	**0**	**303**	**0**	**0**	**206**	**0**

"PM BACKGROUND TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		16			9	
Briarwood Phases 2 & 3		27			17	
Alachua West		45			76	
TOTAL "VESTED" TRAFFIC	0	88	0	0	102	0
Years To Buildout	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	5	0	0	5	0
PM NON-PROJECT TRAFFIC	**0**	**365**	**0**	**0**	**364**	**0**

"AM PROJECT TRAFFIC" LAND USE	TYPE	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study		109			58	57
AM TOTAL PROJECT TRAFFIC		**0**	**109**	**0**	**0**	**58**	**57**
AM TOTAL TRAFFIC		**0**	**412**	**0**	**0**	**264**	**57**

"PM PROJECT TRAFFIC" LAND USE	TYPE	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study		88			58	53
PM TOTAL PROJECT TRAFFIC		**0**	**88**	**0**	**0**	**58**	**53**
PM TOTAL TRAFFIC		**0**	**453**	**0**	**0**	**422**	**53**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A and Southern Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	0	0	0	0	219	0	0	142	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**0**	**0**	**0**	**219**	**0**	**0**	**142**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	0	0	0	272	0	0	257	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**0**	**0**	**0**	**272**	**0**	**0**	**257**	**0**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1					5			14	
Briarwood Phases 2 & 3					8			24	
Alachua West					67			23	
TOTAL "VESTED" TRAFFIC	0	0	0	0	80	0	0	61	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	4	0	0	3	0
AM NON-PROJECT TRAFFIC	**0**	**0**	**0**	**0**	**303**	**0**	**0**	**206**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1					16			9	
Briarwood Phases 2 & 3					27			17	
Alachua West					45			76	
TOTAL "VESTED" TRAFFIC	0	0	0	0	88	0	0	102	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	5	0	0	5	0
PM NON-PROJECT TRAFFIC	**0**	**0**	**0**	**0**	**365**	**0**	**0**	**364**	**0**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	109		29	31					58
AM TOTAL PROJECT TRAFFIC		**109**	**0**	**29**	**31**	**0**	**0**	**0**	**0**	**58**
AM TOTAL TRAFFIC		**109**	**0**	**29**	**31**	**303**	**0**	**0**	**206**	**58**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	88		32	33					58
PM TOTAL PROJECT TRAFFIC		**88**	**0**	**32**	**33**	**0**	**0**	**0**	**0**	**58**
PM TOTAL TRAFFIC		**88**	**0**	**32**	**33**	**365**	**0**	**0**	**364**	**58**

APPENDIX F
Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	132	958	16	81	431	266	34	90	95	204	45
Future Volume (vph)	132	958	16	81	431	266	34	90	95	204	45
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	22.0	76.0	76.0	30.0	84.0	84.0	22.0	22.0	22.0	22.0	22.0
Total Split (%)	14.7%	50.7%	50.7%	20.0%	56.0%	56.0%	14.7%	14.7%	14.7%	14.7%	14.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	958	16	81	431	266	34	90	95	204	45	68
Future Volume (veh/h)	132	958	16	81	431	266	34	90	95	204	45	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	161	1168	18	99	526	256	41	110	70	249	55	37
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	178	1984	885	121	1775	792	189	133	112	243	158	106
Arrive On Green	0.10	0.56	0.56	0.07	0.53	0.53	0.03	0.08	0.08	0.10	0.15	0.15
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1043	701
Grp Volume(v), veh/h	161	1168	18	99	526	256	41	110	70	249	0	92
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1744
Q Serve(g_s), s	13.4	32.4	0.8	8.7	13.1	14.6	3.6	9.9	7.3	14.9	0.0	7.1
Cycle Q Clear(g_c), s	13.4	32.4	0.8	8.7	13.1	14.6	3.6	9.9	7.3	14.9	0.0	7.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.40
Lane Grp Cap(c), veh/h	178	1984	885	121	1775	792	189	133	112	243	0	264
V/C Ratio(X)	0.90	0.59	0.02	0.82	0.30	0.32	0.22	0.83	0.62	1.03	0.00	0.35
Avail Cap(c_a), veh/h	178	1984	885	260	1775	792	300	158	134	243	0	264
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	66.8	21.8	14.8	68.6	19.7	20.1	60.8	67.9	66.8	59.2	0.0	57.1
Incr Delay (d2), s/veh	41.9	1.3	0.0	16.5	0.4	1.0	0.8	27.9	8.5	64.6	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.7	19.2	0.5	7.6	8.7	8.9	2.6	8.8	5.1	10.4	0.0	5.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	108.6	23.1	14.8	85.1	20.2	21.1	61.6	95.8	75.2	123.8	0.0	58.2
LnGrp LOS	F	C	B	F	C	C	E	F	E	F	A	E
Approach Vol, veh/h		1347			881			221			341	
Approach Delay, s/veh		33.2			27.7			83.0			106.1	
Approach LOS		C			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.6	90.7	22.0	19.7	22.0	86.3	11.4	30.3
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	23.2	69.0	14.9	14.4	15.0	77.0	15.2	14.4
Max Q Clear Time (g_c+I1), s	10.7	34.4	16.9	11.9	15.4	16.6	5.6	9.1
Green Ext Time (p_c), s	0.3	18.2	0.0	0.2	0.0	10.5	0.1	0.2

Intersection Summary	
HCM 6th Ctrl Delay	44.3
HCM 6th LOS	D

Notes

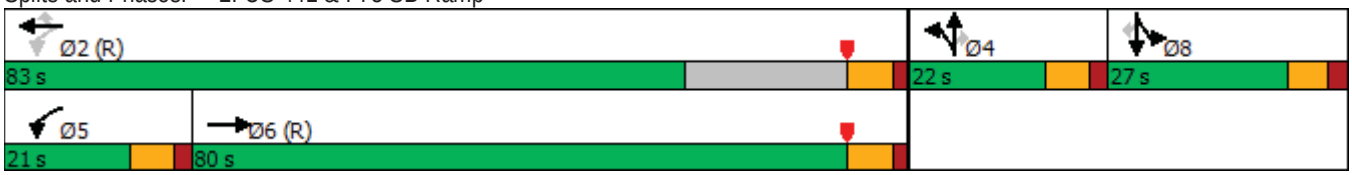
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1690	27	666	222	7	78	154	16	62
Future Volume (vph)	1690	27	666	222	7	78	154	16	62
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1690	43	27	666	222	7	0	78	154	16	62
Future Volume (veh/h)	0	1690	43	27	666	222	7	0	78	154	16	62
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	1779	45	28	701	0	7	0	33	174	0	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2134	54	160	2326		171	187	152	226	0	100
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3520	86	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	890	934	28	701	0	7	0	33	174	0	28
Grp Sat Flow(s),veh/h/ln	0	1721	1795	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	42.8	43.7	0.9	0.0	0.0	0.6	0.0	3.0	8.2	0.0	2.9
Cycle Q Clear(g_c), s	0.0	42.8	43.7	0.9	0.0	0.0	0.6	0.0	3.0	8.2	0.0	2.9
Prop In Lane	0.00		0.05	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1071	1117	160	2326		171	187	152	226	0	100
V/C Ratio(X)	0.00	0.83	0.84	0.18	0.30		0.04	0.00	0.22	0.77	0.00	0.28
Avail Cap(c_a), veh/h	0	1071	1117	287	2326		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.69	0.69	0.92	0.92	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	8.6	8.7	16.7	0.0	0.0	61.0	0.0	62.1	68.3	0.0	65.8
Incr Delay (d2), s/veh	0.0	5.3	5.3	0.2	0.3	0.0	0.1	0.0	0.9	7.6	0.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	12.5	13.2	0.6	0.2	0.0	0.4	0.0	2.2	6.4	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	13.9	14.0	16.9	0.3	0.0	61.1	0.0	63.0	75.9	0.0	67.9
LnGrp LOS	A	B	B	B	A		E	A	E	E	A	E
Approach Vol, veh/h		1824			729			40			202	
Approach Delay, s/veh		13.9			0.9			62.6			74.8	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		110.1		22.0	9.8	100.3		17.9				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.0	2.9	45.7		10.2				
Green Ext Time (p_c), s		6.3		0.1	0.0	18.2		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		15.6
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	53	990	46	677	132	14	31	246
Future Volume (vph)	53	990	46	677	132	14	31	246
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	990	49	46	677	132	36	14	16	212	31	246
Future Volume (veh/h)	53	990	49	46	677	132	36	14	16	212	31	246
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	58	1088	47	51	744	0	40	15	7	233	34	126
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	408	1913	83	364	1942		51	19	9	254	37	526
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.04	0.04	0.04	0.18	0.18	0.18
Sat Flow, veh/h	1711	3333	144	1697	3385	1510	1146	430	201	1452	212	2591
Grp Volume(v), veh/h	58	557	578	51	744	0	62	0	0	267	0	126
Grp Sat Flow(s),veh/h/ln	1711	1706	1770	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.1	0.0	0.0	1.9	18.0	0.0	5.2	0.0	0.0	23.6	0.0	6.1
Cycle Q Clear(g_c), s	2.1	0.0	0.0	1.9	18.0	0.0	5.2	0.0	0.0	23.6	0.0	6.1
Prop In Lane	1.00		0.08	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	408	980	1016	364	1942		80	0	0	291	0	526
V/C Ratio(X)	0.14	0.57	0.57	0.14	0.38		0.78	0.00	0.00	0.92	0.00	0.24
Avail Cap(c_a), veh/h	522	980	1016	478	1942		181	0	0	306	0	549
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.42	0.42	0.42	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.1	0.0	0.0	12.4	17.5	0.0	70.9	0.0	0.0	60.8	0.0	50.1
Incr Delay (d2), s/veh	0.1	1.0	1.0	0.2	0.6	0.0	11.4	0.0	0.0	31.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.5	0.5	1.3	11.2	0.0	4.7	0.0	0.0	18.3	0.0	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	1.0	1.0	12.5	18.1	0.0	82.3	0.0	0.0	91.9	0.0	50.5
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1193			795			62			393	
Approach Delay, s/veh		1.6			17.7			82.3			78.6	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	93.0		13.4	11.0	92.9		32.7				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.2	4.1	20.0		25.6				
Green Ext Time (p_c), s	0.1	11.3		0.1	0.1	6.7		0.6				

Intersection Summary		
HCM 6th Ctrl Delay		21.3
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	24	664	64	177	1355	111	81	34	157	73	16
Future Volume (vph)	24	664	64	177	1355	111	81	34	157	73	16
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 135
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	664	64	177	1355	111	81	34	157	73	16	46
Future Volume (veh/h)	24	664	64	177	1355	111	81	34	157	73	16	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	26	706	49	188	1441	82	86	36	34	78	17	16
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	35	1834	818	220	2211	986	195	75	63	193	33	31
Arrive On Green	0.02	0.52	0.52	0.12	0.62	0.62	0.06	0.04	0.04	0.05	0.04	0.04
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	886	834
Grp Volume(v), veh/h	26	706	49	188	1441	82	86	36	34	78	0	33
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1720
Q Serve(g_s), s	1.6	13.2	1.7	11.4	28.4	2.3	5.3	2.2	2.4	4.6	0.0	2.1
Cycle Q Clear(g_c), s	1.6	13.2	1.7	11.4	28.4	2.3	5.3	2.2	2.4	4.6	0.0	2.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.48
Lane Grp Cap(c), veh/h	35	1834	818	220	2211	986	195	75	63	193	0	64
V/C Ratio(X)	0.74	0.38	0.06	0.85	0.65	0.08	0.44	0.48	0.54	0.40	0.00	0.51
Avail Cap(c_a), veh/h	177	1834	818	279	2211	986	261	167	142	272	0	163
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.49	0.49	0.49	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.6	15.8	13.1	47.2	13.2	8.3	47.0	51.5	51.6	47.4	0.0	52.0
Incr Delay (d2), s/veh	34.3	0.6	0.1	11.1	0.7	0.1	2.2	6.7	9.8	1.9	0.0	8.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.9	8.7	1.1	8.3	13.5	1.3	4.1	2.0	1.9	3.7	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	88.0	16.4	13.2	58.3	14.0	8.4	49.2	58.2	61.4	49.4	0.0	60.8
LnGrp LOS	F	B	B	E	B	A	D	E	E	D	A	E
Approach Vol, veh/h		781			1711			156			111	
Approach Delay, s/veh		18.6			18.6			54.0			52.8	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.4	64.2	13.1	12.2	9.2	75.4	13.7	11.7
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	13.4	15.2	6.6	4.4	3.6	30.4	7.3	4.1
Green Ext Time (p_c), s	0.3	9.4	0.1	0.1	0.0	14.7	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	22.0
HCM 6th LOS	C

Notes

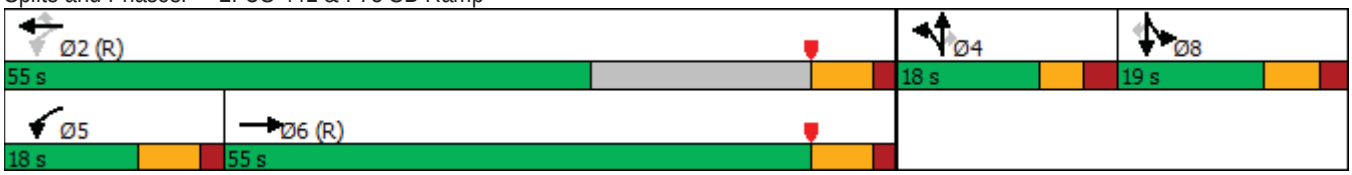
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1019	46	1789	170	16	92	122	19	77
Future Volume (vph)	1019	46	1789	170	16	92	122	19	77
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1019	42	46	1789	170	16	0	92	122	19	77
Future Volume (veh/h)	0	1019	42	46	1789	170	16	0	92	122	19	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1084	45	49	1903	0	17	0	15	144	0	55
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2168	90	384	2537		43	45	38	212	0	94
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3514	142	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	554	575	49	1903	0	17	0	15	144	0	55
Grp Sat Flow(s),veh/h/ln	0	1749	1815	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	9.5	9.5	1.0	0.0	0.0	1.0	0.0	1.0	4.8	0.0	4.1
Cycle Q Clear(g_c), s	0.0	9.5	9.5	1.0	0.0	0.0	1.0	0.0	1.0	4.8	0.0	4.1
Prop In Lane	0.00		0.08	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1108	1150	384	2537		43	45	38	212	0	94
V/C Ratio(X)	0.00	0.50	0.50	0.13	0.75		0.40	0.00	0.40	0.68	0.00	0.59
Avail Cap(c_a), veh/h	0	1108	1150	509	2537		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.89	0.89	0.48	0.48	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	3.9	3.9	6.3	0.0	0.0	52.9	0.0	52.9	50.3	0.0	50.0
Incr Delay (d2), s/veh	0.0	1.4	1.4	0.0	1.0	0.0	2.2	0.0	2.5	5.4	0.0	8.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	4.6	4.7	0.5	0.6	0.0	0.9	0.0	0.8	3.8	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.4	5.3	6.3	1.0	0.0	55.1	0.0	55.4	55.7	0.0	58.0
LnGrp LOS	A	A	A	A	A		E	A	E	E	A	E
Approach Vol, veh/h		1129			1952			32			199	
Approach Delay, s/veh		5.3			1.1			55.3			56.3	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.8		9.0	10.1	76.7		14.2				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.0	3.0	11.5		6.8				
Green Ext Time (p_c), s		27.5		0.0	0.0	10.2		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		6.4
HCM 6th LOS		A

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	62	793	51	1333	181	13	19	611
Future Volume (vph)	62	793	51	1333	181	13	19	611
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	51.0	18.0	51.0	51.0	18.0	23.0	
Total Split (%)	16.4%	46.4%	16.4%	46.4%	46.4%	16.4%	20.9%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	793	45	51	1333	181	60	13	15	236	19	611
Future Volume (veh/h)	62	793	45	51	1333	181	60	13	15	236	19	611
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	64	818	43	53	1374	0	62	13	4	243	20	489
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	207	1727	91	455	1805		80	17	5	243	20	510
Arrive On Green	0.07	1.00	1.00	0.04	0.51	0.00	0.06	0.06	0.06	0.15	0.15	0.15
Sat Flow, veh/h	1753	3380	178	1767	3526	1572	1400	294	90	1613	133	2723
Grp Volume(v), veh/h	64	423	438	53	1374	0	79	0	0	263	0	489
Grp Sat Flow(s),veh/h/ln	1753	1749	1809	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	1.9	0.0	0.0	1.5	34.3	0.0	4.8	0.0	0.0	16.6	0.0	16.6
Cycle Q Clear(g_c), s	1.9	0.0	0.0	1.5	34.3	0.0	4.8	0.0	0.0	16.6	0.0	16.6
Prop In Lane	1.00		0.10	1.00		1.00	0.78		0.05	0.92		1.00
Lane Grp Cap(c), veh/h	207	894	924	455	1805		102	0	0	263	0	510
V/C Ratio(X)	0.31	0.47	0.47	0.12	0.76		0.78	0.00	0.00	1.00	0.00	0.96
Avail Cap(c_a), veh/h	322	894	924	569	1805		183	0	0	263	0	510
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.81	0.81	0.81	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.3	0.0	0.0	11.6	21.5	0.0	51.2	0.0	0.0	46.7	0.0	44.3
Incr Delay (d2), s/veh	0.7	1.5	1.4	0.1	3.1	0.0	9.0	0.0	0.0	55.0	0.0	29.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.7	0.7	1.0	19.6	0.0	4.3	0.0	0.0	16.6	0.0	13.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.0	1.5	1.4	11.7	24.5	0.0	60.2	0.0	0.0	101.7	0.0	74.1
LnGrp LOS	B	A	A	B	C		E	A	A	F	A	E
Approach Vol, veh/h		925			1427			79			752	
Approach Delay, s/veh		2.6			24.1			60.2			83.8	
Approach LOS		A			C			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	63.1		13.0	10.8	63.2		23.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	44.1		* 11	11.2	44.1		16.6				
Max Q Clear Time (g_c+I1), s	3.5	2.0		6.8	3.9	36.3		18.6				
Green Ext Time (p_c), s	0.0	7.1		0.1	0.1	5.5		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		32.8	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Future Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	22.0	64.0	64.0	30.0	72.0	72.0	34.0	27.0	27.0	29.0	22.0
Total Split (%)	14.7%	42.7%	42.7%	20.0%	48.0%	48.0%	22.7%	18.0%	18.0%	19.3%	14.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Future Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	168	1191	28	118	537	295	76	128	121	351	102	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	178	1699	758	141	1546	689	246	168	143	338	234	110
Arrive On Green	0.10	0.48	0.48	0.08	0.46	0.46	0.06	0.10	0.10	0.15	0.19	0.19
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1203	566
Grp Volume(v), veh/h	168	1191	28	118	537	295	76	128	121	351	0	150
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1768
Q Serve(g_s), s	14.1	39.5	1.4	10.4	15.4	19.9	6.4	11.3	12.8	21.9	0.0	11.2
Cycle Q Clear(g_c), s	14.1	39.5	1.4	10.4	15.4	19.9	6.4	11.3	12.8	21.9	0.0	11.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	178	1699	758	141	1546	689	246	168	143	338	0	345
V/C Ratio(X)	0.94	0.70	0.04	0.84	0.35	0.43	0.31	0.76	0.85	1.04	0.00	0.44
Avail Cap(c_a), veh/h	178	1699	758	260	1546	689	444	213	181	338	0	345
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	67.1	30.7	20.8	67.7	26.0	27.2	55.9	65.5	66.2	53.1	0.0	53.1
Incr Delay (d2), s/veh	51.4	2.4	0.1	15.8	0.6	1.8	1.0	13.5	27.3	59.2	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.7	23.6	1.0	8.6	10.1	11.6	4.6	9.1	9.4	12.3	0.0	8.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	118.4	33.2	20.9	83.5	26.6	29.0	56.9	79.0	93.5	112.2	0.0	54.4
LnGrp LOS	F	C	C	F	C	C	E	E	F	F	A	D
Approach Vol, veh/h		1387			950			325			501	
Approach Delay, s/veh		43.3			34.4			79.2			94.9	
Approach LOS		D			C			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.4	78.7	29.0	22.9	22.0	76.1	15.1	36.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	23.2	57.0	21.9	19.4	15.0	65.0	27.2	14.4
Max Q Clear Time (g_c+I1), s	12.4	41.5	23.9	14.8	16.1	21.9	8.4	13.2
Green Ext Time (p_c), s	0.3	10.8	0.0	0.6	0.0	10.7	0.2	0.1

Intersection Summary	
HCM 6th Ctrl Delay	52.5
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Future Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	31.0	55.0	55.0	35.0	59.0	59.0	26.0	28.0	28.0	32.0	34.0
Total Split (%)	20.7%	36.7%	36.7%	23.3%	39.3%	39.3%	17.3%	18.7%	18.7%	21.3%	22.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Future Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	168	1191	28	118	537	295	76	128	121	351	102	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	194	1624	724	142	1447	646	246	169	144	374	260	122
Arrive On Green	0.11	0.46	0.46	0.08	0.43	0.43	0.05	0.10	0.10	0.17	0.22	0.22
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1203	566
Grp Volume(v), veh/h	168	1191	28	118	537	295	76	128	121	351	0	150
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1768
Q Serve(g_s), s	13.9	41.1	1.5	10.4	16.2	20.9	6.4	11.3	12.8	24.9	0.0	10.9
Cycle Q Clear(g_c), s	13.9	41.1	1.5	10.4	16.2	20.9	6.4	11.3	12.8	24.9	0.0	10.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	194	1624	724	142	1447	646	246	169	144	374	0	382
V/C Ratio(X)	0.87	0.73	0.04	0.83	0.37	0.46	0.31	0.76	0.84	0.94	0.00	0.39
Avail Cap(c_a), veh/h	285	1624	724	316	1447	646	361	224	190	374	0	382
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	65.8	33.3	22.5	67.6	28.9	30.2	55.9	65.5	66.1	49.7	0.0	50.4
Incr Delay (d2), s/veh	19.8	3.0	0.1	15.3	0.7	2.2	1.0	12.0	24.8	31.2	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.7	24.7	1.0	8.6	10.7	12.2	4.6	9.0	9.3	21.0	0.0	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	85.6	36.2	22.6	82.9	29.6	32.4	56.9	77.5	90.9	80.9	0.0	51.3
LnGrp LOS	F	D	C	F	C	C	E	E	F	F	A	D
Approach Vol, veh/h		1387			950			325			501	
Approach Delay, s/veh		41.9			37.1			77.7			72.0	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.4	75.5	32.0	23.0	23.3	71.7	15.0	40.0
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	28.2	48.0	24.9	20.4	24.0	52.0	19.2	26.4
Max Q Clear Time (g_c+I1), s	12.4	43.1	26.9	14.8	15.9	22.9	8.4	12.9
Green Ext Time (p_c), s	0.4	4.0	0.0	0.6	0.4	9.5	0.2	0.8

Intersection Summary	
HCM 6th Ctrl Delay	48.9
HCM 6th LOS	D

Notes

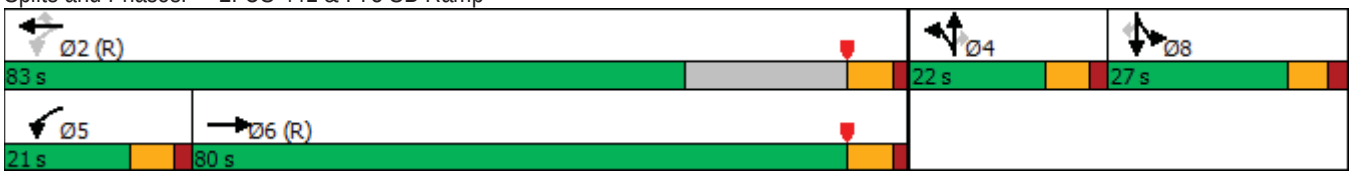
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1844	27	720	226	7	80	157	16	63
Future Volume (vph)	1844	27	720	226	7	80	157	16	63
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1844	44	27	720	226	7	0	80	157	16	63
Future Volume (veh/h)	0	1844	44	27	720	226	7	0	80	157	16	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	1941	46	28	758	0	7	0	35	177	0	29
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2134	50	125	2323		171	187	152	230	0	102
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3526	81	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	968	1019	28	758	0	7	0	35	177	0	29
Grp Sat Flow(s),veh/h/ln	0	1721	1796	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	58.3	60.2	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Cycle Q Clear(g_c), s	0.0	58.3	60.2	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Prop In Lane	0.00		0.05	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1069	1116	125	2323		171	187	152	230	0	102
V/C Ratio(X)	0.00	0.91	0.91	0.22	0.33		0.04	0.00	0.23	0.77	0.00	0.29
Avail Cap(c_a), veh/h	0	1069	1116	252	2323		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.53	0.53	0.90	0.90	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	10.0	10.2	23.6	0.0	0.0	61.0	0.0	62.2	68.2	0.0	65.7
Incr Delay (d2), s/veh	0.0	7.3	7.5	0.3	0.3	0.0	0.1	0.0	0.9	7.6	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	16.0	17.0	0.8	0.2	0.0	0.4	0.0	2.3	6.5	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	17.3	17.7	23.9	0.3	0.0	61.1	0.0	63.1	75.8	0.0	67.9
LnGrp LOS	A	B	B	C	A		E	A	E	E	A	E
Approach Vol, veh/h		1987			786			42			206	
Approach Delay, s/veh		17.5			1.2			62.8			74.7	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		109.9		22.0	9.8	100.2		18.1				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.2	2.9	62.2		10.4				
Green Ext Time (p_c), s		7.0		0.1	0.0	9.3		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		17.8
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	54	1130	47	732	135	14	32	251
Future Volume (vph)	54	1130	47	732	135	14	32	251
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	54	1130	50	47	732	135	37	14	16	216	32	251
Future Volume (veh/h)	54	1130	50	47	732	135	37	14	16	216	32	251
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	59	1242	48	52	804	0	41	15	7	237	35	132
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	380	1913	74	326	1930		53	19	9	257	38	532
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.05	0.05	0.05	0.18	0.18	0.18
Sat Flow, veh/h	1711	3350	129	1697	3385	1510	1156	423	197	1450	214	2591
Grp Volume(v), veh/h	59	632	658	52	804	0	63	0	0	272	0	132
Grp Sat Flow(s),veh/h/ln	1711	1706	1773	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.2	0.0	0.0	1.9	20.1	0.0	5.3	0.0	0.0	24.1	0.0	6.4
Cycle Q Clear(g_c), s	2.2	0.0	0.0	1.9	20.1	0.0	5.3	0.0	0.0	24.1	0.0	6.4
Prop In Lane	1.00		0.07	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	380	975	1013	326	1930		81	0	0	295	0	532
V/C Ratio(X)	0.16	0.65	0.65	0.16	0.42		0.78	0.00	0.00	0.92	0.00	0.25
Avail Cap(c_a), veh/h	494	975	1013	440	1930		181	0	0	306	0	550
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.27	0.27	0.27	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.6	0.0	0.0	12.6	18.2	0.0	70.8	0.0	0.0	60.7	0.0	49.9
Incr Delay (d2), s/veh	0.1	0.9	0.9	0.2	0.7	0.0	11.3	0.0	0.0	32.2	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.4	0.4	1.3	12.3	0.0	4.8	0.0	0.0	18.7	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	0.9	0.9	12.8	18.8	0.0	82.1	0.0	0.0	92.9	0.0	50.3
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1349			856			63			404	
Approach Delay, s/veh		1.5			18.5			82.1			79.0	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	92.6		13.5	11.0	92.4		33.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.3	4.2	22.1		26.1				
Green Ext Time (p_c), s	0.1	14.2		0.1	0.1	7.4		0.5				

Intersection Summary			
HCM 6th Ctrl Delay		20.5	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	33	677	95	227	1382	204	101	78	187	127	42
Future Volume (vph)	33	677	95	227	1382	204	101	78	187	127	42
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	677	95	227	1382	204	101	78	187	127	42	52
Future Volume (veh/h)	33	677	95	227	1382	204	101	78	187	127	42	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	35	720	82	241	1470	181	107	83	66	135	45	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	44	1539	687	270	1994	889	247	117	99	245	96	47
Arrive On Green	0.03	0.44	0.44	0.15	0.56	0.56	0.07	0.07	0.07	0.09	0.08	0.08
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1186	580
Grp Volume(v), veh/h	35	720	82	241	1470	181	107	83	66	135	0	67
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1766
Q Serve(g_s), s	2.2	15.9	3.4	14.6	34.1	6.2	6.4	5.1	4.7	7.6	0.0	4.0
Cycle Q Clear(g_c), s	2.2	15.9	3.4	14.6	34.1	6.2	6.4	5.1	4.7	7.6	0.0	4.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.33
Lane Grp Cap(c), veh/h	44	1539	687	270	1994	889	247	117	99	245	0	143
V/C Ratio(X)	0.79	0.47	0.12	0.89	0.74	0.20	0.43	0.71	0.67	0.55	0.00	0.47
Avail Cap(c_a), veh/h	177	1539	687	279	1994	889	293	167	142	267	0	167
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.34	0.34	0.34	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.3	21.9	18.4	45.8	18.1	12.0	43.4	50.3	50.2	42.8	0.0	48.3
Incr Delay (d2), s/veh	34.5	1.0	0.4	12.3	0.9	0.2	1.7	10.7	10.5	2.8	0.0	3.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	10.5	2.2	9.7	16.0	3.4	4.9	4.5	3.6	6.2	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	87.8	23.0	18.8	58.1	18.9	12.1	45.1	61.1	60.6	45.7	0.0	51.6
LnGrp LOS	F	C	B	E	B	B	D	E	E	D	A	D
Approach Vol, veh/h		837			1892			256			202	
Approach Delay, s/veh		25.3			23.3			54.3			47.6	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.5	55.0	16.6	14.9	9.8	68.7	15.0	16.5
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	16.6	17.9	9.6	7.1	4.2	36.1	8.4	6.0
Green Ext Time (p_c), s	0.1	9.4	0.1	0.2	0.0	11.0	0.1	0.1

Intersection Summary	
HCM 6th Ctrl Delay	27.8
HCM 6th LOS	C

Notes

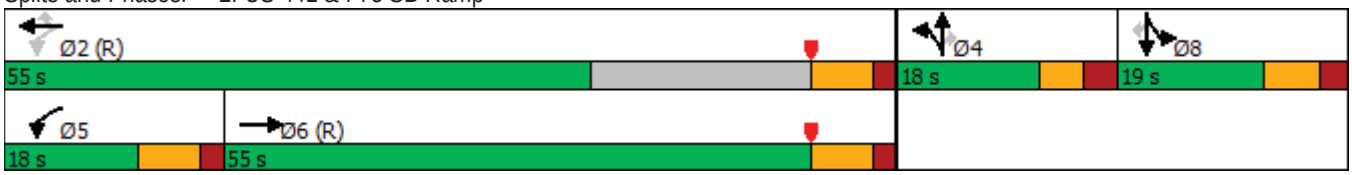
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1119	47	1962	173	16	94	124	19	79
Future Volume (vph)	1119	47	1962	173	16	94	124	19	79
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1119	43	47	1962	173	16	0	94	124	19	79
Future Volume (veh/h)	0	1119	43	47	1962	173	16	0	94	124	19	79
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1190	46	50	2087	0	17	0	17	146	0	57
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2169	84	350	2532		44	46	39	214	0	95
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3525	133	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	606	630	50	2087	0	17	0	17	146	0	57
Grp Sat Flow(s),veh/h/ln	0	1749	1817	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	11.3	11.3	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.2
Cycle Q Clear(g_c), s	0.0	11.3	11.3	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.2
Prop In Lane	0.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1105	1148	350	2532		44	46	39	214	0	95
V/C Ratio(X)	0.00	0.55	0.55	0.14	0.82		0.39	0.00	0.44	0.68	0.00	0.60
Avail Cap(c_a), veh/h	0	1105	1148	475	2532		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.83	0.83	0.31	0.31	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	4.1	4.1	6.6	0.0	0.0	52.8	0.0	52.9	50.3	0.0	50.0
Incr Delay (d2), s/veh	0.0	1.6	1.6	0.0	1.0	0.0	2.0	0.0	2.8	5.4	0.0	8.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	5.2	5.3	0.6	0.6	0.0	0.9	0.0	0.9	3.8	0.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.8	5.7	6.6	1.0	0.0	54.9	0.0	55.7	55.6	0.0	58.4
LnGrp LOS	A	A	A	A	A		D	A	E	E	A	E
Approach Vol, veh/h		1236			2137			34			203	
Approach Delay, s/veh		5.7			1.2			55.3			56.4	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.6		9.1	10.1	76.5		14.2				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.2	3.0	13.3		6.8				
Green Ext Time (p_c), s		31.3		0.0	0.0	11.6		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	6.3
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	63	889	52	1497	185	13	19	623
Future Volume (vph)	63	889	52	1497	185	13	19	623
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	51.0	18.0	51.0	51.0	18.0	23.0	
Total Split (%)	16.4%	46.4%	16.4%	46.4%	46.4%	16.4%	20.9%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Future Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	65	916	44	54	1543	0	63	13	4	248	20	501
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	173	1734	83	426	1803		81	17	5	244	20	510
Arrive On Green	0.07	1.00	1.00	0.04	0.51	0.00	0.06	0.06	0.06	0.15	0.15	0.15
Sat Flow, veh/h	1753	3397	163	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	65	472	488	54	1543	0	80	0	0	268	0	501
Grp Sat Flow(s),veh/h/ln	1753	1749	1811	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	1.9	0.0	0.0	1.6	41.8	0.0	4.9	0.0	0.0	16.6	0.0	16.6
Cycle Q Clear(g_c), s	1.9	0.0	0.0	1.6	41.8	0.0	4.9	0.0	0.0	16.6	0.0	16.6
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	173	893	925	426	1803		103	0	0	263	0	510
V/C Ratio(X)	0.38	0.53	0.53	0.13	0.86		0.78	0.00	0.00	1.02	0.00	0.98
Avail Cap(c_a), veh/h	287	893	925	540	1803		183	0	0	263	0	510
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.7	0.0	0.0	11.7	23.4	0.0	51.1	0.0	0.0	46.7	0.0	44.5
Incr Delay (d2), s/veh	1.0	1.7	1.6	0.1	5.5	0.0	9.0	0.0	0.0	60.0	0.0	35.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.3	0.8	0.8	1.1	23.8	0.0	4.4	0.0	0.0	17.3	0.0	14.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.7	1.7	1.6	11.8	28.8	0.0	60.1	0.0	0.0	106.7	0.0	79.8
LnGrp LOS	C	A	A	B	C		E	A	A	F	A	E
Approach Vol, veh/h		1025			1597			80			769	
Approach Delay, s/veh		2.9			28.2			60.1			89.2	
Approach LOS		A			C			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	63.1		13.0	10.8	63.2		23.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	44.1		* 11	11.2	44.1		16.6				
Max Q Clear Time (g_c+I1), s	3.6	2.0		6.9	3.9	43.8		18.6				
Green Ext Time (p_c), s	0.0	8.3		0.1	0.1	0.2		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		35.0	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

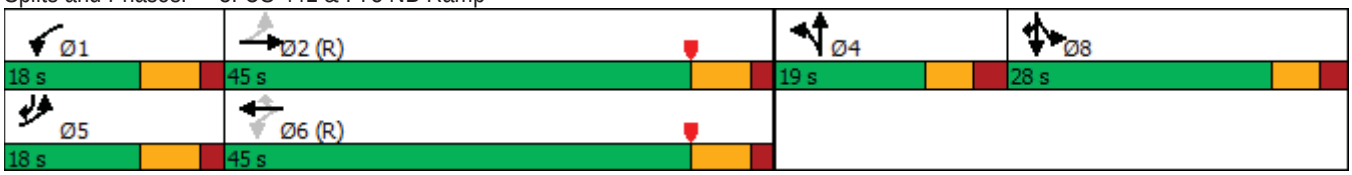
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	63	889	52	1497	185	13	19	623
Future Volume (vph)	63	889	52	1497	185	13	19	623
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	45.0	18.0	45.0	45.0	19.0	28.0	
Total Split (%)	16.4%	40.9%	16.4%	40.9%	40.9%	17.3%	25.5%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Future Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	65	916	44	54	1543	0	63	13	4	248	20	501
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	149	1586	76	378	1645		81	17	5	314	25	632
Arrive On Green	0.08	0.93	0.93	0.04	0.47	0.00	0.06	0.06	0.06	0.19	0.19	0.19
Sat Flow, veh/h	1753	3397	163	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	65	472	488	54	1543	0	80	0	0	268	0	501
Grp Sat Flow(s),veh/h/ln	1753	1749	1811	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	2.1	4.3	4.3	1.7	45.7	0.0	4.9	0.0	0.0	16.1	0.0	19.0
Cycle Q Clear(g_c), s	2.1	4.3	4.3	1.7	45.7	0.0	4.9	0.0	0.0	16.1	0.0	19.0
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	149	817	846	378	1645		103	0	0	339	0	632
V/C Ratio(X)	0.44	0.58	0.58	0.14	0.94		0.78	0.00	0.00	0.79	0.00	0.79
Avail Cap(c_a), veh/h	261	817	846	492	1645		199	0	0	343	0	638
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.3	2.1	2.1	14.1	27.8	0.0	51.1	0.0	0.0	42.2	0.0	39.7
Incr Delay (d2), s/veh	1.5	2.3	2.2	0.2	11.7	0.0	8.9	0.0	0.0	12.8	0.0	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	2.3	2.4	1.2	27.5	0.0	4.4	0.0	0.0	12.8	0.0	11.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.8	4.3	4.3	14.3	39.5	0.0	60.0	0.0	0.0	55.0	0.0	47.1
LnGrp LOS	C	A	A	B	D		E	A	A	D	A	D
Approach Vol, veh/h		1025			1597			80			769	
Approach Delay, s/veh		5.7			38.7			60.0			49.9	
Approach LOS		A			D			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	58.3		13.1	11.0	58.2		27.8				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	38.1		* 12	11.2	38.1		21.6				
Max Q Clear Time (g_c+I1), s	3.7	6.3		6.9	4.1	47.7		21.0				
Green Ext Time (p_c), s	0.0	7.9		0.1	0.1	0.0		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		31.9
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	160	1108	25	166	509	298	149	127	137	288	130
Future Volume (vph)	160	1108	25	166	509	298	149	127	137	288	130
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	31.0	55.0	55.0	35.0	59.0	59.0	26.0	28.0	28.0	32.0	34.0
Total Split (%)	20.7%	36.7%	36.7%	23.3%	39.3%	39.3%	17.3%	18.7%	18.7%	21.3%	22.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1108	25	166	509	298	149	127	137	288	130	77
Future Volume (veh/h)	160	1108	25	166	509	298	149	127	137	288	130	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	195	1351	28	202	621	295	182	155	121	351	159	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	220	1419	633	227	1373	613	285	181	154	363	224	68
Arrive On Green	0.12	0.40	0.40	0.13	0.41	0.41	0.12	0.11	0.11	0.17	0.16	0.16
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1379	416
Grp Volume(v), veh/h	195	1351	28	202	621	295	182	155	121	351	0	207
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1795
Q Serve(g_s), s	16.2	55.3	1.6	17.7	20.1	21.7	15.2	13.9	12.7	24.9	0.0	16.4
Cycle Q Clear(g_c), s	16.2	55.3	1.6	17.7	20.1	21.7	15.2	13.9	12.7	24.9	0.0	16.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.23
Lane Grp Cap(c), veh/h	220	1419	633	227	1373	613	285	181	154	363	0	291
V/C Ratio(X)	0.89	0.95	0.04	0.89	0.45	0.48	0.64	0.86	0.79	0.97	0.00	0.71
Avail Cap(c_a), veh/h	285	1419	633	316	1373	613	304	224	190	363	0	316
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	64.7	43.7	27.6	63.8	32.1	32.6	51.2	65.6	65.1	48.9	0.0	59.5
Incr Delay (d2), s/veh	24.3	15.0	0.1	21.1	1.0	2.5	4.9	24.5	18.2	38.5	0.0	7.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.5	34.8	1.1	13.5	12.8	12.7	10.3	11.2	9.0	21.7	0.0	12.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	88.9	58.6	27.7	84.9	33.1	35.1	56.0	90.1	83.3	87.4	0.0	67.0
LnGrp LOS	F	E	C	F	C	D	E	F	F	F	A	E
Approach Vol, veh/h		1574			1118			458			558	
Approach Delay, s/veh		61.8			43.0			74.7			79.8	
Approach LOS		E			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	27.0	66.9	32.0	24.1	25.5	68.4	24.2	31.9
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	28.2	48.0	24.9	20.4	24.0	52.0	19.2	26.4
Max Q Clear Time (g_c+I1), s	19.7	57.3	26.9	15.9	18.2	23.7	17.2	18.4
Green Ext Time (p_c), s	0.5	0.0	0.0	0.6	0.4	10.6	0.1	0.8

Intersection Summary	
HCM 6th Ctrl Delay	60.5
HCM 6th LOS	E

Notes

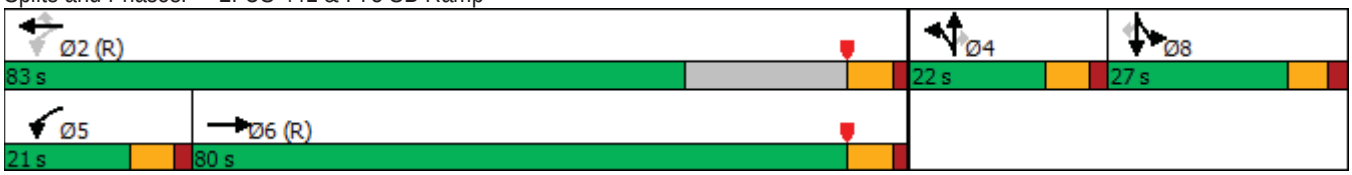
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1903	27	778	226	7	80	157	16	63
Future Volume (vph)	1903	27	778	226	7	80	157	16	63
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1903	44	27	778	226	7	0	80	157	16	63
Future Volume (veh/h)	0	1903	44	27	778	226	7	0	80	157	16	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	2003	46	28	819	0	7	0	35	177	0	29
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2136	49	111	2323		171	187	152	230	0	102
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3529	79	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	998	1051	28	819	0	7	0	35	177	0	29
Grp Sat Flow(s),veh/h/ln	0	1721	1797	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	66.2	68.6	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Cycle Q Clear(g_c), s	0.0	66.2	68.6	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Prop In Lane	0.00		0.04	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1069	1116	111	2323		171	187	152	230	0	102
V/C Ratio(X)	0.00	0.93	0.94	0.25	0.35		0.04	0.00	0.23	0.77	0.00	0.29
Avail Cap(c_a), veh/h	0	1069	1116	238	2323		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.17	0.17	0.89	0.89	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	10.7	10.9	28.0	0.0	0.0	61.0	0.0	62.2	68.2	0.0	65.7
Incr Delay (d2), s/veh	0.0	3.6	3.8	0.4	0.4	0.0	0.1	0.0	0.9	7.6	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	14.4	15.6	0.9	0.2	0.0	0.4	0.0	2.3	6.5	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	14.3	14.7	28.4	0.4	0.0	61.1	0.0	63.1	75.8	0.0	67.9
LnGrp LOS	A	B	B	C	A		E	A	E	E	A	E
Approach Vol, veh/h		2049			847			42			206	
Approach Delay, s/veh		14.5			1.3			62.8			74.7	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		109.9		22.0	9.8	100.2		18.1				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.2	2.9	70.6		10.4				
Green Ext Time (p_c), s		7.8		0.1	0.0	2.2		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		15.6
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	61	1156	47	761	135	14	32	280
Future Volume (vph)	61	1156	47	761	135	14	32	280
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	1156	50	47	761	135	37	14	16	216	32	280
Future Volume (veh/h)	61	1156	50	47	761	135	37	14	16	216	32	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	67	1270	48	52	836	0	41	15	7	237	35	164
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	369	1915	72	319	1922		53	19	9	257	38	539
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.05	0.05	0.05	0.18	0.18	0.18
Sat Flow, veh/h	1711	3353	127	1697	3385	1510	1156	423	197	1450	214	2591
Grp Volume(v), veh/h	67	646	672	52	836	0	63	0	0	272	0	164
Grp Sat Flow(s),veh/h/ln	1711	1706	1773	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.5	0.0	0.0	1.9	21.3	0.0	5.3	0.0	0.0	24.1	0.0	8.0
Cycle Q Clear(g_c), s	2.5	0.0	0.0	1.9	21.3	0.0	5.3	0.0	0.0	24.1	0.0	8.0
Prop In Lane	1.00		0.07	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	369	974	1013	319	1922		81	0	0	295	0	539
V/C Ratio(X)	0.18	0.66	0.66	0.16	0.43		0.78	0.00	0.00	0.92	0.00	0.30
Avail Cap(c_a), veh/h	479	974	1013	433	1922		181	0	0	306	0	555
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.20	0.20	0.20	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.8	0.0	0.0	12.7	18.6	0.0	70.8	0.0	0.0	60.6	0.0	50.2
Incr Delay (d2), s/veh	0.0	0.7	0.7	0.2	0.7	0.0	11.3	0.0	0.0	32.0	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.6	0.4	0.4	1.3	12.9	0.0	4.8	0.0	0.0	18.7	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.9	0.7	0.7	13.0	19.3	0.0	82.1	0.0	0.0	92.7	0.0	50.8
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1385			888			63			436	
Approach Delay, s/veh		1.3			18.9			82.1			76.9	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	92.5		13.5	11.4	92.1		33.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.3	4.5	23.3		26.1				
Green Ext Time (p_c), s	0.1	14.8		0.1	0.1	7.7		0.5				

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1140	92	69	666	0	153
Future Vol, veh/h	1140	92	69	666	0	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	350	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1390	112	84	812	0	187

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1502	0	-	695
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.22	-	-	3.32
Pot Cap-1 Maneuver	-	-	442	-	0	385
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	442	-	-	385
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	22.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	385	-	-	442	-
HCM Lane V/C Ratio	0.485	-	-	0.19	-
HCM Control Delay (s)	22.8	-	-	15.1	-
HCM Lane LOS	C	-	-	C	-
HCM 95th %tile Q(veh)	2.6	-	-	0.7	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	109	29	31	303	206	58
Future Vol, veh/h	109	29	31	303	206	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	315	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	133	35	38	370	251	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	697	251	322	0	-	0
Stage 1	251	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	419	891	1255	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Platoon blocked, %	1	1	1	-	-	-
Mov Cap-1 Maneuver	407	891	1255	-	-	-
Mov Cap-2 Maneuver	407	-	-	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	645	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1255	-	459	-	-
HCM Lane V/C Ratio	0.03	-	0.367	-	-
HCM Control Delay (s)	8	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.7	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Future Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Future Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	44	924	82	343	1577	181	193	91	66	135	62	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	57	1481	661	279	1929	860	261	137	116	254	86	31
Arrive On Green	0.03	0.42	0.42	0.16	0.54	0.54	0.10	0.08	0.08	0.09	0.07	0.07
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1318	468
Grp Volume(v), veh/h	44	924	82	343	1577	181	193	91	66	135	0	84
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1786
Q Serve(g_s), s	2.7	22.7	3.5	17.2	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Cycle Q Clear(g_c), s	2.7	22.7	3.5	17.2	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	57	1481	661	279	1929	860	261	137	116	254	0	117
V/C Ratio(X)	0.78	0.62	0.12	1.23	0.82	0.21	0.74	0.66	0.57	0.53	0.00	0.72
Avail Cap(c_a), veh/h	177	1481	661	279	1929	860	261	167	142	276	0	169
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.27	0.27	0.27	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.9	25.1	19.5	46.4	20.7	13.0	43.5	49.3	49.0	42.9	0.0	50.4
Incr Delay (d2), s/veh	27.0	2.0	0.4	112.7	1.1	0.2	11.5	9.1	6.1	2.5	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	14.3	2.3	21.7	18.4	3.4	9.4	4.8	3.4	6.2	0.0	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	27.0	19.9	159.1	21.8	13.1	55.1	58.4	55.1	45.3	0.0	61.7
LnGrp LOS	E	C	B	F	C	B	E	E	E	D	A	E
Approach Vol, veh/h		1050			2101			350			219	
Approach Delay, s/veh		28.7			43.5			55.9			51.6	
Approach LOS		C			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.0	53.2	16.6	16.1	10.5	66.7	18.0	14.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	19.2	24.7	9.6	7.5	4.7	42.1	13.2	7.1
Green Ext Time (p_c), s	0.0	10.1	0.1	0.2	0.0	6.3	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	41.0
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Future Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	43.0	43.0	31.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	39.1%	39.1%	28.2%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Future Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	44	924	82	343	1577	181	193	91	66	135	62	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	57	1295	578	372	1929	860	261	137	116	254	86	31
Arrive On Green	0.03	0.37	0.37	0.21	0.54	0.54	0.10	0.08	0.08	0.09	0.07	0.07
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1318	468
Grp Volume(v), veh/h	44	924	82	343	1577	181	193	91	66	135	0	84
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1786
Q Serve(g_s), s	2.7	24.7	3.8	20.7	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Cycle Q Clear(g_c), s	2.7	24.7	3.8	20.7	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	57	1295	578	372	1929	860	261	137	116	254	0	117
V/C Ratio(X)	0.78	0.71	0.14	0.92	0.82	0.21	0.74	0.66	0.57	0.53	0.00	0.72
Avail Cap(c_a), veh/h	177	1295	578	392	1929	860	261	167	142	276	0	169
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.27	0.27	0.27	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.9	29.8	23.2	42.6	20.7	13.0	43.5	49.3	49.0	42.9	0.0	50.4
Incr Delay (d2), s/veh	27.0	3.4	0.5	9.8	1.1	0.2	11.5	9.1	6.1	2.5	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	15.8	2.6	12.5	18.4	3.4	9.4	4.8	3.4	6.2	0.0	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	33.2	23.7	52.5	21.8	13.1	55.1	58.4	55.1	45.3	0.0	61.7
LnGrp LOS	E	C	C	D	C	B	E	E	E	D	A	E
Approach Vol, veh/h		1050			2101			350			219	
Approach Delay, s/veh		34.4			26.1			55.9			51.6	
Approach LOS		C			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	29.8	47.4	16.6	16.1	10.5	66.7	18.0	14.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	24.2	36.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	22.7	26.7	9.6	7.5	4.7	42.1	13.2	7.1
Green Ext Time (p_c), s	0.3	6.1	0.1	0.2	0.0	6.3	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	32.7
HCM 6th LOS	C

Notes

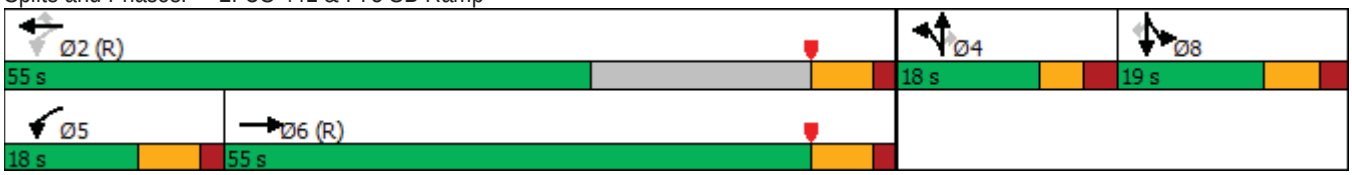
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1206	47	2042	173	16	94	124	19	86
Future Volume (vph)	1206	47	2042	173	16	94	124	19	86
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1206	43	47	2042	173	16	0	94	124	19	86
Future Volume (veh/h)	0	1206	43	47	2042	173	16	0	94	124	19	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1283	46	50	2172	0	17	0	17	146	0	64
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2175	78	324	2531		44	46	39	215	0	95
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3536	123	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	651	678	50	2172	0	17	0	17	146	0	64
Grp Sat Flow(s),veh/h/ln	0	1749	1819	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	13.0	13.0	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.8
Cycle Q Clear(g_c), s	0.0	13.0	13.0	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.8
Prop In Lane	0.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1105	1149	324	2531		44	46	39	215	0	95
V/C Ratio(X)	0.00	0.59	0.59	0.15	0.86		0.39	0.00	0.44	0.68	0.00	0.67
Avail Cap(c_a), veh/h	0	1105	1149	449	2531		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.72	0.72	0.17	0.17	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	4.3	4.3	6.8	0.0	0.0	52.8	0.0	52.9	50.2	0.0	50.2
Incr Delay (d2), s/veh	0.0	1.7	1.6	0.0	0.7	0.0	2.0	0.0	2.8	5.3	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	5.6	5.7	0.6	0.5	0.0	0.9	0.0	0.9	3.8	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.9	5.9	6.8	0.7	0.0	54.9	0.0	55.7	55.5	0.0	61.4
LnGrp LOS	A	A	A	A	A		D	A	E	E	A	E
Approach Vol, veh/h		1329			2222			34			210	
Approach Delay, s/veh		5.9			0.9			55.3			57.3	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.6		9.1	10.1	76.5		14.3				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.2	3.0	15.0		6.8				
Green Ext Time (p_c), s		33.0		0.0	0.0	12.7		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		6.2
HCM 6th LOS		A

Notes

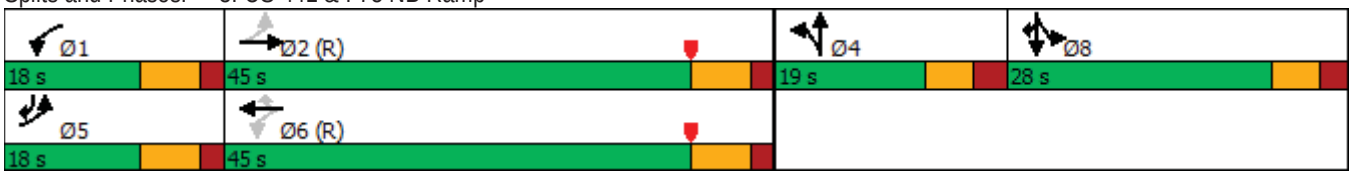
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	70	940	52	1548	185	13	19	652
Future Volume (vph)	70	940	52	1548	185	13	19	652
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	45.0	18.0	45.0	45.0	19.0	28.0	
Total Split (%)	16.4%	40.9%	16.4%	40.9%	40.9%	17.3%	25.5%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	940	46	52	1548	185	61	13	15	241	19	652
Future Volume (veh/h)	70	940	46	52	1548	185	61	13	15	241	19	652
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	72	969	44	54	1596	0	63	13	4	248	20	531
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	141	1584	72	361	1629		81	17	5	317	26	644
Arrive On Green	0.08	0.93	0.93	0.04	0.46	0.00	0.06	0.06	0.06	0.20	0.20	0.20
Sat Flow, veh/h	1753	3407	155	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	72	497	516	54	1596	0	80	0	0	268	0	531
Grp Sat Flow(s),veh/h/ln	1753	1749	1813	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	2.3	5.1	5.1	1.7	48.9	0.0	4.9	0.0	0.0	16.0	0.0	20.3
Cycle Q Clear(g_c), s	2.3	5.1	5.1	1.7	48.9	0.0	4.9	0.0	0.0	16.0	0.0	20.3
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	141	813	843	361	1629		103	0	0	343	0	644
V/C Ratio(X)	0.51	0.61	0.61	0.15	0.98		0.78	0.00	0.00	0.78	0.00	0.82
Avail Cap(c_a), veh/h	249	813	843	475	1629		199	0	0	343	0	644
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.8	2.2	2.2	14.4	29.1	0.0	51.1	0.0	0.0	42.0	0.0	39.8
Incr Delay (d2), s/veh	2.0	2.4	2.4	0.2	18.0	0.0	8.9	0.0	0.0	12.2	0.0	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.6	2.6	2.6	1.2	30.7	0.0	4.4	0.0	0.0	12.7	0.0	12.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.8	4.7	4.6	14.6	47.1	0.0	60.0	0.0	0.0	54.1	0.0	49.0
LnGrp LOS	C	A	A	B	D		E	A	A	D	A	D
Approach Vol, veh/h		1085			1650			80			799	
Approach Delay, s/veh		6.1			46.0			60.0			50.7	
Approach LOS		A			D			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	58.0		13.1	11.2	57.7		28.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	38.1		* 12	11.2	38.1		21.6				
Max Q Clear Time (g_c+I1), s	3.7	7.1		6.9	4.3	50.9		22.3				
Green Ext Time (p_c), s	0.0	8.4		0.1	0.1	0.0		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		35.4	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	806	81	100	1615	0	200
Future Vol, veh/h	806	81	100	1615	0	200
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	350	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	857	86	106	1718	0	213

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	943	0	-	429
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.22	-	-	3.32
Pot Cap-1 Maneuver	-	-	723	-	0	574
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	723	-	-	574
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	14.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	574	-	-	723	-
HCM Lane V/C Ratio	0.371	-	-	0.147	-
HCM Control Delay (s)	14.9	-	-	10.8	-
HCM Lane LOS	B	-	-	B	-
HCM 95th %tile Q(veh)	1.7	-	-	0.5	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	88	32	33	365	364	58
Future Vol, veh/h	88	32	33	365	364	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	315	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	34	35	388	387	62

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	845	387	449	0	-	0
Stage 1	387	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	*337	*791	1126	-	-	-
Stage 1	*746	-	-	-	-	-
Stage 2	*637	-	-	-	-	-
Platoon blocked, %	1	1	1	-	-	-
Mov Cap-1 Maneuver	*327	*791	1126	-	-	-
Mov Cap-2 Maneuver	*327	-	-	-	-	-
Stage 1	*723	-	-	-	-	-
Stage 2	*637	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.8	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1126	-	388	-	-
HCM Lane V/C Ratio	0.031	-	0.329	-	-
HCM Control Delay (s)	8.3	-	18.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

APPENDIX G
Reserved Trip Data

Table 8.Traffic Impacts Segment by Segment

Segment Name/Number	Segment 5		Segment 6		Segment 7		Segment 16		Segment 17	
Roadway	US 441		US 441		US 441		CR 235A		CR 235A	
Roadway Description	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From US 441 to North City Limit		From US 441 to CR 235	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**16,077**	**1,389**	**35,466**	**3,508**	**8,942**	**912**	**2,570**	**258**	**5,140**	**514**
Total Impact (Final Development Orders)	**3,251**	**269**	**2,593**	**207**	**1,565**	**129**	**816**	**85**	**112**	**12**
Total Impact (All Development Orders)	**19,328**	**1,658**	**38,059**	**3,715**	**10,507**	**1,041**	**3,386**	**343**	**5,252**	**526**
Preliminary Development Orders - Certificates of LOS Standard										
13663 US 441 LSCPA & Rezoning	1,863	196	932	98	0	0	0	0	0	0
Convergence Research Park Preliminary Plat	0	0	0	0	0	0	0	0	0	0
Cellon Creek LSCPA & Rezoning	7,327	515	3,663	356	0	0	0	0	0	0
Schmidt Farms LSCPA & Rezoning	0	0	0	0	0	0	0	0	0	0
Tomoka Hills Residential SSCPA & Rezoning	0	0	1,315	127	66	6	658	64	1,315	127
NW 188th St/US 441 LSCPA & Rezoning	0	0	2,462	253	6,394	657	671	69	1,343	138
HighPoint Crossing SSCPA & Rezoning	682	55	2,274	184	0	0	0	0	0	0
Tomoka Hills Non-Residential SSCPA & Rezoning	6,205	623	24,820	2,490	2,482	249	1,241	125	2,482	249
Final Development Orders - Certificates of Concurrency Compliance										
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	26	13	26	13	26	13	0	0	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	0	0	0	0
Burger King SP	947	65	947	65	947	65	0	0	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	501	45	501	45	501	45	793	83	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2A Unit 2 Final Plat	0	0	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	459	31	0	0	0	0	0	0	0	0
KFC Alachua SP	227	16	453	31	91	6	23	2	23	2
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0
Polaris Building Addition SP	0	0	0	0	0	0	0	0	0	0
Foundation Park Phase 2 SP	0	0	0	0	0	0	0	0	0	0
Harvest Site Improvements SP	0	0	0	0	0	0	0	0	0	0
Momentum Labs SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2B Final Plat	0	0	0	0	0	0	0	0	0	0
Waco 250 Building SP	0	0	0	0	0	0	0	0	89	10
Alachua Dreyers Building SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2C Final Plat	0	0	0	0	0	0	0	0	0	0
Convergence Research Park Bike Depot SP	0	0	0	0	0	0	0	0	0	0
Tobias Veterinary Services SP	0	0	0	0	0	0	0	0	0	0
Pickert Flex Space SP	0	0	0	0	0	0	0	0	0	0
Convergence Research Park Final Plat	0	0	0	0	0	0	0	0	0	0
Alachua Tire SP	208	29	125	17	0	0	0	0	0	0
San Felasco Tech City Phase 4 SP	0	0	0	0	0	0	0	0	0	0
Tara Baywood Phase 1 Final Plat	446	29	0	0	0	0	0	0	0	0
Tara Forest East Phase 1 Final Plat	302	32	0	0	0	0	0	0	0	0
Tucker Davis Addition SP	0	0	0	0	0	0	0	0	0	0
Camel Car Wash SP	0	0	0	0	0	0	0	0	0	0
Dairy Queen SP	135	9	541	36	0	0	0	0	0	0
Mi Apa SP	0	0	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

SPRUCE CREEK
Civil Engineering, Inc

CONCURRENCY IMPACT ANALYSIS MEMO

To: Adam Hall, AICP, City of Alachua Planning & Community Development
From: David F. Glunt, PE
Date: July 7, 2022
RE: Briarwood Phases 2A, 2B and 3

This application is for the 145 lots in Phases 2 and 3 of the 229-lot single-family detached subdivision on ±74.17 acres of Alachua County Tax Parcels 03044-011-001, 03044-011-002, 03044-011-003 and 03044-010-003. The site is located north of the US Highway 441 on CR 235-A. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Residential Single Family 4(RSF-4), which allows up to four (4) dwelling units per acre. The Benton Hills preliminary plat was previously approved for 210 lots in 2016 for the subject parcel. The site is proposed to be developed in 4 phases.

The following analysis estimates the potential impacts on City of Alachua's public facilities from the proposed Phase 2 and 3 development of 145 single family homes. The 84 single family lots in Phase 1 are platted and constructed.

ROADWAYS / TRANSPORTATION

Land Use1 (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	145	9.44	1369	0.74	107	0.99	144

DATA SOURCE IS FROM THE ITE TRIP GENERATION 10TH EDITION

Approval of this application may generate **1369 average daily vehicle trips**. The proposed development *is not anticipated to negatively* impact the adopted LOS for adjacent and nearby roadways, as demonstrated in the tables below.

Traffic Category	US Hwy 441 (I-75 to CR 235A)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	39000	3510
Existing Traffic	27914	2652
Reserved Trips with Final Dev Order	2052	171
Available Capacity	9034	687
Project Trip Generation	868	91
Remaining Capacity	8166	596

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Traffic Category	US Hwy 441 (CR 235A to NW 188th Street)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	43000	3870
Existing Traffic	22250	2114
Reserved Trips with Final Dev Order	1565	129
Available Capacity	19185	1627
Project Trip Generation	87	9
Remaining Capacity	19098	1618

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Traffic Category	CR 235-A (North of US Hwy 441)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	15120	1359
Existing Traffic	1402	133
Reserved Trips with Final Dev Order	816	85
Available Capacity	12904	1141
Project Trip Generation	1369	144
Remaining Capacity	11535	997

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235-A, which the project site is directly fronting and US Hwy 441, which is the nearest major intersection. This development is not anticipated to contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. The data above demonstrates that each affected roadway segment will have sufficient capacity to serve the project and the roadway segments will continue to operate within the allowable LOS.

SECTION 1: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project is currently Zoned PD-R and allows for the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The property was recently rezoned from RMF-8 and resulted in a net decrease of four (4) du/acre or 143 dwelling units, from the previous zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis is for 122 single family lots as shown on the Final Plat Application.

ANALYSIS OF PUBLIC FACILITY IMPACTS

1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of E. Tables 1 and 2 below show the potential impacts to the above segments for the proposed development program

Table 1: Trip Generation Calculations

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Current Zoning	PD-R (4 DU/AC)	Single-Family Detached (210)	122	90	121	1,152

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 10th Edition

Table 2: Trip Generation Calculations

Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
US 441 (Segment 5)	39,000	11,366	3,510	902	10,675	829
US 441 (Segment 6)	39,000	5,692	3,510	356	5,001	283
US 441 (Segment 7)	43,000	17,915	3,870	1,488	17,454	1,439
CR 235 A (Segment 17)	15,120	9,888	1,359	862	8,736	741

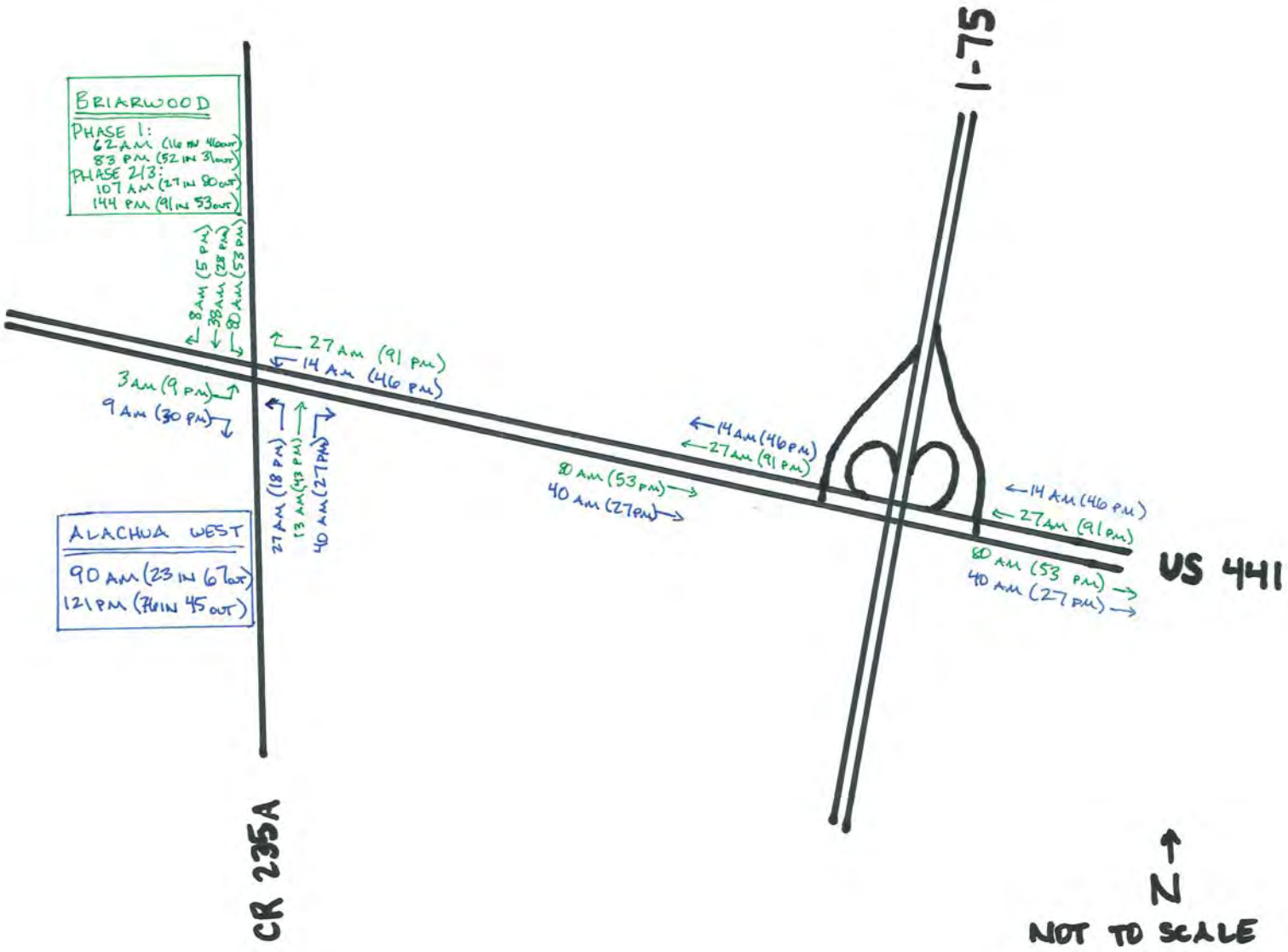
* City of Alachua Development Monitoring Report, December 2021. Provided by City on December 15, 2021.

*** Segments 5 & 6 have each been assumed at a 60% distribution; Segment 7 has been assumed at a 40% distribution

Summary of Analysis: Based on the Current Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

2. Impacts to Water and Wastewater Utility Systems

Potable Water


BRIARWOOD
PHASE 1:
62 AM (16 IN 46 OUT)
83 PM (52 IN 31 OUT)
PHASE 2/3:
107 AM (27 IN 80 OUT)
144 PM (91 IN 53 OUT)
8 AM (5 PM)
38 AM (28 PM)
80 AM (53 PM)
27 AM (91 PM)
14 AM (46 PM)
3 AM (9 PM)
9 AM (30 PM)
27 AM (18 PM)
13 AM (43 PM)
40 AM (27 PM)
14 AM (46 PM)
27 AM (91 PM)
80 AM (53 PM)
40 AM (27 PM)
14 AM (46 PM)
27 AM (91 PM)
80 AM (53 PM)
40 AM (27 PM)
ALACHUA WEST
90 AM (23 IN 67 OUT)
121 PM (76 IN 45 OUT)
I-75
US 441
CR 235A
N
NOT TO SCALE

JOINT MEETING:
Continued from page A1

Final approval for Briarwood's 948 new homes

centers, employment centers, and service centers including libraries, parks, churches and community centers.

The second priority will concentrate locations that facilitate shade and buffering for pedestrians, cyclists, buildings, parking lots, and recreational amenities. The County commission requested approval to continue the program on City of Alachua property and the Alachua City Commission agreed to the proposal.

In other City business, the Alachua City Commission recognized Teachers of the Year from Alachua schools. Annually, schools throughout Alachua County select a "Teacher of the Year" to represent their respective schools. For Alachua, there were four teachers representing each school in the city. Alachua Mayor Gib Coerper presented certificates to Jazzlyn Harrell of Alachua Elementary School, Kimberly Young of W.W. Irby Elementary School, Natalie Watkins of A.L. Mebane Middle School and Ellen Frattino of Santa Fe High School.

The Alachua City Commission gave final approval to rezone a 306-acre property that backs up to Briarwood Phase 1 Subdivision that fronts CR 235A. The newly rezoned property will be home to Briarwood Town Center, a 306.34-acre property that fronts U.S. Highway 441. The City Commission approved changing the City's Official Zoning Atlas for Briarwood Town Center from Agricultural ("A") (Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on the property. The proposed PD-R zoning district allows for 598 single family residential units, and 15,000 square feet for amenity buildings.

The proposed PD-COMM zoning district allows for 350 multi-family residential units, and 500,000 square feet of non-residential. Most of the site would permit a variety of residential uses including single family attached, and detached, and townhouses. Multiple family would be permitted only within designated areas located internal to the PD-R portion of the property. Access to the proposed development would be provided at six locations, with four new or revised access points to the U.S. Highway 441 and two new connections to the existing Briarwood subdivision.

In November 2020, the Alachua City Commission has approved the final plat for Briarwood Phase1 subdivision, which is located in the 17000 block of CR 235A, west of CR 235A and Santa Fe High School, south of the Meadowglen subdivision, and north of the Santa Fe Hills subdivision. Phase 1 received approval for 84 homes on 28.99 acres and is currently under construction.

The Commission also considered and approved an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a 13.93-acre property southwest of the intersection of U.S. Highway 441 and CR 235-A at the development of Santa Fe Crossings. The development will construct two new private roads connecting to U.S. Highway 441 and CR 235-A. Stormwater will be conveyed to an on-site stormwater management facility located in the southeastern portion of the site.

In other business, the Commission also approved a resolution on usage of the Wild Spaces Public Places (WSPP) and Infrastructure Distribution plan. The ballot initiative was passed by a majority of Alachua County voters in the Nov. 8, 2022 general election. The Alachua County Commission has proposed $6 million total in grant funds from WSPP and Infrastructure Sales Tax to the City of Gainesville, and an additional $6 million collectively to all nine Alachua County municipalities. This would leave an even split among all municipalities in the County, excluding Gainesville, for a total of $750,000.

# # #

Email rcarson@alachuatoday.com

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- Land Use
- Public Employee Defense

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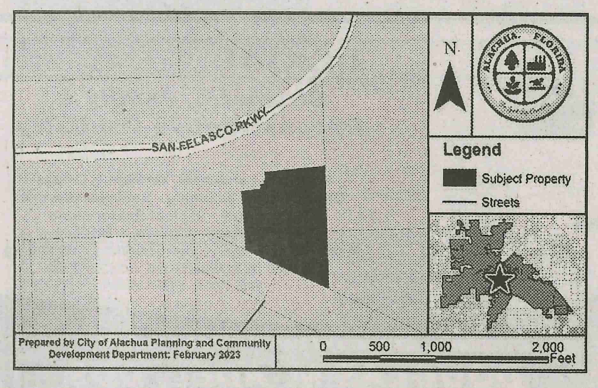
14804 Main Street
Alachua, Florida

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 13, 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 cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre subject property; A portion of Tax Parcel Number 03929-000-000 and 03969-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).

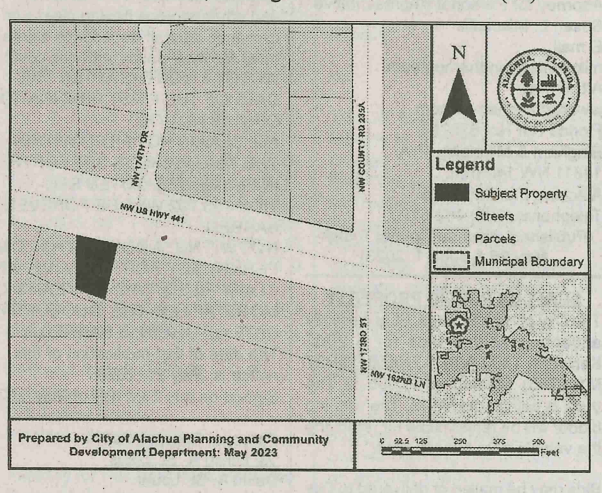


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made,

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 June 13, 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 Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant, on behalf of Alachua 441/235 LLC, property owner, for consideration of a Site Plan to construct a ±2,867 square foot medical clinic with associated site improvements on a ±0.47 acre subject property located south of US 441, west of CR 235A, and east of the Santa Fe Ford car dealership (portion of Tax Parcel No. 03044-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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(Published: Alachua County Today - June 1, 2023)

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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 June 12, 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 23-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.4.3 (A)(1) RELATING TO THE USE OF A RECREATIONAL VEHICLE (RV) OR TRAVEL TRAILER AS A TEMPORARY RESIDENCE; AMENDING ARTICLE 4, TABLE 4.5-1, TABLE OF ALLOWED TEMPORARY USES AND STRUCTURES, AND CREATING SECTION 4.5.6(G) TO ALLOW AN RV OR TRAVEL TRAILER

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 13, 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 cottage neighborhood comprised of 46 units and associated site improvements on a ±7.02 acre subject property; A portion of Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).

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Alachua, Florida 32616-0009

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13910 NW 191 St
Alachua, FL 32615

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ALACHUA, FL 32615

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M & L 441 LLC
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ST JOHNS FL, 32259

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Brooke McGuire, POSTED THE LAND USE
(Name)
SIGN ON 05/30/23 FOR THE Main Street Urgent Care Center Site Plan
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Brooke McGuire
(Signature)

1 (one)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/13/2023
SUBJECT: Site Plan – Convergence Research Park Cottages East: 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 cottage neighborhood comprised of 80 units and associated site improvements; A portion of Tax Parcel Number 03929-000-000 and 03969-000-000 (Quasi-Judicial).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Convergence Cottages East subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the June 13, 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Convergence Cottages East subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the June 13, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application 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 the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000.

The subject property is generally located south San Felasco Parkway, west of San Felasco Hammock Preserve State Park, and north of Shaw Farms.

The Convergence Cottages East project will implement recently-adopted standards for cottage neighborhoods. Cottage neighborhoods are permitted within the Corporate Park (CP) zoning district and are required to meet certain design criteria, such as the inclusion of common greens throughout the neighborhood and integration of a system of interior pedestrian walkways interconnecting the cottage neighborhood features, as further described in Section 4.3.1(A)(5) of the Land Development Regulations (LDRs).

Two (2) vehicular access points will be provided to the development. The vehicular access points will connect to the private street network within the Convergence Research Park development, specifically to those streets approved with the Momentum Labs project. The development will connect to potable water and wastewater facilities. Stormwater for the development will be conveyed to and treated within two (2) stormwater management facilities located to the northwest and west of the development. Both stormwater management facilities were permitted as part of the Momentum Labs project. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid

waste, and public schools, is provided within the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Convergence Research Park Cottages East Part 1 of 3
- Site Plan - Convergence Research Park Cottages East Part 2 of 3
- Site Plan - Convergence Research Park Cottages East Part 3 of 3
- Site Plan - Convergence Research Park Cottages East Part 4 of 4
- Application & Supporting Materials
- Public Notice Materials for the 6/13/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 13, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a cottage neighborhood comprised of 80 units and 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; West of San Felasco Hammock Preserve State Park; north of Shaw Farms
PARCEL ID NUMBER(S):	A portion of Tax Parcel Number 03929-000-000 and 03969-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±15.21 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Convergence Cottages East subject to the four (4) conditions provided in Exhibit "A" and located on page 22 of the June 13, 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Convergence Cottages East subject to the four (4) conditions provided in Exhibit "A" and located on page 22 of the June 13, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application 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 the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000.

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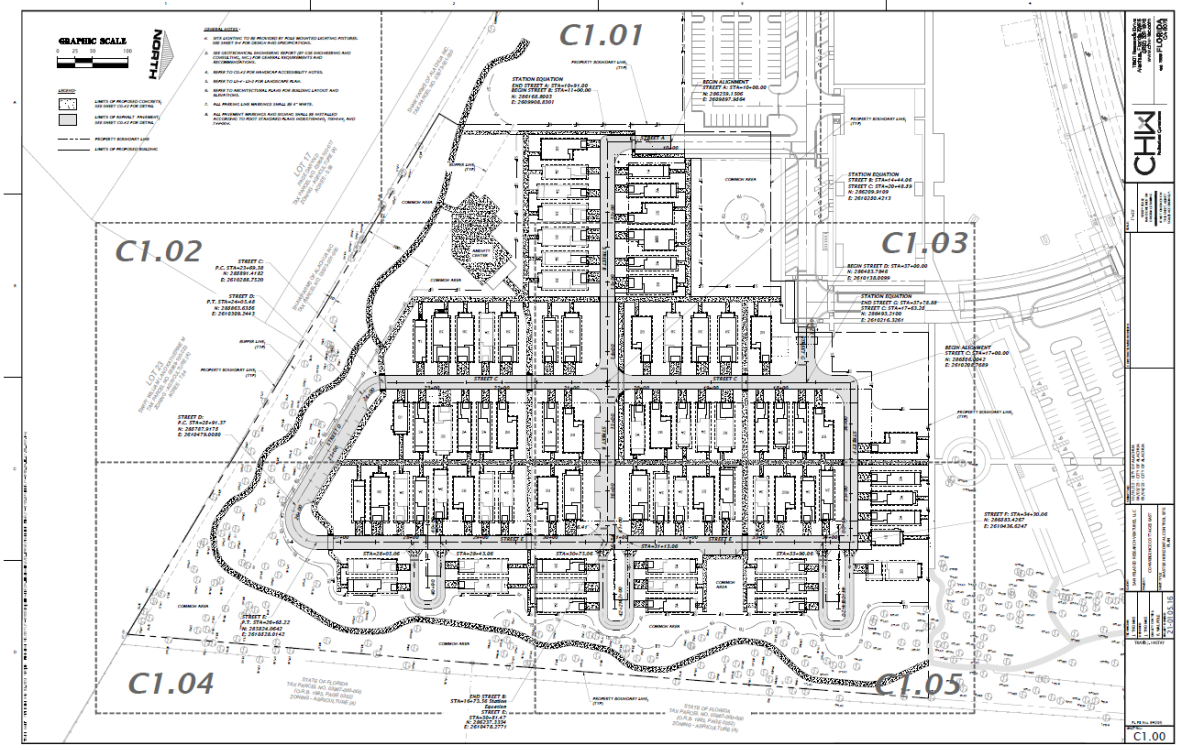
Illustration 1. Convergence Cottage East – Overall Development Plan



SURROUNDING USES

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

Map 1. Vicinity Map

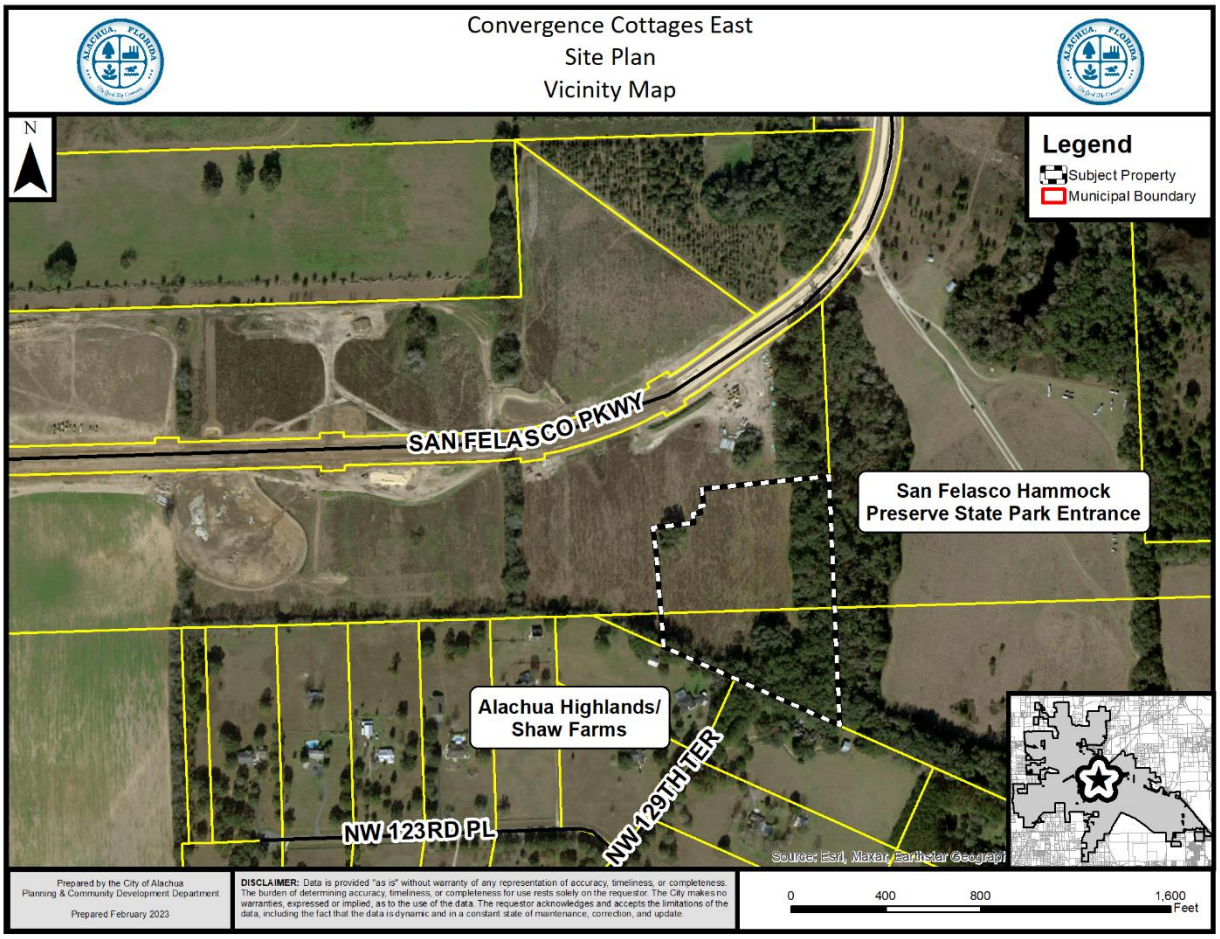


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land (Convergence Research Park Bike Depot)	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua/ Alachua Highlands	Agriculture	Agricultural (A)
West	Momentum Labs (Under Construction)	Corporate Park	Corporate Park (CP)
East	San Felasco Hammock Preserve State Park	Agriculture	Agricultural (A)

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 September 15, 2022 at offices of CHW, located at 11801 Research Drive. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.4: *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.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation, which permits clustered residential development, including cottage neighborhoods, when a parcel of land is comprised of more than 50 acres of contiguous land with a Corporate Park FLUM Designation. The Convergence Cottages East development is designed to provide common greens and linked open space that include pedestrian walkways which will interconnect with other areas of Convergence Research Park.

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 2.5: 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 demonstrates that sufficient open space areas will be provided to meet the minimum requirements of Policy 2.5.a.

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: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

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: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the Comprehensive Plan, and the development will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation and Findings: The subject property is within the potable water and wastewater service area. The development will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Evaluation and Findings: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation and Findings: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

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 impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

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

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

Evaluation and Findings: The subject property is located within the wastewater service area, and the development will be required to connect to the wastewater system.

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

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for solid waste disposal facilities.

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

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 subject property is located within the potable water service area, and the development will be required to connect to the potable water system.

Conservation and Open Space Element

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department,

Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Evaluation and Findings: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

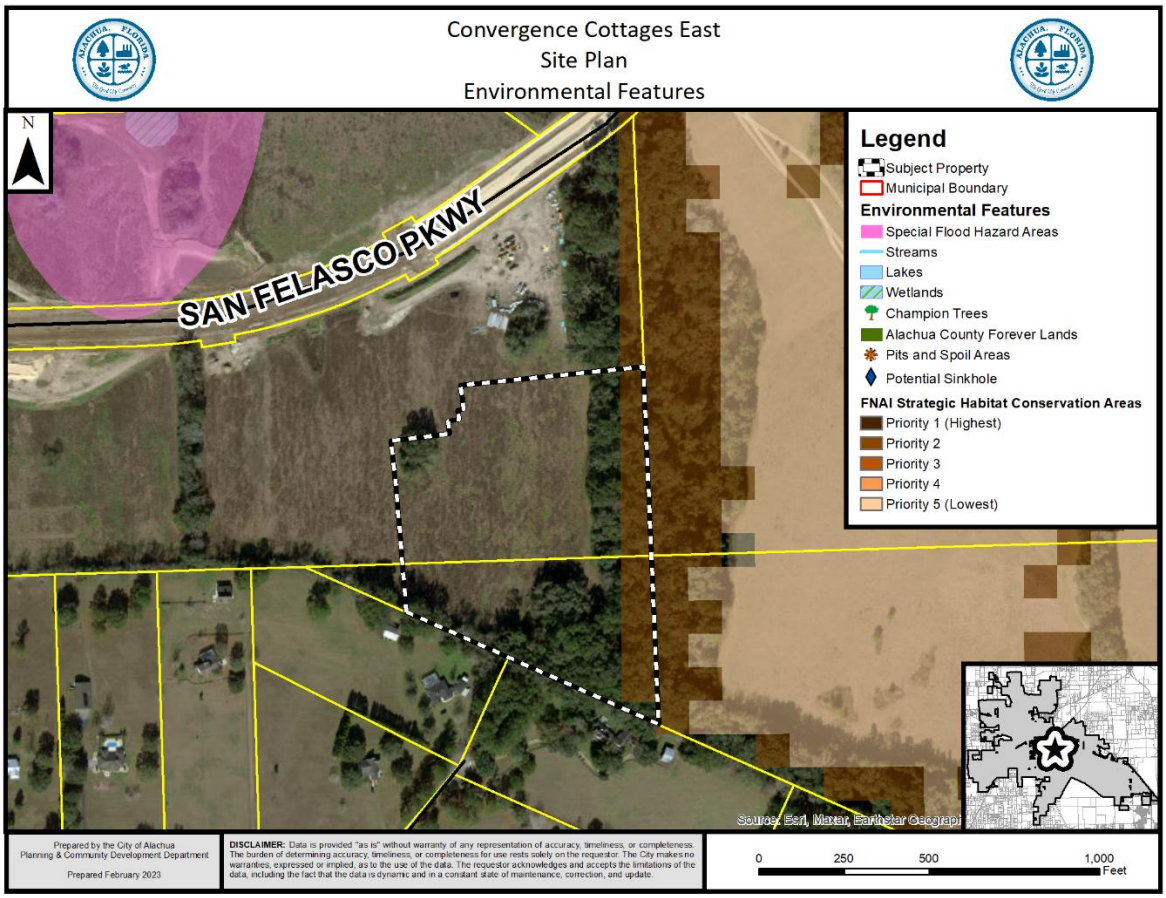
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those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

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.

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized

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

There are two (2) soil 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.

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. Therefore, there are no issues related to soil suitability.

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 Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The proposed development is classified as a 'cottage neighborhood' within Article 4, which is defined as follows in Article 10 of the LDRs: "*Cottage neighborhood means*

a collection of cottage homes clustered around by common green space." Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. This use is permitted in 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 4.3.1(A)(5) establishes Use-Specific Standards for cottage neighborhoods. The Site Plan complies with the applicable Use-Specific Standards, as further discussed below.

Cottage neighborhood. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

Staff Comment: The Convergence Cottages East development is comprised of 80 units.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

Staff Comment: The proposed cottages comply with the minimum and maximum square footage requirements.

(b) *Community and accessory buildings.* One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

Staff Comment: The site plan includes an amenity center in the southwestern portion of the subject property.

(c) *Maintenance of open space, common areas and utilities.* The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

Staff Comment: Maintenance of open space, community facilities, and private roads, and all other commonly owned and operated property will be managed by the owner of the development.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

Staff Comment: The development includes 56,330 square feet of common green space which exceeds the minimum requirement of 400 square feet per cottage home.

(ii) A minimum of four and a maximum of 12 cottage homes shall be clustered around a common green.

Staff Comment: The configuration of the development complies with this standard.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

Staff Comment: This standard is not applicable to the development.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

Staff Comment: 68 of the 80 cottages (85%) are clustered around and directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), Common buildings, are allowed in common greens.

Staff Comment: The amenity center is proposed within a common green.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

Staff Comment: The minimum number of parking spaces has been provided.

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

Staff Comment: There are no common parking areas proposed (on-street parking and garage/driveway parking only).

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All

private roads, drives, or alleys shall have a clear width of 20 feet with a 12-foot-wide minimum wearing surface.

Staff Comment: The roads within the development will be private and provide a minimum clear width of 20 feet.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

Staff Comment: Walkways are provided within the development and interconnect the cottage homes, common greens, and external pedestrian system.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

Staff Comment: Shaw Farms is located to the south of the development. A Type D, 10 foot landscaped buffer has been provided along the southern project boundary.

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

Staff Comment: No structures are located within 100 feet of the southern boundary of the development.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Staff Comment: No fencing has been proposed with this site plan. Should fencing be proposed at a later time, it must comply with this standard as well as the applicable standards of Section 6.3.

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

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading

Standards; *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards; *Section 6.3*, Fencing Standards; *Section 6.4*, Exterior Lighting Standards; *Section 6.7*, Open Space Standards; and *Section 6.9*, Environmental Protection Standards.

(5) *Subdivision Standards*

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Arterial	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2) 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]
Single- Family, Detached (ITE Code 230)	822 (411 /411)	61 (16/45)	81 (51/30)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT - 9.44 trips per dwelling unit x 80 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.74 trips per dwelling unit x 80 dwelling units (17% entering/83% exiting); PM Peak Hour - 0.99 trips per dwelling unit x 80 dwelling units (67% entering/33% exiting).

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	45,700	20,880
Existing Traffic[3]	18,586	6,218
Reserved Trips[4]	5,486	1,670
Available Capacity[4]	21,628	12,992
Increase in Daily Trips Generated by Development[5]	411	411
Residual Capacity After Development's Impacts[6]	21,217	12,581

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 May 2023 Development Monitoring Report.*
5 *Trip Distribution: Segment 4 – 50%; Segment 13 – 50%.*
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 (PM Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	4,110	1,359
Existing Traffic[3]	1,776	591
Reserved Trips[4]	472	131
Available Capacity[4]	1,862	1,159
Increase in PM Peak Hour Trips Generated by Development[5]	40	41
Residual Capacity After Development's Impacts[6]	1,822	1,118

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 May 2023 Development Monitoring Report.*
5 *Trip Distribution: Segment 4 – 50%; Segment 13 – 50%.*
6 *This application is for a Final Development Order. Facility capacity and concurrency will be reserved.*

Evaluation: It is anticipated that the development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 80 dwelling units 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]	247,587
Available Capacity	661,580
Projected Potable Water Demand from Application[3]	22,000
Residual Capacity	**639,580**
Percentage of Permitted Design Capacity Utilized	**72.19%**

Sources:
1 *City of Alachua Public Services Department, April 2023.*
2 *City of Alachua May 2023 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons per dwelling unit per day*

Evaluation: The development will increase the demand upon the potable water system by 22,000 gallons per day. This analysis is based on the development of 80 dwelling units. It is anticipated that the development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	233,461
Available Capacity	547,289
Projected Sanitary Sewer Demand from Application[3]	20,000
Residual Capacity	**527,289**
Percentage of Permitted Design Capacity Utilized	**64.85%**

Sources:
1 *City of Alachua Public Services Department, April 2023.*
2 *City of Alachua May 2023 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons per dwelling unit per day*

Evaluation: The development will increase the demand upon the sanitary sewer system by 20,000 gallons per day. This analysis is based on the development of 80 dwelling units. It is anticipated that the development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Reserved Capacity[1]	5.49
Potential Demand Generated by Development[3]	1.02
Residual Recreational Capacity After Impacts	**74.75**

Sources:
1 *City of Alachua May 2023 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 1.2.b, Recreation Element (Formula: 10,844 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 80 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.94 acres
Acreage Required to Serve Demand Generated by Development[2]	0.20 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.14 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**34.87%**

1 *Source: City of Alachua May 2023 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.02 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The development will increase the demand upon recreational facilities by 01.02 acres, and would increase the demand upon passive park space by 0.20 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	18,380.46	3,354.43
Demand Generated by Application[3]	832.0	151.84
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,844 persons x 0.73 tons per person per year).
1 *City of Alachua May 2023 Development Monitoring Report.*
2 *Policy 2.1.a, CFNGAR Element (Formula: 2.55 persons per dwelling x 80 dwellings x 0.73 tons per year)*
3 *New River Solid Waste Facility, April 2023.*

Evaluation: The development will increase the maximum potential demand by approximately 134.03 tons per year. It is anticipated that the development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Concurrency Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. Alachua County Public Schools staff responded to the review request on April 26, 2023 and indicated that capacity is available at the elementary, middle, and high school levels to accommodate impacts from the development.

EXHIBIT "A"
TO
CONVERGENCE COTTAGES EAST
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. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of a building permit for any building activity associated with this Development Order and shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that, in accordance with Section 3.5.2(F)(2)(a) and Table 5.3-1 of the City's Land Development Regulations, a building permit shall not be granted for the 200th residential dwelling unit within the Convergence Research Park Corporate Park lands until the minimum floor area of non-residential uses required by Section 3.5.2(F)(2)(a) and Table 5.3-1 has been constructed or shall be constructed as part of a mixed-use development within the contiguous lands zoned Corporate Park (CP).

3. The Applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated May 22, 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.

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

EXHIBIT "B"

TO

CONVERGENCE COTTAGES EAST
SITE PLAN
STAFF REPORT

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

May 23, 2023

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

Ref: Convergence Cottages West – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

All of my comments on the Construction Plans for Convergence Cottages West have been addressed.

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

Sincerely,

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 22, 2023**

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

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

TR 5/22/2023

RE: **Convergence Cottages East-Construction Plans**

Public Services has reviewed the subject project (May 04, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
2.	**Comment on Oct 2022 Submittal** **Sheet C0.11**

NO.	COMMENTS
	Abbreviations Please add "COA CITY OF ALACHUA" to Abbreviations Please **resubmit** this sheet. Comment on Apr 2023 Submittal Approved
3	**Comment on Oct 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet. Comment on Apr 2023 Submittal Approved
4	**Comment on Oct 2022 Submittal** **Sheet C0.16** **Details 213 and 321D:** Suggest deleting these details as they will not be used on this project. Please add **Detail 324** – see Bryan G. Please **resubmit** this sheet. Comment on Apr 2023 Submittal Approved
5	**Comment on Oct 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out on individual site plan sheets? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal**

NO.	COMMENTS
	FYI - ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate & possibly call-out. **Approved as Noted** **Comment on May 2023 Submittal** **Approved**
6	**Comment on Oct 2022 Submittal** **Sheets C1.0X series and C2.10** **Cross Sections for Street Sections A & B** Please review Cross Section Cut B shown on C1.03 against Cross Section B on C2.10. Should Cut B show both PUEs? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal** **Approved**
7	**Comment on Oct 2022 Submittal** **Sheet C2.00** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof,** shall be built. ...." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
8	**Comment on Oct 2022 Submittal** **Sheets C2.10** **General Comment** The reviewer realizes that roads are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**

NO.	COMMENTS
9	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.00** The reviewer assumes that the EXISTING SANITARY SEWER MANHOLE is where COA Maintenance Ends and HOA Maintenance Begins. BUT THIS MUST BE CONFIRMED BY A REVIEW OF PREVIOUS PROJECTS For now, the assumption is that the EXISTING SANITARY SEWER MANHOLE will be maintained by COA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL WASTEWATER PIPING, MANHOLES AND APPURTENANCES DOWNSTREAM OF THE EXISTING SANITARY SEWER MANHOLE. COA WILL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SANITARY SEWER MANHOLE AND ALL UPSTREAM WASTEWATER PIPING". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
10	**Comment on Oct 2022 Submittal** **Sheets C3.01 – C3.05, Typical Comments** **GENERAL NOTES (GN):** GN 1,2,3, 6: Change reference to "COA" instead of "GRU". GN 8: This reviewer does not know of any gates downstream of the water meter. Either delete GN8 or suggested replacement is: "8. ALL WATER DISTRIBUTION SYSTEMS DOWNSTREAM OF WATER METER ASSEMBLIES ARE PRIVATE. THE WATER METER ASSEMBLY SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY COA." GN 9: Please replace "GRU-MAINTAINED" with "HOA-MAINTAINED" (or equivalent). **CLAY ELECTRIC** Suggest either modifying or deleting the Clay Electric reference. The electrical design by Bill Stormant is included in the Construction Plans. Electrical service area is COA, not CLAY. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**

NO.	COMMENTS
11	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** Please clarify design intent of water main piping material. Under roads, it is clear that the design intent is for the piping to be CLDI. Transition fittings 7 (DI – PVC) are called out. Yet the water piping NOT under roads is called out as CLDI. COA has no objection to all CLDI water piping system. Please evaluate. Please **resubmit** theses sheets. **Comment on Apr 2023 Submittal** See comments below on individual sheets. **Approved as Noted**
12	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** On several sheets, for water service connections under roads, a 3-inch PVC sleeve is called out. Please change to 4-inch as per Detail 312. Please **resubmit** these sheets. **Comment on Apr 2023 Submittal** 3-inch sleeves are still called-out on several sheets. Please change to 4-inch. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
13	**Comment on Oct 2022 Submittal** **Sheet C3.02** • MH#11 has only one connection, which is unusual. Please evaluate. • A water service connection is shown directly underneath a transformer. Please relocate one or the other. If applicable, call out minimum distance between water service connection and transformer. • A water service connection is shown very close to a stormwater inlet. Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum

NO.	COMMENTS
	distance between water service connection and stormwater inlet. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
14	**Comment on Oct 2022 Submittal** **Sheet C3.04** • MH# 3has only one connection, which is unusual. Please evaluate. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
15	**Comment on Oct 2022 Submittal** **Sheet C3.05** A water service connection is shown very close to stormwater inlet (elevation 102.00). Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
16	**Comment on Oct 2022 Submittal** **Sheet C4.0** • Replace "GRU INSPECTOR" with "COA INSPECTOR". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
17	**Comment on Oct 2022 Submittal** **Sheets C4.04 & C4.05** As stated previously, please review MH#11, which has only one connection. Please **resubmit** these sheet(s).

NO.	COMMENTS
	Comment on Apr 2023 Submittal **Approved**
18	**Comment on Oct 2022 Submittal** **Sheet C4.06** As stated previously, please review MH#3, which has only one connection. Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Approved**
19	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.09** Please clarify piping connection between existing manhole and MH#10. Is this piping existing or new? On C4.09, it is called out as existing, but on C3.00, its length and slope is called out, suggesting that it is new. If existing, please clarify how it connects to MH#10. Is there an existing stub-out that needs to be modified? Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Approved**
20	**Comment on Oct 2022 Submittal** **Sheets LS-1 – LS-3** It is a COA requirement that minimum distance between tree trunks is 10-feet. Please call this out as either a general note on LS-1, or as specific notes on LS-2 & LS-3. Please review tree locations on sheets LS-2 and LS-3 to confirm that this minimum distance is maintained. Specifically, on LS-2, evaluate 1-UA near layout 2B, two incidents Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Sheet LS-1:** Suggest change the fourth General Note to: "MAINTAIN 10-FT MINIMUM DISTANCE BETWEEN TREE TRUNKS AND BOTH WATER MAINS AND GRAVITY WASTEWATER LINES. " **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design

NO.	COMMENTS
	engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
21	**Comment on Oct 2022 Submittal** **Sheets IR-1** IR-1 states that there is a water meter and reduced backflow preventer required for irrigation. The reviewer does not recall seeing this on the Utility Plans (Sheet C3.0X series). Please **submit** response. Identify on what utility sheets this meter and backflow preventer are shown. Also, the irrigation system will require power. How will the power for the (private) irrigation system be metered? Note that the street lighting system will be private – the electrical design shows a power meter for street lighting. Suggest coordinating with both civil and electrical designers. Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** Inasmuch as water system is private, COA takes no exception to the irrigation water meter NOT being shown on the utility plans. . **Approved**
22	**Comment on Oct 2022 Submittal** **Sheet E1** Replace at least two existing sectionalizing cabinets with pad mounted enclosures (PME-9). Coordinate with COA Electrical staff. Review directional arrow to ensure that it points to the correct direction. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
23	**Comment on Oct 2022 Submittal** **Sheet E5** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg?

NO.	COMMENTS
	Please review and revise. Please add the following to the specificataions: "2.18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
24	**Comment on Oct 2022 Submittal** **Sheets C2.10, C3.00 through C3.05 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
25	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** For potable water, design intent is for COA maintenance to end at the water meter. To clarify design intent, call out on at least one water meter per sheet, "END OF COA MAINTENANCE, TYP". Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
26	**New Comment on Apr 2023 Submittal** **Sheet C0.00** **General Note (GN) 18, Utilities:**

NO.	COMMENTS
	Water: Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M: PRIVATE". Please note that there are two GNs 17: Thus, suggest changing the last three GNs to "18, 19, 20". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
27	**New Comment on Apr 2023 Submittal** **Sheet C0.14** Because there are master water meters, are individual water meters still required? Suggest modifying Detail 130. See comment 32. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
28	**New Comment on Apr 2023 Submittal** **Sheet C0.15** Note that there are duplicate sheets of C0.15. **Detail 200**: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
	Comment on May 2023 Submittal **Approved**
29	**New Comment on Apr 2023 Submittal** **Sheet C1.03** Because water & WW infrastructure are private, should PUEs be shown on this sheet? (PUEs will be required for electrical infrastructure). **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** Based upon submittal review and a subsequent meeting with Travis Hastay/CHW, the PUE legends will be updated and revisions to the PUEs on C3.01 and C3.03 will be made. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
30	**New Comment on Apr 2023 Submittal** **Sheet C2.10** Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is: "WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**

NO.	COMMENTS
31	**New Comment on Apr 2023 Submittal** **Sheets C3.00, C3.01, C3.03** Suggest water meter note be modified similar to: "6-INCH WATER METER ASSEMBLY **(AND BACKFLOW PREVENTER)**, (PER CITY OF ALACHUA UTILITY DETAILS), **END OF CITY MAINTENANCE"** **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
32	**New Comment on Apr 2023 Submittal** **Sheets C3.01 through C3.05** Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed? General Note 3: Please replace "GRU" with "COA". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
33	**New Comment on Apr 2023 Submittal** **Sheet C3.01** Please call out as "DI" the P-W line that is diagonal under Road A. To the left of the water, there appears to be a street light whose base may be in conflict with P-W. Please evaluate & resolve. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
	Comment on May 2023 Submittal Approved
34	**New Comment on Apr 2023 Submittal** **Sheet C3.03** The "vertical" service connection at the intersection of Streets C & G does not have a sleeve, which is not possible due to the tee being under the road. Please call out valve sizes, line sizes, materials, reducers, transition adapters, etc for this service connection. The 8-inch WM along Street F is called out as "CLDIP" Should it instead be "PVC"? Please evaluate. The residential bldg to the left of the master water meter does not appear to have a water service connection. Please evaluate & resolve. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) Comment on May 2023 Submittal Approved
35	**New Comment on Apr 2023 Submittal** **Various Sheets** Most PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for: • The water meter assembly and piping upstream the assembly. • Around the End of City Maintenance manhole and piping downstream this manhole • The primary power circuits and around the transformers. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) Comment on May 2023 Submittal

NO.	COMMENTS
	Approved
36	**New Comment on Apr 2023 Submittal** **Sheet C0.15** **Details 263 & 264:** Suggest removing the tracer wires from these details as COA no longer requires them. Note that these tracer wires have already been deleted from these details that are part the Cottages West set. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
37	**New Comment on Apr 2023 Submittal** **Sheet C0.00** Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
38	**New Comment on Apr 2023 Submittal** **Sheet C0.10** **Maintenance of Stormwater System** There is no public right-of-way in the project site. Thus, please change note to "1. SAN FELASCO RESEARCH VENTURES LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE STORMWATER BASINS AND FOR THE STORMWATER

NO.	COMMENTS
	CONVEYANCE SYSTEM." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
39	**New Comment on Apr 2023 Submittal** **Sheet C0.14** Please add Detail 115 as this detail is noted in the fittings schedule. Suggest modifying this detail as per related comments. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
40	**New Comment on May 2023 Submittal** **Sheet C0.14** Individual water meters will not be installed in this project. For Detail 312, thus suggest either add note saying that the water meters will not be installed in this project or delete the meters from the detail. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
	END OF COMMENTS

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 22, 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 Cottages East Site Plan Application

Dear Mr. Hastay:

On May 10, 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 Cottage East development. 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 **June 13, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 30, 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, May 30, 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, June 12, 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, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Brian Crawford, San Felasco Research Ventures, LLC *(by electronic mail)*
Project File

May 16, 2023

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

Ref: Convergence Cottages East – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

Our comments on the Construction Plans for Convergence Cottages East are below.

Plans

Sheet C2.02 through C2.05:

1. Suggest showing proposed contours throughout the site.
2. Multiple areas need grading revisions. Some FFEs are lower than the back sidewalk with no explanation of what is to be done with the water pooling against the building. Some rear sidewalk connections have very steep grading down to the main sidewalk.
   Comment was not addressed.
   Some rear sidewalk connections have grades of over 27% up to the building. Please revise.
3. Please call out the number and height of the steps that were added.

Sheet C4.00 through C4.12:

1. Add a vertical curve at the following stations: STA 17+63.25, STA 25+12.55, STA 26+55.22, STA 29+65.26 and STA 34+30.06.
   Comment was not addressed.

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

Sincerely,

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

RE: Request for Review: Convergence Cottages EAST Site Plan

Silver Ware <sware@alachuacounty.us>

Mon 5/15/2023 7:51 AM

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

Good morning

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.

May 4, 2023

City of Alachua
Planning and Community Development
15100 NW 142 Terrace
Alachua, FL 32615

RECEIVED
MAY 10 2023
BY:

RE: Convergence Cottages East

Dear Justin:

Please find attached the following items to address your comments from April 20, 2023:

- Revised plans
- Revised Zoning Exhibit
- Common Green Area Exhibit

PAT Comments

1. Article 3, Zone Districts
   a. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.
   Remaining Issues: Please clarify which projects have obtained a final development order on the zoning exhibit by including a column which identifies if a final development order has been granted.
   - **Please refer to "permitting status" column of table located at bottom left of exhibit.**

2. Article 4, Use Regulations
   a. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.
   Remaining Issues: Though no longer labeled as 2 Bedroom Plan B, the single-story 2 bedroom cottage model exceeds the maximum base are of 1,000 square feet.
   - **The 2B unit has been revised accordingly.**

   b. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).
   Remaining Issues: (1) The minimum common green area has not been provided. (2) For clarity, please provide a summary the total green area to be provided and of the minimum common green area required per Section 4.3.1(A)(5)(d)(i).
   - **The calculations for the common green area has been added as requested. Please refer to the attached exhibit, included with this submittal.**

3. Article 6, Development Standards
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.
      Remaining Issues: Calculations of the required buffer were not provided.

- **Required buffer landscape calculations and tree credit calculations provided.**

ii. A Type D 7.5' buffer is required along the east perimeter. Provide calculation of required buffer and required plantings.
Remaining Issues: Calculations of the required buffer were not provided.

- **Required buffer landscape calculations and tree credit calculations provided.**

4. Minor Comments
   a. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   Remaining Issues: Comment was not fully addressed. The note refers to maintenance of the stormwater conveyance system 'not in the public right-of-way'. This should be removed.
   - **The referenced note has been updated accordingly.**

   b. The north, east, and south portions of "Street C" should be identified as individual streets (e.g. "Street E", "Street F", and "Street G").
   Remaining Issues: Correct the labels on C2.XX series sheets.
   - **Street names have been corrected on the C2.XX series sheets.**

New Comments – 3/30/23 Submittal

5. Miscellaneous
   a. In order to demonstrate compliance with Section 4.3.1(A)(5)(a)(ii), provide the floor area (e.g., enclosed area) of each cottage model.
   - **The floor area of each cottages has been added to the floor plan sheets.**

Public Services

5. Comment on Oct 2022 Submittal
   Sheet C1.02, Typical Coment
   Pedestrian Road Crossing
   Roads are private. Are ADA detectable Warnings required at crosswalks? Should this be called out on individual site plans?
   Comment on April 2023 Submittal
   FYI – ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate and possibly call-out.
   - **Detectable warning strip callouts have been added as a Typical.**

8. Comment on Oct 2022 Submittal
   Sheets C2.10
   General Comment
   The reviewer realizes that roads are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE".
   Approved as Noted.
   - **Acknowledged**

12. Comment on Oct 2022 Submittal
    Sheets C2.01 through C3.05
    On several sheets, for water service connections under roads, a 3-inch PVC sleeve is called out. Please change to 4-inch as per Detail 312.

Please resubmit these sheets.
Comment on Apr 2023 Submittal
3-inch sleeves are still called-out on several sheets. Please change to 4-inch.
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Call-outs have been updated to 4-inch.**

20. Comment on Oct 2022 Submittal
Sheets LS-1 – LS-3
It is a COA requirement that minimum distance between tree trunks is 10-feet.
Please call this out as either a general note on LS-1, or as specific notes on LS-2 & LS-3.
Please review tree locations on sheets LS-2 and LS-3 to confirm that this minimum distance is maintained. Specifically, on LS-2, evaluate 1-UA near layout 2B, two incidents.
Please resubmit these sheet(s).
Comment on Apr 2023 Submittal
Sheet LS-1: Suggest change the fourth General Note to:
"MAINTAIN 10-FT MINIMUM DISTANCE BETWEEN TREE TRUNKS AND BOTH WATER MAINS AND GRAVITY WASTEWATER LINES."
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **General Notes updated with suggested note.**

21. Comment on Oct 2022 Submittal
Sheets IR-1
IR-1 states that there is a water meter and reduced backflow preventer required for irrigation. The reviewer does not recall seeing this on the Utility Plans (Sheet C3.0X series).
Please submit response. Identify on what utility sheets this meter and backflow preventer are shown.
Also, the irrigation system will require power. How will the power for the (private) irrigation system be metered? Note that the street lighting system will be private – the electrical design shows a power meter for street lighting.
Suggest coordinating with both civil and electrical designers.
Please resubmit these sheet(s).
Comment on Apr 2023 Submittal
Inasmuch as water system is private, COA takes no exception to the irrigation water meter NOT being shown on the utility plans.
Approved

- **Acknowledged.**

26. New Comment on Apr 2023 Submittal
Sheet C0.00
General Note (GN) 18, Utilities:
Water: Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M: PRIVATE".
Please note that there are two GNs 17: Thus, suggest changing the last three GNs to "18, 19, 20."
Conditional Approval

Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **The request utility note and note numbering has been updated.**

27. New Comment on Apr 2023 Submittal
Sheet C0.14
Because there are master water meters, are individual water meters still required? Suggest modifying Detail 130. See comment 32.
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Detail has been removed.**

28. New Comment on Apr 2023 Submittal
Sheet C0.15
Note that there are duplicate sheets of C0.15.
Detail 200: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC".
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **The duplicate sheets have been removed and the detail updated as requested.**

29. New Comment on Apr 2023 Submittal
Sheet C1.03
Because water & WW infrastructure are private, should PUEs be shown on this sheet? (PUEs will be required for electrical infrastructure).
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **All needed PUEs are shown in the C3.XX series sheets. PUEs cover proposed master water meter, end of maintenance points, and all proposed primary electric infrastructure.**

30. New Comment on Apr 2023 Submittal
Sheet C2.10
Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is:
"WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER".
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Note has been added as requested.**

31. New Comment on Apr 2023 Submittal
    Sheets C3.00, C3.01, C3.03
    Suggest water meter note be modified similar to:
    "6-INCH WATER METER ASSEMBLY (AND BACKFLOW PREVENTER), (PER CITY OF ALACHUA UTILITY DETAILS), END OF CITY MAINTENANCE"
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **The label has been updated as requested.**

32. New Comment on Apr 2023 Submittal
    Sheets C3.01 through C3.05
    Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed?
    General Note 3: Please replace "GRU" with "COA".
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Details have been updated. In general, the project is okay following City standards on the private side with the understanding that this is privately owned and maintained and also privately inspected.**

33. New Comment on Apr 2023 Submittal
    Sheet C3.01
    Please call out as "DI" the P-W line that is diagonal under Road A.
    To the left of the water, there appears to be a street light whose base may be in conflict with P-W. Please evaluate & resolve.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Water line label updated accordingly. Light pole base sufficiently spaced from private water line.**

34. New Comment on Apr 2023 Submittal
    Sheet C3.03
    The "vertical" service connection at the intersection of Streets C & G does not have a sleeve, which is not possible due to the tee being under the road. Please call out valve sizes, line sizes, materials, reducers, transition adapters, etc for this service connection.
    The 8-inch WM along Street F is called out as "CLDIP" Should it instead by "PVC"? Please evaluate.
    The residential bldg to the left of the master water meter does not appear to have a water service connection. Please evaluate & resolve.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is

Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Adjusted service to not cross under intersection. Water main material changed where the line is not under asphalt. Service added to unit previously missed.**

35. New Comment on Apr 2023 Submittal
    Various Sheets
    Most PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for:
    - The water meter assembly and piping upstream the assembly.
    - Around the End of City Maintenance manhole and piping downstream this manhole.
    - The primary power circuits and around the transformers.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **PUEs can be found on C3.XX series sheets.**

36. New Comment on Apr 2023 Submittal
    Sheet C0.15
    Details 263 & 264:
    Suggest removing tracer wires from these details as COA no longer requires them.
    Note that these tracer wires have already been deleted from these details that are part the Cottages West set.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Tracer wire removed.**

37. New Comment on Apr 2023 Submittal
    Sheet C0.00
    Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Cover sheet updated accordingly.**

38. New Comment on Apr 2023 Submittal
    Sheet C0.10
    Maintenance of Stormwater System
    There is no public right-of-way in the project site.
    Thus, please change note to
    "1. SAN FELASCO RESEARCH VENTURES LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE STORMWATER BASINS AND FOR THE STORMWATER CONVEYANCE SYSTEM."
    Conditional Approval

Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Note updated accordingly.**

39. New Comment on Apr 2023 Submittal
    Sheet C0.14
    Please add Detail 115 as this detail is noted in the fittings schedule.
    Suggest modifying this detail as per related comments.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **The callout has been revised to reference detail 118.**

EDA Comments

Sheet C2.01 through C2.05:

1. Suggest showing proposed contours throughout the site.
    - **Typical details have been added to help address the grading specific to the cottage units on sheet C0.12. In general water flows out to the driveways. Drains were added to help prevent water from crossing over sidewalks.**

2. Multiple areas need grading revisions. Some FFEs are lower than the back sidewalk with no explanation of what is to be done with the water pooling against the building. Some rear sidewalk connections have very steep grading down to the main sidewalk. Comment was not addressed.
    - **Typical details have been added to help address the grading specific to the cottage units on sheet C0.12. In general water flows out to the driveways. Drains were added to help prevent water from crossing over sidewalks.**

Sheet C4.00 through C4.12:

1. Add a vertical curve at the following stations: STA 17+63.25, STA 25+12.55, STA 26+55.22, STA 29+65.26 and STA 34+30.06. Comment was not addressed.
    - **As mentioned in the previous response, the project does not propose any public roads.**

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

Sincerely,
CHW



Travis Hastay, P.E.
Project Manager

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04.19.2023

NAME & DESCRIPTION OF PROJECT Convergence Park Cottage Neighborhood East

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03929-000-000 & 03969-000-000

Acreage 25

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 80
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [x] Revised
- [ ] Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	80	**units X 0.12 Elementary School Multiplier**	10	**Student Stations**
MIDDLE	80	**units X 0.06 Middle School Multiplier**	5	**Student Stations**
HIGH	80	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Travis Hastey (CHW)

Mailing Address: 11801 Research Dr.

Alachua, FL 32615

Phone: 352.331.1976

Email: travish@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures

Mailing Address (Brian Crawford)

P.O. Box 236, Lake Butler, FL 32054

Phone:

Email

CERTIFICATION

PROJECT NAME : Convergence Cottage East **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 10

- ☑ Capacity Available — Available Capacity 302
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 5

- ☑ Capacity Available — Available Capacity 455
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 7

- ☑ Capacity Available — Available Capacity 131
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 04.26.2023

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 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) Summary: Convergence Cottages East Site Plan Application

Dear Mr. Hastay:

On April 4, 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 Cottages East project. The application proposes the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000.

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 may 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, May 4, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 13, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 3, Zone Districts*
   a. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.

      Remaining Issues: Please clarify which projects have obtained a final development order on the zoning exhibit by including a column which identifies if a final development order has been granted.

2. *Article 4, Use Regulations*
   a. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.

      Remaining Issues: Though no longer labeled as 2 Bedroom Plan B, the single-story 2 bedroom cottage model exceeds the maximum base are of 1,000 square feet.

   b. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

      Remaining Issues: (1) The minimum common green area has not been provided. (2) For clarity, please provide a summary the total green area to be provided and of the minimum common green area required per Section 4.3.1(A)(5)(d)(i).

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.

         Remaining Issues: Calculations of the required buffer were not provided.

      ii. A Type D 7.5' buffer is required along the east perimeter. Provide calculation of required buffer and required plantings.

      Remaining Issues: Calculations of the required buffer were not provided.

4. *Minor Comments*
   a. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.

      Remaining Issues: Comment was not fully addressed. The note refers to maintenance of the stormwater conveyance system 'not in the public right-of-way'. This should be removed.

   b. The north, east, and south portions of "Street C" should be identified as individual streets (e.g. "Street E", "Street F", and "Street G").

      Remaining Issues: Correct the labels on C2.XX series sheets.

New Comments – 3/30/23 Submittal

5. *Miscellaneous*
   a. In order to demonstrate compliance with Section 4.3.1(A)(5)(a)(ii), provide the floor area (e.g., enclosed area) of each cottage model.

b. Provide a model name/label for each cottage model on the architectural plans.
c. Zoning exhibit and green area calculations must be included with site plan package.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 19, 2023.
   b. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated April 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)*
Brian Crawford, San Felasco Research Ventures, LLC *(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: **April 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 4/20/2023

RE: **Convergence Cottages East-Construction Plans**

Public Services has reviewed the subject project (Apr 03, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
2.	**Comment on Oct 2022 Submittal** **Sheet C0.11**

NO.	COMMENTS
	Abbreviations Please add "COA CITY OF ALACHUA" to Abbreviations Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
3	**Comment on Oct 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
4	**Comment on Oct 2022 Submittal** **Sheet C0.16** **Details 213 and 321D:** Suggest deleting these details as they will not be used on this project. Please add **Detail 324** – see Bryan G. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
5	**Comment on Oct 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out on individual site plan sheets? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal**

NO.	COMMENTS
	FYI - ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate & possibly call-out. **Approved as Noted**
6	**Comment on Oct 2022 Submittal** **Sheets C1.0X series and C2.10** **Cross Sections for Street Sections A & B** Please review Cross Section Cut B shown on C1.03 against Cross Section B on C2.10. Should Cut B show both PUEs? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal** **Approved**
7	**Comment on Oct 2022 Submittal** **Sheet C2.00** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof,** shall be built…." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
8	**Comment on Oct 2022 Submittal** **Sheets C2.10** **General Comment** The reviewer realizes that roads are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
9	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.00** The reviewer assumes that the EXISTING SANITARY SEWER MANHOLE is where

NO.	COMMENTS
	COA Maintenance Ends and HOA Maintenance Begins. BUT THIS MUST BE CONFIRMED BY A REVIEW OF PREVIOUS PROJECTS For now, the assumption is that the EXISTING SANITARY SEWER MANHOLE will be maintained by COA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL WASTEWATER PIPING, MANHOLES AND APPURTENANCES DOWNSTREAM OF THE EXISTING SANITARY SEWER MANHOLE. COA WILL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SANITARY SEWER MANHOLE AND ALL UPSTREAM WASTEWATER PIPING". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
10	**Comment on Oct 2022 Submittal** **Sheets C3.01 – C3.05, Typical Comments** **GENERAL NOTES (GN):** GN 1,2,3, 6: Change reference to "COA" instead of "GRU". GN 8: This reviewer does not know of any gates downstream of the water meter. Either delete GN8 or suggested replacement is: "8. ALL WATER DISTRIBUTION SYSTEMS DOWNSTREAM OF WATER METER ASSEMBLIES ARE PRIVATE. THE WATER METER ASSEMBLY SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY COA." GN 9: Please replace "GRU-MAINTAINED" with "HOA-MAINTAINED" (or equivalent). **CLAY ELECTRIC** Suggest either modifying or deleting the Clay Electric reference. The electrical design by Bill Stormant is included in the Construction Plans. Electrical service area is COA, not CLAY. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
11	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** Please clarify design intent of water main piping material.

NO.	COMMENTS
	Under roads, it is clear that the design intent is for the piping to be CLDI. Transition fittings 7 (DI – PVC) are called out. Yet the water piping NOT under roads is called out as CLDI. COA has no objection to all CLDI water piping system. Please evaluate. Please **resubmit** theses sheets. **Comment on Apr 2023 Submittal** See comments below on individual sheets. **Approved as Noted**
12	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** On several sheets, for water service connections under roads, a 3-inch PVC sleeve is called out. Please change to 4-inch as per Detail 312. Please **resubmit** these sheets. **Comment on Apr 2023 Submittal** 3-inch sleeves are still called-out on several sheets. Please change to 4-inch. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
13	**Comment on Oct 2022 Submittal** **Sheet C3.02** • MH#11 has only one connection, which is unusual. Please evaluate. • A water service connection is shown directly underneath a transformer. Please relocate one or the other. If applicable, call out minimum distance between water service connection and transformer. • A water service connection is shown very close to a stormwater inlet. Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**

NO.	COMMENTS
14	**Comment on Oct 2022 Submittal** **Sheet C3.04** • MH# 3has only one connection, which is unusual. Please evaluate. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
15	**Comment on Oct 2022 Submittal** **Sheet C3.05** A water service connection is shown very close to stormwater inlet (elevation 102.00). Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
16	**Comment on Oct 2022 Submittal** **Sheet C4.0** • Replace "GRU INSPECTOR" with "COA INSPECTOR". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
17	**Comment on Oct 2022 Submittal** **Sheets C4.04 & C4.05** As stated previously, please review MH#11, which has only one connection. Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Approved**

NO.	COMMENTS
18	**Comment on Oct 2022 Submittal** **Sheet C4.06** As stated previously, please review MH#3, which has only one connection. Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Approved**
19	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.09** Please clarify piping connection between existing manhole and MH#10. Is this piping existing or new? On C4.09, it is called out as existing, but on C3.00, its length and slope is called out, suggesting that it is new. If existing, please clarify how it connects to MH#10. Is there an existing stub-out that needs to be modified? Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Approved**
20	**Comment on Oct 2022 Submittal** **Sheets LS-1 – LS-3** It is a COA requirement that minimum distance between tree trunks is 10-feet. Please call this out as either a general note on LS-1, or as specific notes on LS-2 & LS-3. Please review tree locations on sheets LS-2 and LS-3 to confirm that this minimum distance is maintained. Specifically, on LS-2, evaluate 1-UA near layout 2B, two incidents Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** **Sheet LS-1:** Suggest change the fourth General Note to: "MAINTAIN 10-FT MINIMUM DISTANCE BETWEEN TREE TRUNKS AND BOTH WATER MAINS AND GRAVITY WASTEWATER LINES. " **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
21	**Comment on Oct 2022 Submittal** **Sheets IR-1** IR-1 states that there is a water meter and reduced backflow preventer required for irrigation. The reviewer does not recall seeing this on the Utility Plans (Sheet C3.0X series). Please **submit** response. Identify on what utility sheets this meter and backflow preventer are shown. Also, the irrigation system will require power. How will the power for the (private) irrigation system be metered? Note that the street lighting system will be private – the electrical design shows a power meter for street lighting. Suggest coordinating with both civil and electrical designers. Please **resubmit** these sheet(s). **Comment on Apr 2023 Submittal** Inasmuch as water system is private, COA takes no exception to the irrigation water meter NOT being shown on the utility plans. . **Approved**
22	**Comment on Oct 2022 Submittal** **Sheet E1** Replace at least two existing sectionalizing cabinets with pad mounted enclosures (PME-9). Coordinate with COA Electrical staff. Review directional arrow to ensure that it points to the correct direction. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
23	**Comment on Oct 2022 Submittal** **Sheet E5** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please add the following to the specificataions: "2.18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING

NO.	COMMENTS
	ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
24	**Comment on Oct 2022 Submittal** **Sheets C2.10, C3.00 through C3.05 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
25	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** For potable water, design intent is for COA maintenance to end at the water meter. To clarify design intent, call out on at least one water meter per sheet, "END OF COA MAINTENANCE, TYP". Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
26	**New Comment on Apr 2023 Submittal** **Sheet C0.00** **General Note (GN) 18, Utilities:** **Water:** Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M: PRIVATE". Please note that there are two GNs 17: Thus, suggest changing the last three GNs to "18,

NO.	COMMENTS
	19, 20". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
27	**New Comment on Apr 2023 Submittal** **Sheet C0.14** Because there are master water meters, are individual water meters still required? Suggest modifying Detail 130. See comment 32. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
28	**New Comment on Apr 2023 Submittal** **Sheet C0.15** Note that there are duplicate sheets of C0.15. **Detail 200**: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
29	**New Comment on Apr 2023 Submittal** **Sheet C1.03** Because water & WW infrastructure are private, should PUEs be shown on this sheet? (PUEs will be required for electrical infrastructure). **Conditional Approval**

NO.	COMMENTS
	Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
30	**New Comment on Apr 2023 Submittal** **Sheet C2.10** Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is: "WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
31	**New Comment on Apr 2023 Submittal** **Sheets C3.00, C3.01, C3.03** Suggest water meter note be modified similar to: "6-INCH WATER METER ASSEMBLY **(AND BACKFLOW PREVENTER)**, (PER CITY OF ALACHUA UTILITY DETAILS), **END OF CITY MAINTENANCE"** **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
32	**New Comment on Apr 2023 Submittal** **Sheets C3.01 through C3.05** Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed? General Note 3: Please replace "GRU" with "COA". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning

NO.	COMMENTS
	Department.)
33	**New Comment on Apr 2023 Submittal** **Sheet C3.01** Please call out as "DI" the P-W line that is diagonal under Road A. To the left of the water, there appears to be a street light whose base may be in conflict with P-W. Please evaluate & resolve. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
34	**New Comment on Apr 2023 Submittal** **Sheet C3.03** The "vertical" service connection at the intersection of Streets C & G does not have a sleeve, which is not possible due to the tee being under the road. Please call out valve sizes, line sizes, materials, reducers, transition adapters, etc for this service connection. The 8-inch WM along Street F is called out as "CLDIP" Should it instead be "PVC"? Please evaluate. The residential bldg to the left of the master water meter does not appear to have a water service connection. Please evaluate & resolve. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
35	**New Comment on Apr 2023 Submittal** **Various Sheets** Most PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for: • The water meter assembly and piping upstream the assembly. • Around the End of City Maintenance manhole and piping downstream this manhole • The primary power circuits and around the transformers.

NO.	COMMENTS
	Conditional Approval Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
36	**New Comment on Apr 2023 Submittal** **Sheet C0.15** **Details 263 & 264:** Suggest removing the tracer wires from these details as COA no longer requires them. Note that these tracer wires have already been deleted from these details that are part the Cottages West set. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
37	**New Comment on Apr 2023 Submittal** **Sheet C0.00** Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
38	**New Comment on Apr 2023 Submittal** **Sheet C0.10** **Maintenance of Stormwater System** There is no public right-of-way in the project site. Thus, please change note to "1. SAN FELASCO RESEARCH VENTURES LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE STORMWATER BASINS AND FOR THE STORMWATER

NO.	COMMENTS
	CONVEYANCE SYSTEM." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
39	**New Comment on Apr 2023 Submittal** **Sheet C0.14** Please add Detail 115 as this detail is noted in the fittings schedule. Suggest modifying this detail as per related comments. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
40	
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

April 19, 2023

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

Ref: Convergence Cottages East – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

Our comments on the Construction Plans for Convergence Cottages East are below.

Plans

Sheet C2.01 through C2.05:

1. Suggest showing proposed contours throughout the site.
2. Multiple areas need grading revisions. Some FFEs are lower than the back sidewalk with no explanation of what is to be done with the water pooling against the building. Some rear sidewalk connections have very steep grading down to the main sidewalk. Comment was not addressed.

Sheet C4.00 through C4.12:

1. Add a vertical curve at the following stations: STA 17+63.25, STA 25+12.55, STA 26+55.22, STA 29+65.26 and STA 34+30.06. Comment was not addressed.

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

Sincerely,

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

April 4, 2023

Justin Tabor
City of Alachua Planning and Community Development
15100 NW 142 Terrace
Alachua, FL 32615

RE: Convergence Cottages East

Dear Justin:

Please find attached the following items to address your comments from February 7, 2023:

- Revised Plans
- Student Generation Form
- Zoning Exhibit
- Open Space Exhibit
- Hydrant Coverage Exhibit
- Fire Truck Route Exhibit

PAT Comments

1. Article 3, Zone Districts
   a. Per Section 3.5.2(F)(2)(c), the site plan must include an exhibit depicting the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(a). The exhibit must depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park together with all existing improvements. The exhibit must also demonstrate that an area of land shall remain within the CP zoning district to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses must be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses shall be used to for the preservation calculation.
   - **A zoning exhibit is included with this submittal. Please refer to the zoning exhibit included with this submittal.**

   b. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.
   - **A matrix showing all approved, in construction, and in permitting projects is included with the zoning exhibit. Please refer to the zoning exhibit included with this submittal.**

2. Article 4, Use Regulations
   a. Per Section 4.3.1(A)(5)(c) the joint use and maintenance of open space, private roads, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association. Submit draft covenants/restrictions for the owners' association.
   - **Staff has acknowledged a typical 'owners association' may not be applicable, yet requested the Developer record a document in the public record to address maintenance of commonly owned property. The project's intent is to be owned and maintained by a single entity. The intent is for a rental community and as such this project is no different than a multi-family project where the project owner controls all operations and maintenance. There are no dedicated common areas, etc. Therefore, there's nothing to record in the public record.**

Therefore, to address the PAT Comment a note will be added to the project cover sheets that indicates the following, "Project Owner, successor, or assigns agrees to operate and maintain all the facilities and infrastructure as contained within these drawings".

b. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.

- **The cottage models have been updated as requested.**

c. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.

- **The cottage models have been updated as requested.**

d. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

- **A exhibit showing the area of each common green is included with this submittal. Please refer to the attached.**

3. Article 6, Development Standards
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.
      - **Additional landscape for south perimeter buffer provided. Buffer calculations provided on LS-1.**

      ii. A Type D 7.5' buffer is required along the east perimeter. Provide calculation of required buffer and required plantings.
      - **Additional landscape for east perimeter buffer provided. Buffer calculations provided on LS-1.**

      iii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.
      - **Open space and landscaped area calculations provided on LS-1.**

   b. Section 6.4, Exterior Lighting Standards
      i. The electrical plan sheets do not appear to identify the location of proposed light fixtures.
      - **Electrical plans have been updated to indicate proposed light fixture locations.**

4. Article 7, Subdivision Standards
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. An application for an interpretation by the LDR Administrator regarding the potential reduction in minimum wearing surface width is under review. An interpretation affirming the applicant's request would require no changes to the plan, however, an interpretation dissenting with the applicant's request would require the minimum wearing surface width to be increased to 12 feet.

   - **This project is a for-rent residential community, similar to numerous multi-family site plans subject to the City of Alachua's Land Development Code Article 6 not Article 7, which is the subdivision code. Staff indicates Section 2.4.9 (A) requires a site plan comply with the standards of Article 7, but ignored the modifier 'applicable standards of Article 7'.**

     Road wearing surface width, Right of Way, or easement width for alleys are not applicable to a site plan. This Code Section would not be applied to any other site plan in the City. For example,

this Code would not apply to a retail building, nor a multifamily site where the parking is located on drive aisles. In our case the paved areas are nothing more than drive aisles providing access to residential rental units. Drive aisles are not public nor private streets, they are simply drive aisles. The comment is not applicable to our site plan.

b. Section 7.2.5(F) states the City Commission may approve a private street when adequate provision for initial installation, improvement, and future private maintenance of the private street is assured through a development agreement. A development agreement will be required to be approved by the City Commission prior to consideration of the site plan. Reference Section 7.2.5(F) for additional information.

- **We are not proposing streets, nor a subdivision governed by Section 7. Therefore, no request is necessary for City Commission approval. Our pavement network of drive aisles is similar to any other retail or multi-family project owned and operated by the property owner. Since these are not streets, we do not require Commission approval, nor is there a requirement for a development agreement.**

5. Miscellaneous
   a. General Comment Pertaining to All Convergence Residential Projects: Per Section 3.5.2(F)(2)(a) a final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1 has been constructed within the CP zoning district. Presently, a final plat has been approved for Convergence Residential Phase 1 (86 lots/units). Phases 2 and 3 of Convergence Residential are comprised of 103 lots/units and 84 lots/units, respectively. The applicant has also submitted a site plan application for Convergence Cottages East, which proposes 80 units. A final development order (final plat or site plan) may not be granted for more than 299 units until a certificate of occupancy has been issued for the Momentum Labs project. Furthermore, a final development order may not be granted for more than 399 units until certificates of occupancy have been issued for nonresidential uses totaling a minimum of 75,000 square feet.

- **CHW has entitled more than 75,000 sf of nonresidential floor area in the overall development and it's either under construction or will be in the next three (3) months. The exact code language in 3.5.2 (F) (2)(a) states:**

  A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or ***shall be constructed concurrent with residential*** *units as a part of a mixed-use development.*

  Emphasis is placed on 'shall be constructed concurrent with residential' above as it's our intent to concurrently complete the nonresidential while the residential is constructed. Staff have indicated constructed concurrent with means as part of a mixed-use site plan approval.

  However, that is not what the Code states. Nowhere does the Code state 'concurrent with 'if it's part of a mixed-use site plan'. We are consistent with the plain language of the Code, which was collaboratively created with staff, and we are part of a mixed-use development spanning the property and connected by multiple existing and proposed means of access. With over 75,000 sf nonresidential floor area approvals to date, we believe the City's obligation is met and approval of the additional residential units per the Code is warranted. Clearly, these will be constructed concurrently as required and allowed by Code.

  As gesture of San Felasco Research Ventures continued good faith to work with the City we would agree as a condition of approval of Cottages West and East to a Development Order condition stating:

Developer acknowledges no additional residential units beyond 399 may be approved until a minimum of 75,000 s.f. of non-residential square footage is constructed and a certificate of occupancy issued, subject to modification future City Code changes are adopted.

b. Submit a Public School Student Generation Form for the project.
- **A student generation form is included with this submittal. Please refer to the attached.**

6. Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 6, 2023.
   - **Acknowledged.**

   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 26, 2023.
   - **Acknowledged.**

   c. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated February 7, 2023.
   - **Acknowledged.**

7. Minor Comments
   a. Sheet C0.00, General Note #4: Remove reference to subdivider as no subdivision is proposed.
   - **Subdivider has been removed as requested.**

   b. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   - **Maintenance of stormwater notes have been updated to reflect that San Felasco Research, LLC will be the responsible entity.**

   c. Sheet C0.12: Confirm the typical residential driveway detail is applicable for this project.
   - **Residential driveway detail has been deleted.**

   d. Sheet C0.20: Confirm the name of the maintenance entity is correct in Section XI., Maintenance. Correct references to “the County”.
   - **The maintenance entity is confirmed and the reference to “the County” has been updated to “the City”.**

   e. Sheet C2.10: Typical roadway cross sections indicate one-way traffic.
   - **The cross-sections have been updated.**

   f. The north, east, and south portions of “Street C” should be identified as individual streets (e.g. “Street E”, “Street F”, and “Street G”).
   - **Individual street names have been added**

<u>Public Works Comments</u>

1. Sheet C0.10
   WW&WW General Note 18:
   COA no longer requires tracer wire on gravity WW piping. Thus, please delete “AND WASTEWATER” so note now reads:
   “18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN…”
   Please resubmit this sheet.

- **Notes have been updated as requested.**

2. Sheet C0.11
   Abbreviations
   Please add “COA CITY OF ALACHUA” to Abbreviations
   Please resubmit this sheet.
   - **The abbreviation has been added.**

3. Sheet C0.15
   Detail 200: Suggest deleting “PREFERRED” near Keyed Note 3 as it appears to be an artifact.
   - **The “preferred” has been removed as requested.**

   Details 263 & 264: Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4.
   - **Tracer wire has been removed from the detail as requested.**

4. Sheet C0.16
   Details 213 and 321D: Suggest deleting these details as they will not be used on this project.
   - **The details have been deleted.**

   Please add Detail 324 – see Bryan G.
   - **Detail 324 has been added.**

5. Sheet C1.02, Typical Comment
   Pedestrian Road Crossing
   Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out on individual site plan sheets?
   Please resubmit applicable sheets.
   - **ADA Detectable Warnings have been added at all crosswalks.**

6. Sheets C1.0X series and C2.10
   Cross Sections for Street Sections A & B
   Please review Cross Section Cut B shown on C1.03 against Cross Section B on C2.10.
   Should Cut B show both PUEs?
   Please resubmit applicable sheets.
   - **As the roads are private, the PUEs have been removed.**

7. Sheet C2.00
   Drainage Spec 3.
   On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read:
   “3. Structure bottoms, including grouting thereof, shall be built…”
   Please resubmit this sheet.
   - **Drainage specifications have been updated as requested.**

8. Sheets C2.10
   General Comment
   The reviewer realizes that roads are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms “PRIVATE R/W”, “HOA EASEMENT” and “PUE”.
   Approved as noted.

- **The roadway cross-sections have been updated and the PUE and ROW designations have been removed.**

9. Sheets C3.00 & C4.00
   The reviewer assumes that the EXISTING SANITARY SEWER MANHOLE is where COA Maintenance Ends and HOA Maintenance Begins. BUT THIS MUST BE CONFIRMED BY A REVIEW OF PREVIOUS PROJECTS.
   For now, the assumption is that the EXISTING SANITARY SEWER MANHOLE will be maintained by COA. Thus, please include note or call-out with text similar to:
   "HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL WASTEWATER PIPING, MANHOLES AND APPURTENANCES DOWNSTREAM OF THE EXISTING SANITARY SEWER MANHOLE. COA WILL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SANITARY SEWER MANHOLE AND ALL UPSTREAM WASTEWATER PIPING."
   Please resubmit this sheet.
   - **The existing manhole north of MH#2 and MH#10 have been called out as the end of City maintenance. The suggested note was not added as no HOA is proposed. Please refer to note 17 on sheet C0.00.**

10. Sheets C3.01 – C3.05, Typical Comments
    General Notes (GN):
    GN 1, 2, 3, 6: Change reference to "COA" instead of "GRU".
    - **The notes have been updated as requested.**

    GN 8: This reviewer does not know of any gates downstream of the water meter.
    Either delete GN8 or suggested replacement is:
    "8. ALL WATER DISTRIBUTION SYSTEMS DOWNSTREAM OF WATER METER ASSEMBLIES ARE PRIVATE. THE WATER METER ASSEMBLY SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY COA."
    - **This note has been deleted.**

    GN9: Please replace "GRU-MAINTAINED" with "HOA-MAINTAINED" (or equivalent).
    - **As no HOA or subdividing is proposed, the referenced note has been deleted.**

    CLAY ELECTRIC
    Suggest either modifying or deleting the Clay Electric reference. The electrical design by Bill Stormant is included in the Construction Plans. Electrical service area is COA, not CLAY.
    Please resubmit this sheet.
    - **The references to Clay Electric have been updated or deleted.**

11. Sheets C3.01 through C3.05
    Please clarify design intent of water main piping material.
    Under roads, it is clear that the design intent is for the piping to be CLDI. Transition fittings 7 (DI – PVC) are called out. Yet the water piping NOT under roads is called out as CLDI.
    COA has no objection to all CLDI water piping system.
    Please evaluate.
    Please resubmit these sheets.
    - **Water piping has been updated. Water not underneath roadways will be PVC.**

12. Sheets C3.01 through C3.05
    On several sheets, for water service connections under roads, a 3-inch PVC sleeve is called out. Please change to 4-inch as per Detail 312.
    Please resubmit these sheets.

- **The sleeves have been updated to 4”.**

13. Sheet C3.02
    MH#11 has only one connection, which is unusual. Please evaluate.
    - **MH#11 is at the end of the line and should only have one connection.**

    A water service connection is shown directly underneath a transformer. Please relocate one or the other. If applicable, call out minimum distance between water service connection and transformer.
    - **The water service connection has been moved.**

    A water service connection is shown very close to a stormwater inlet. Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet.
    Please resubmit this sheet.
    - **The water service has been moved.**

14. Sheet C3.04
    MH#3 has only one connection, which is unusual. Please evaluate.
    Please resubmit this sheet.
    - **MH#3 is at the end of the line and should only have one connection.**

15. Sheet C3.05
    A water service connection is shown very close to the stormwater inlet (elevation 102.00).
    Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet.
    Please resubmit this sheet.
    - **There is over 5’ of separation between the structure and the service, which is an adequate separation.**

16. Sheet C4.0
    Replace “GRU INSPECTOR” with “COA INSPECTOR”.
    Please resubmit this sheet.
    - **The callout has been updated as requested.**

17. Sheets C4.04 & C4.05
    As stated previously, please review MH#11, which only has one connection.
    Please resubmit these sheet(s).
    - **MH#11 is at the end of the line and should only have one connection.**

18. Sheet C4.06
    As stated previously, please review MH#3, which only has one connection.
    Please resubmit these sheet(s).
    - **MH#3 is at the end of the line and should only have one connection.**

19. Sheets C3.00 & C4.09
    Please clarify piping connection between existing manhole and MH#10.
    Is this piping existing or new? On C4.09, it is called out as existing, but on C3.00, its length and slope is called out, suggesting that it is new.
    If existing, please clarify how it connects to MH#10. Is there an existing stub-out that needs to be modified?
    Please resubmit these sheet(s).
    - **The piping is an existing sanitary sewer stub-out. Sheet C3.00 has been updated as necessary.**

20. Sheets LS-1 – LS-3
    It is a COA requirement that minimum distance between tree trunks is 10-feet.
    Please call this out as either a general note on LS-1, or as specific notes on LS-2 & LS-3.
    Please review tree locations on sheets LS-2 and LS-3 to confirm that this minimum distance is maintained.
    Specifically, on LS-2, evaluate 1-UA near layout 2B, two incidents.
    Please resubmit these sheet(s).
    - **General note provided on LS-1.**

21. Sheets IR-1
    IR-1 states that there is a water meter and reduced backflow preventer required for irrigation. The reviewer does not recall seeing this on the Utility Plans (Sheet C3.0X series).
    Please submit response. Identify on what utility sheets this meter and backflow preventer are shown.
    Also, the irrigation system will require power. How will the power for the (private) irrigation system be metered? Note that the street lighting system will be private – the electrical design shows a power meter for street lighting.
    Suggest coordinating with both civil and electrical designers.
    Please resubmit these sheet(s).
    - **Water meter and backflow preventer shown on irrigation plans.**

22. Sheet E1
    Replace at least two existing sectionalizing cabinets with pad mounted enclosures (PME-9).
    Coordinate with COA Electrical staff.
    Review directional arrow to ensure that it points to the correct direction.
    Please resubmit this sheet.
    - **The sectionalizing cabinets have been updated to PME and the directional arrow revised.**

23. Sheet E5
    Please review spec Par 1.10, which specifies lighting. Is there an electrical bldg.? Please review and revise.
    - **Specification 1.10 has been updated.**

    Please add the following to the specifications:
    "2.18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED."
    Please resubmit this sheet.
    - **The requested specification has been added as 2.15.**

24. Sheets C2.10, C3.00 through C3.05 etc.
    Typical cross sections show water pipe 2.5 feet from edge of road.
    To minimize road repair when repairing a defective pipe, COA prefers that the distance between water pipe and road edge be increased to 5 feet.
    Please evaluate and change as requested. If design engineer has some concerns, please contact COA, namely, th_ridgik@cityofalachua.org.
    Please submit response and resubmit affected sheets.
    - **Potable water is proposed private after meter vaults. Maintenance will be by the property owner. See note 17 on cover sheet C0.00.**

25. Sheets C3.01 through C3.05
    For potable water, design intent is for COA maintenance to end at the water meter.
    To clarify design intent, call out on at least one water meter per sheet, "END OF COA MAINTENANCE, TYP".

Please submit response and resubmit affected sheets.

- **The potable design has been updated to include two potable master meters which have been labeled end of City maintenance.**

Fire Rescue

1. Provide Auto Turn exhibit utilizing ACFR Apparatus verifying ACFR can access development specifically Roads E, F, G. Apparatus design specs included above.
   - **Please see attached exhibit "FT-1FireTruckExhibit"**

2. Show locations of fire Hydrants that comply with NFPA 1 18.5.3.
   - **Please see attached exhibit "EX 230403 Cottages East Hydrant Coverage"**

EDA

Sheet C0.21:

1. On the Stormwater Pollution Prevention Legend, SD, TS and PS are not shown on the plans. If they are to be used for this project, please label them on sheet C0.21. If not, consider removing them from the legend.
   - **The SWPP has been updated to show SD and PS. TS has been removed from the legend.**

2. OP is shown on the plans but not on the legend.
   - **OP has been added to the legend.**

Sheet C1.00:

1. Label at the intersection of streets C and D reads "Equiation".
   - **The label has been revised.**

Sheet C2.01 through C2.05:

1. Show proposed contours.
   - **100% CDs will have contain proposed contours. Spot**

2. Multiple areas need grading revisions. Some FFEs are lower than the back sidewalk with no explanation of what is to be done with the water pooling against the building. Some rear sidewalk connections have very steep grading down to the main sidewalk.
   - **The grading has been updated to include yard drains where water would need to otherwise flow over sidewalks. Some cottage units will require stair access. This detail will be coordinated on a case by case basis with the contractor.**

3. Spots against the North property line show XXX.XX. Please make sure spots are pointing to a defined surface.
   - **The grades have been updated.**

Sheet C3.00:

1. Check invert for MH-3. It appears to be flowing the wrong way.
   - **The invert for MH-3 has been updated.**

Sheet C3.01:

1. Why are 2 valves used for the 90-degree bend?
   - **The valves have been removed.**

2. Sanitary services should be perpendicular to the main. Westernmost service is not perpendicular.
    - **The sanitary service has been updated to be perpendicular to the main.**

Sheet C3.04
1. Why are 2 valves used for the 90-degree bend?
    - **The valves have been removed.**

Sheet C4.00 through C4.12:
1. Add a vertical curve at the following stations: STA 17+63.25, STA 25+12.55, STA 26+55.22, STA 29+65.26 and STA 34+30.06.
    - **Vertical curves are not required as the design speed is not high enough and the driveway is private.**

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

Sincerely,
CHW



Travis Hastay, P.E.
Senior Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 8, 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 Assistance Team (PAT) Summary: Convergence Cottages East Site Plan Application

Dear Mr. Hastay:

On November 17, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages East project. The application proposes the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments is scheduled for Thursday, February 9, 2023 at 2:00 PM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, February 16, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 18, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 3, Zone Districts*
   a. Per Section 3.5.2(F)(2)(c), the site plan must include an exhibit depicting the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(a). The exhibit must depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park together with all existing improvements. The exhibit must also demonstrate that an area of land shall remain within the CP zoning district to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses must

be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses shall be used to for the preservation calculation.

b. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.

2. *Article 4, Use Regulations*
   a. Per Section 4.3.1(A)(5)(c) the joint use and maintenance of open space, private roads, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association. Submit draft covenants/restrictions for the owners' association.
   b. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.
   c. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.
   d. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.
      ii. A Type D 7.5' buffer is required along the east perimeter. Provide calculation of required buffer and required plantings.
      iii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.
   b. Section 6.4, Exterior Lighting Standards
      i. The electrical plan sheets do not appear to identify the location of proposed light fixtures.

4. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. An application for an interpretation by the LDR Administrator regarding the potential reduction in minimum wearing surface width is under review. An interpretation affirming the applicant's request would require no changes to the plan, however, an interpretation dissenting with the applicant's request would require the minimum wearing surface width to be increased to 12 feet.

b. Section 7.2.5(F) states the City Commission may approve a private street when adequate provision for initial installation, improvement, and future private maintenance of the private street is assured through a development agreement. A development agreement will be required to be approved by the City Commission prior to consideration of the site plan. Reference Section 7.2.5(F) for additional information.

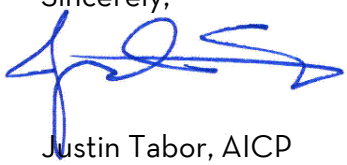
5. *Miscellaneous*
   a. General Comment Pertaining to All Convergence Residential Projects: Per Section 3.5.2(F)(2)(a) a final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1 has been ***constructed*** within the CP zoning district. Presently, a final plat has been approved for Convergence Residential Phase 1 (86 lots/units). Phases 2 and 3 of Convergence Residential are comprised of 103 lots/units and 84 lots/units, respectively. The applicant has also submitted a site plan application for Convergence Cottages East, which proposes 80 units. A final development order (final plat or site plan) may not be granted for more than 299 units until a certificate of occupancy has been issued for the Momentum Labs project. Furthermore, a final development order may not be granted for more than 399 units until certificates of occupancy have been issued for nonresidential uses totaling a minimum of 75,000 square feet.
   b. Submit a Public School Student Generation Form for the project.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 6, 2023.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 26, 2023.
   c. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated February 7, 2023.

7. *Minor Comments*
   a. Sheet C0.00, General Note #4: Remove reference to subdivider as no subdivision is proposed.
   b. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   c. Sheet C0.12: Confirm the typical residential driveway detail is applicable for this project.
   d. Sheet C0.20: Confirm the name of the maintenance entity is correct in Section XI., Maintenance. Correct references to "the County".
   e. Sheet C2.10: Typical roadway cross sections indicate one-way traffic.
   f. The north, east, and south portions of "Street C" should be identified as individual streets (e.g. "Street E", "Street F", and "Street G").

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)*
Brian Crawford, San Felasco Research Ventures, LLC *(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: **Feb 06, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TJR 2/7/2023

RE: **Convergence Cottages East-Construction Plans**

Public Services has reviewed the subject project (Oct 31, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet.
2.	**Comment on Oct 2022 Submittal** **Sheet C0.11** **Abbreviations** Please add "COA CITY OF ALACHUA" to Abbreviations Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on Oct 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet.
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7	**Comment on Oct 2022 Submittal** **Sheet C2.00** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof**, shall be built….." Please **resubmit** this sheet.
8	**Comment on Oct 2022 Submittal** **Sheets C2.10**

NO.	COMMENTS
	General Comment The reviewer realizes that roads are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
9	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.00** The reviewer assumes that the EXISTING SANITARY SEWER MANHOLE is where COA Maintenance Ends and HOA Maintenance Begins. BUT THIS MUST BE CONFIRMED BY A REVIEW OF PREVIOUS PROJECTS For now, the assumption is that the EXISTING SANITARY SEWER MANHOLE will be maintained by COA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL WASTEWATER PIPING, MANHOLES AND APPURTENANCES DOWNSTREAM OF THE EXISTING SANITARY SEWER MANHOLE. COA WILL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SANITARY SEWER MANHOLE AND ALL UPSTREAM WASTEWATER PIPING". Please **resubmit** this sheet.
10	**Comment on Oct 2022 Submittal** **Sheets C3.01 – C3.05, Typical Comments** **GENERAL NOTES (GN):** GN 1,2,3, 6: Change reference to "COA" instead of "GRU". GN 8: This reviewer does not know of any gates downstream of the water meter. Either delete GN8 or suggested replacement is: "8. ALL WATER DISTRIBUTION SYSTEMS DOWNSTREAM OF WATER METER ASSEMBLIES ARE PRIVATE. THE WATER METER ASSEMBLY SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY COA." GN 9: Please replace "GRU-MAINTAINED" with "HOA-MAINTAINED" (or equivalent). **CLAY ELECTRIC** Suggest either modifying or deleting the Clay Electric reference. The electrical design by Bill Stormant is included in the Construction Plans. Electrical service area is COA, not CLAY. Please **resubmit** this sheet.
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NO.	COMMENTS
	Sheets C3.01 through C3.05 Please clarify design intent of water main piping material. Under roads, it is clear that the design intent is for the piping to be CLDI. Transition fittings 7 (DI – PVC) are called out. Yet the water piping NOT under roads is called out as CLDI. COA has no objection to all CLDI water piping system. Please evaluate. Please **resubmit** theses sheets.
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14	**Comment on Oct 2022 Submittal** **Sheet C3.04** • MH# 3has only one connection, which is unusual. Please evaluate. Please **resubmit** this sheet.
15	**Comment on Oct 2022 Submittal** **Sheet C3.05** A water service connection is shown very close to stormwater inlet (elevation 102.00). Please evaluate. If necessary, relocate one or the other. If applicable, call out minimum distance between water service connection and stormwater inlet. Please **resubmit** this sheet.

NO.	COMMENTS
16	**Comment on Oct 2022 Submittal** **Sheet C4.0** • Replace "GRU INSPECTOR" with "COA INSPECTOR". Please **resubmit** this sheet.
17	**Comment on Oct 2022 Submittal** **Sheets C4.04 & C4.05** As stated previously, please review MH#11, which has only one connection. Please **resubmit** these sheet(s).
18	**Comment on Oct 2022 Submittal** **Sheet C4.06** As stated previously, please review MH#3, which has only one connection. Please **resubmit** these sheet(s).
19	**Comment on Oct 2022 Submittal** **Sheets C3.00 & C4.09** Please clarify piping connection between existing manhole and MH#10. Is this piping existing or new? On C4.09, it is called out as existing, but on C3.00, its length and slope is called out, suggesting that it is new. If existing, please clarify how it connects to MH#10. Is there an existing stub-out that needs to be modified? Please **resubmit** these sheet(s).
20	**Comment on Oct 2022 Submittal** **Sheets LS-1 – LS-3** It is a COA requirement that minimum distance between tree trunks is 10-feet. Please call this out as either a general note on LS-1, or as specific notes on LS-2 & LS-3. Please review tree locations on sheets LS-2 and LS-3 to confirm that this minimum distance is maintained. Specifically, on LS-2, evaluate 1-UA near layout 2B, two incidents Please **resubmit** these sheet(s).
21	**Comment on Oct 2022 Submittal** **Sheets IR-1** IR-1 states that there is a water meter and reduced backflow preventer required for irrigation. The reviewer does not recall seeing this on the Utility Plans (Sheet C3.0X series). Please **submit** response. Identify on what utility sheets this meter and backflow preventer are shown. Also, the irrigation system will require power. How will the power for the (private)

NO.	COMMENTS
	irrigation system be metered? Note that the street lighting system will be private – the electrical design shows a power meter for street lighting. Suggest coordinating with both civil and electrical designers. Please **resubmit** these sheet(s).
22	**Comment on Oct 2022 Submittal** **Sheet E1** Replace at least two existing sectionalizing cabinets with pad mounted enclosures (PME-9). Coordinate with COA Electrical staff. Review directional arrow to ensure that it points to the correct direction. Please **resubmit** this sheet.
23	**Comment on Oct 2022 Submittal** **Sheet E5** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please add the following to the specificataions: "2.18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED." Please **resubmit** this sheet.
24	**Comment on Oct 2022 Submittal** **Sheets C2.10, C3.00 through C3.05 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s).
25	**Comment on Oct 2022 Submittal** **Sheets C3.01 through C3.05** For potable water, design intent is for COA maintenance to end at the water meter. To clarify design intent, call out on at least one water meter per sheet,

NO.	COMMENTS
	"END OF COA MAINTENANCE, TYP". Please **submit** response and **resubmit** affected sheet(s).
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

RE: Request for Review: Convergence Cottages EAST Site Plan

From : Silver Ware <sware@alachuacounty.us> Thu, Jan 26, 2023 09:46 AM

Subject : RE: Request for Review: Convergence Cottages EAST Site Plan 8 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Good morning

Comments;

Provide Auto Turn exhibit utilizing ACFR Apparatus verifying ACFR can access development specifically Roads E, F, G. Apparatus design specs included above

Show locations of fire Hydrants that comply with NFPA 1 18.5.3

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.

SAE Turning Radius Calculations for Quote No. 111179				
Wheelbase:		194"	Front Bumper Size:	12"
Body Width:		100"	Front Bumper Extension:	28"
Front Axle Kingpin Center:		68.5"	Front Wheel Type:	STEEL
Front Axle Track:		78.99"	Rear Wheel Type:	STEEL
Front Axle Tire Width:		12.5"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:		96.374"		
Body Front Overhang:		100"		
Inside Cramp Angle	**S. A. E. Turning Radius**	**Tire Curb Clearance**	**Bumper Swing Clearance**	**Minimum Inside Radius**
35	33.5'	34'	38.8'	21.9'
36	32.7'	33.3'	38.2'	21.1'
37	32'	32.6'	37.6'	20.3'
38	31.4'	31.9'	37'	19.5'
39	30.8'	31.3'	36.4'	18.8'
40	30.2'	30.7'	35.9'	18.1'
41	29.6'	30.2'	35.4'	17.4'
42	29.1'	29.6'	35'	16.8'
43	28.6'	29.1'	34.5'	16.2'
44	28.1'	28.6'	34.1'	15.6'
45	27.6'	28.2'	33.7'	15'
46	27.2'	27.7'	33.4'	14.5'
47	26.8'	27.3'	33'	13.9'
48	26.4'	26.9'	32.6'	13.4'
49	26'	26.5'	32.3'	12.9'
50	25.6'	26.1'	32'	12.4'

Nominal Cramp Angles:	
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires	45 degrees
Meritor FL941 & FL943 axles: 445/65R22.5 tires	38 degrees
Dana I220W axle: up to and including 445/65R22.5 tires	42 degrees
Reyco IFS: up to and including 385/65R22.5 tires	48 degrees
Reyco IFS: 425/65R22.5 tires	45 degrees
Reyco IFS: 445/65R22.5 tires without front intake	42 degrees
Meritor Front Drive Axle: up to and including 425/65R22.5 tires	37 degrees
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires	42 degrees

This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.

February 07, 2023

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

Ref: Convergence Cottages East – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

Our comments on the Construction Plans for Convergence Cottages East are below.

Plans

Sheet C0.21:

1. On the Stormwater Pollution Prevention Legend, SD, TS and PS are not shown on the plans. If they are to be used for this project, please label them on sheet C0.21. If not, consider removing them from the legend.
2. OP is shown on the plans but not on the legend.

Sheet C1.00:

1. Label at the intersection of streets C and D reads “Equiation”.

Sheet C2.01 through C2.05:

1. Show proposed contours.
2. Multiple areas need grading revisions. Some FFEs are lower than the back sidewalk with no explanation of what is to be done with the water pooling against the building. Some rear sidewalk connections have very steep grading down to the main sidewalk.
3. Spots against the North property line show XXX.XX. Please make sure spots are pointing to a defined surface.

Sheet C3.00:

1. Check invert for MH-3. It appears to be flowing the wrong way.

Sheet C3.01:

1. Why are 2 valves used for the 90-degree bend?
2. Sanitary services should be perpendicular to the main. Westernmost service is not perpendicular.

Sheet C3.04:

1. Why are 2 valves used for the 90-degree bend?

Sheet C4.00 through C4.12:

1. Add a vertical curve at the following stations: STA 17+63.25, STA 25+12.55, STA 26+55.22, STA 29+65.26 and STA 34+30.06.

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

Sincerely,

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

RE: Request for Review: Convergence Cottages EAST Site Plan

From : Silver Ware <sware@alachuacounty.us> Thu, Jan 26, 2023 09:46 AM

Subject : RE: Request for Review: Convergence Cottages EAST Site Plan 8 attachments

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Fire Prevention Officer Level 1
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911 SE 5th ST • Gainesville • FL • 32601
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This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2022

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

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

RE: Second Completeness Review: Convergence Cottages East Site Plan Application

Dear Mr. Hastay:

On November 17, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages East project. The application proposes the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000. The revised application submitted on November 17, 2022 was received in response to the completeness review comments issued to you in a letter dated November 7, 2022.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete.

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

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, LLC *(by electronic mail)*
Project File

November 17, 2022

Justin Tabor, AICP
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

RE: Convergence Cottages East

Dear Justin:

Please find attached the following items to address your comments from November 7, 2022:

- Revised application
- Revised plans
- Stormwater Memo
- Revised Fire Flow Memo
- Mailing labels
- Traffic Impact Analysis
- Ecological Survey Report

1. Site Plan Application, Section A.
   a. Total building square footage is stated to be 3.02 which appears to be incorrect.
   - **Total building square footage has been revised.**

2. Site Plan Application Attachment #1: Site Plan.
   a. #1.x.: Striping and signage for all traffic control devices. Plan does not identify the location of striping and signage for traffic control devices.
   b. #a.a.: Photometric Plan. The photometric plan submitted with the plan set does not demonstrate the plan's compliance with Section 6.4.
   - **Sheets C1.01 to C1.05 have been revised to include stop bars and stop sign locations.**
   - **Per Justin Tabor via email on 11/11/22, sheet E8 includes the requested information and was included with the original submittal.**

3. Site Plan Application Attachment #2: Stormwater Management Plan. Drainage calculations have not been submitted with the application.
   - **A copy of the stormwater report for Momentum Labs, which includes this project site, is included with this submittal. Please refer to the attached.**

4. Site Plan Application Attachment #3: Fire Department Access and Water Supply Plan: Documentation from the water purveyor stating the available flow to the subject property has not been submitted with the application.
   - **A revised fire flow memo is included with this submittal.**

5. Site Plan Application Attachment #6: Mailing Labels. One (1) set of mailing labels for all property owners located within 400 feet of the subject property and for those persons/organizations on file with the City to receive public notice were not submitted with the application.
   - **The mailing labels are included with this submittal.**

6. Site Plan Application Attachment #11: Traffic Impact Analysis. Please include a copy of the traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension) with the application materials.
   - **The requested report is included with this submittal. Please refer to the attached.**

7. Site Plan Application Attachment #12: Please include a copy of the Ecological Survey Report prepared by Flatwoods Consulting Group and dated May 28, 2021 with the application materials.
   - **The requested report is included with this submittal. Please refer to the attached.**

8. Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD). The applicant has submitted a copy of ERP Permit Number ERP-001-205889-5. Submit documentation which confirms that a new ERP application or an application for a modification to this ERP has been submitted to SRWMD.
   - **The project site was permitted under the provided permit. Please refer to the provided stormwater report, included in 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, PE
Senior Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 7, 2022

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

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

RE: Completeness Review: Convergence Cottages East Site Plan Application

Dear Mr. Hastay:

On October 31, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages East project. The application proposes the construction of a cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre portion of Tax Parcel Numbers 03929-000-000 and 03969-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete and the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, November 17, 2022**.

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

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

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

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

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

1. **Site Plan Application, Section A.**
   a. Total building square footage is stated to be 3.02 which appears to be incorrect.

2. **Site Plan Application Attachment #1: Site Plan.**
   a. #1.x.: Striping and signage for all traffic control devices. Plan does not identify the location of striping and signage for traffic control devices.
   b. #a.a.: Photometric Plan. The photometric plan submitted with the plan set does not demonstrate the plan's compliance with Section 6.4.

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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, LLC *(by electronic mail)*
Project File

SITE PLANS
FOR
CONVERGENCE COTTAGES EAST
ALACHUA COUNTY, FLORIDA
SECTIONS 23 & 26, TOWNSHIP 08 SOUTH, RANGE 18 EAST
SUBMITTED TO
CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION

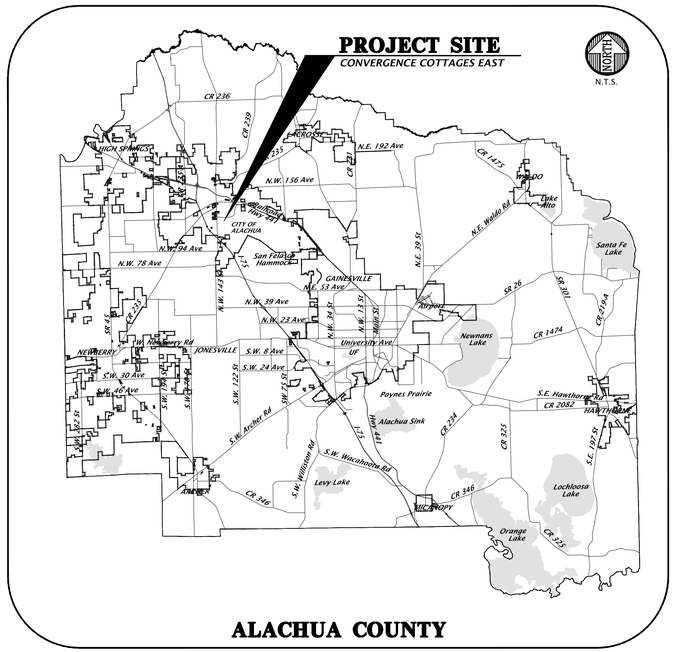
LAND OWNER/DEVELOPER
SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 238
LAKE BUTLER, FLORIDA 32054
(386) 496-3509

CIVIL ENGINEER
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

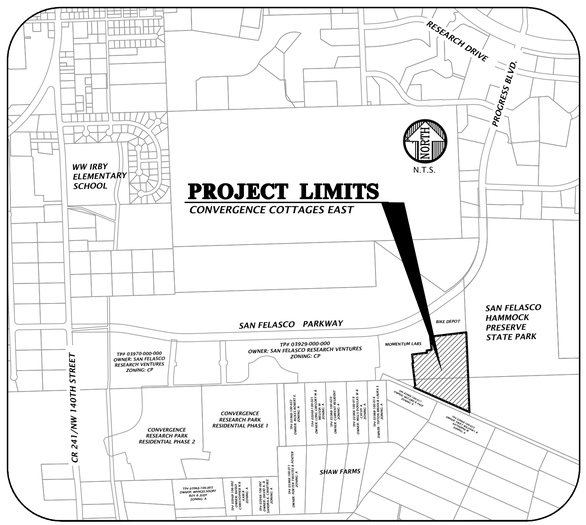
LANDSCAPE ARCHITECT
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

ELECTRICAL ENGINEER
BILL STORMAT
5304 NW 173RD STREET
ALACHUA, FLORIDA 32615
(352) 665-1426

ARCHITECT
LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
(352) 448-7788



VICINITY MAP



LOCATION MAP

GENERAL NOTES

1. PROJECT NAME:
   CONVERGENCE COTTAGES EAST
2. PROJECT DESCRIPTION:
   THE PROPOSED CONVERGENCE RESEARCH PARK COTTAGES EAST DEVELOPMENT CONSISTS OF APPROXIMATELY 14.82-AC LOCATED IN THE CITY OF ALACHUA, FLORIDA SOUTH OF SAN FELASCO PARKWAY. THE SITE IS LOCATED IN SECTIONS 23, TOWNSHIP 08 SOUTH, RANGE 18 EAST, IN ALACHUA COUNTY, FLORIDA. THE PROJECT IS CURRENTLY ZONED CORPORATE PARK DISTRICT (CP) AND WILL CONSIST OF 80 COTTAGE HOMES.
3. LAND OWNER:
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL. 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407
4. DEVELOPER:
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL. 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407
5. AGENT OF DEVELOPER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL. 32615
   (352)331-1976
6. ENGINEER OF RECORD:
   TRAVIS J. HASTAY, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL. 32615
   (352) 331-1976
   TRAVISH@CHW-INC.COM
7. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL. 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
8. DATE OF BOUNDARY SURVEY:
   6/07/2021
9. WATER SUPPLY:
   AN 8-INCH PRIVATE CLDIP POTABLE WATER MAIN WILL BE INSTALLED FOR MOMENTUM LABS, AND WILL BE EXTENDED INTO THE COTTAGE NEIGHBORHOOD ROADWAYS AS AN 8-INCH LOOP.
10. SEWAGE DISPOSAL:
    AN 8-INCH PRIVATE GRAVITY WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED INTO THE COTTAGE NEIGHBORHOOD ROADWAYS AS AN 8-INCH GRAVITY SYSTEM TO SERVE THE COTTAGE NEIGHBORHOOD.
11. DRAINAGE:
    STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE COTTAGE NEIGHBORHOOD IN THE LOW AREAS AND HAVE BEEN PRELIMINARY SIZED TO MEET SRWMD AND CITY OF ALACHUA REQUIREMENTS.
12. ELECTRICAL UTILITY PROVISION:
    CITY OF ALACHUA WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED THROUGHOUT THE COTTAGE NEIGHBORHOOD.
13. NATURAL FEATURES:
    N/A
14. ZONING/LAND USE INFORMATION:
    ZONING = CP
    LAND USE = CORPORATE PARK DISTRICT

    SETBACKS:
    FRONT: 5'
    SIDE: 5'
    REAR: 10'
15. BUFFER: 10' TYPE D BUFFER
    100' SOUTH PROPERTY LINE
16. PARKING: 2 SPACES PER LOT (MIN. 1 GARAGE OR CARPORT SPACE PER LOT PLUS 1 SPACE IN A 20' DRIVEWAY ON THE LOT)
17. PROJECT OWNER, SUCCESSOR, OR ASSIGNS AGREES TO OPERATE AND MAINTAIN ALL THE FACILITIES AND INFRASTRUCTURE AS CONTAINED WITHIN THESE DRAWINGS.
18. ROADWAY TYPE: 20' REVERSE CROWN WITH PRIVATE LIGHTING. ALL ROADWAYS, STORM WATER PIPING, AND STORM WATER BASINS WILL BE OWNED AND MAINTAINED BY THE OWNER.
19. UTILITIES

	PROVIDER:	O&M
WATER:	CITY OF ALACHUA	PRIVATE
SEWER:	CITY OF ALACHUA	PRIVATE
ELECTRIC:	CITY OF ALACHUA	
PHONE/CABLE:	WINDSTREAM AND COX	

20. DEVELOPMENT DENSITIES:
    PROJECT AREA: 14.82 ACRES
    NUMBER OF LOTS: 80
    GROSS DENSITY: 80 UNITS PER 14.82 ACRES
    DENSITY: 5.40 UNITS PER ACRE

CP ZONING RESIDENTIAL CALCULATION

TOTAL CONTIGUOUS LAND 251.4 ACRES
ALLOWABLE DENSITY - 4 DU/ACRES
ALLOWABLE UNITS 251.4 x 4 = 1005 DU
APPROVED DU TO DATE = 273
APPROVED DU THIS PROJECT = 80
REMAINING ALLOWABLE UNITS POST THIS PROJECT = 652

ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

APPROVED NON-RESIDENTIAL TO DATE: 80,196 SF
MAX ALLOWABLE RESIDENTIAL UNITS PER TABLE 3.5-1 = 399
REQUIRED MINIMUM NON-RESIDENTIAL SF= (THIS PHASE) 80 LOTS x 750 SF/LOT = 60,000 SF.

REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= (THIS PHASE) 60,000 SF/15,000 SF/ACRES = 4.0 ACRES

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.12 - C0.16	CONSTRUCTION DETAILS
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER HORIZONTAL CONTROL AND SITE PLAN
C1.01 - C1.05	DETAIL HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER DRAINAGE AND GRADING PLAN
C2.01 - C2.05	DETAIL DRAINAGE AND GRADING PLAN
C2.06	STORMWATER STRUCTURE SCHEDULE TABLE
C2.10	TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION
C3.00	MASTER UTILITY PLAN
C3.01 - C3.05	DETAIL UTILITY PLAN
C4.00 - C4.09	ROADWAY PLAN AND PROFILES
C4.10 - C4.12	SANITARY SEWER PLAN AND PROFILES
LS-1 - LS-3	LANDSCAPE NOTES, DETAILS, SITE PLAN AND CALCULATIONS
IR-1 - IR-3	IRRIGATION NOTES, DETAILS AND SITE PLAN
A1.01 - A1.03	ARCHITECTURAL BUILDING FLOOR PLANS
E1 - E2	ELECTRICAL AND LIGHTING PLAN
E3 - E4	PHOTOMETRIC PLAN
E5	LEGEND AND SPECS
E6	STANDARD DETAILS
E7	LIGHTING SCHEDULE AND SPECS
E8 - E9	LIGHTING STATS AND DETAILS
1 OF 1	BOUNDARY SURVEY
1 OF 14	ALTA/ NSPS LAND TITLE SURVEY

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SCALE: N/A
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.00

Tech: JohnT Plot Date: May 03,2023 2:15pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105-04\Cent\21-0105.04_E_C0.00_Cv.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC 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 2022-23 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2022, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

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

22. ALL STRIPING WITHIN THE 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, 2022 EDITION, SECTION 120.

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

29. AN AS-BUILT SURVEY WILL 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 PUBLIC WORKS.

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

WATER AND WASTEWATER GENERAL NOTES

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

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

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

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

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

6. ALL PRESSURIZED 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. COORDINATE AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

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

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

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

10. PVC WATER MAINS SHALL BE DR-18 NSF-61 RATED, DUCTILE IRON WATER MAIN SHALL BE CEMENT LINED NSF-61 RATED, ALL WITH 36" COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER CITY STANDARD DETAILS.

12. RESTRAINED PIPE SHALL BE PROVIDED AS PER CITY STANDARD DETAILS.

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

14. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL ALL UNDERGROUND UTILITIES.

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

16. ALL GRAVITY WASTEWATER MAINS SHALL BE PVC SDR 26, 8 INCH MINIMUM.

17. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY THE PLAT AND IN ACCORDANCE WITH CITY STANDARDS.

18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

19. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.

20. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT AND EACH WATER METER, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY BILL STORMANT, P.E. FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY BILL STORMANT, P.E.

MAINTENANCE OF STORMWATER SYSTEM

1. SAN FELASO RESEARCH VENTURES, LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE STORMWATER BASINS AND FOR THE STORMWATER CONVEYANCE SYSTEM.

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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: GENERAL NOTES

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.16

FL PE No. 84295

SHEET NO.: C0.10

Tech: JoshT Plot Date: May 02,2023 2:16pm Filename: H:\2021\21-0105\Department\04_Engineering\02_Dwgs\Production Files\21-0105.04_Cover\21-0105.04_C.00.10_NT.dwg

ABBREVIATIONS

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

SIGNAGE

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

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

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

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)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

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

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.

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/23 - CITY OF ALACHUA
01/01/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: LEGEND

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: J. THOMAS
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.11

Tech: JoshT Plot Date: May 02,2023 2:19pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGA\Production Files\21-0105.04\Exst\21-0105.04_E_C0.11_LGD.dwg

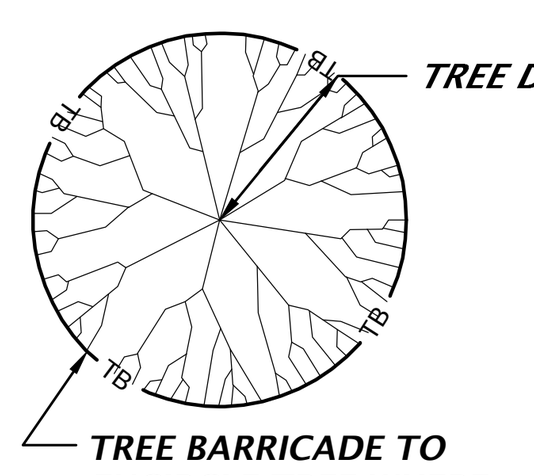
NOTE:

1. TREE BARRICADES MUST BE INSPECTED AND APPROVED BY THE CITY OF ALACHUA PRIOR TO ANY CLEARING, DEMOLITION, OR GRUBBING WORK BEGINS.

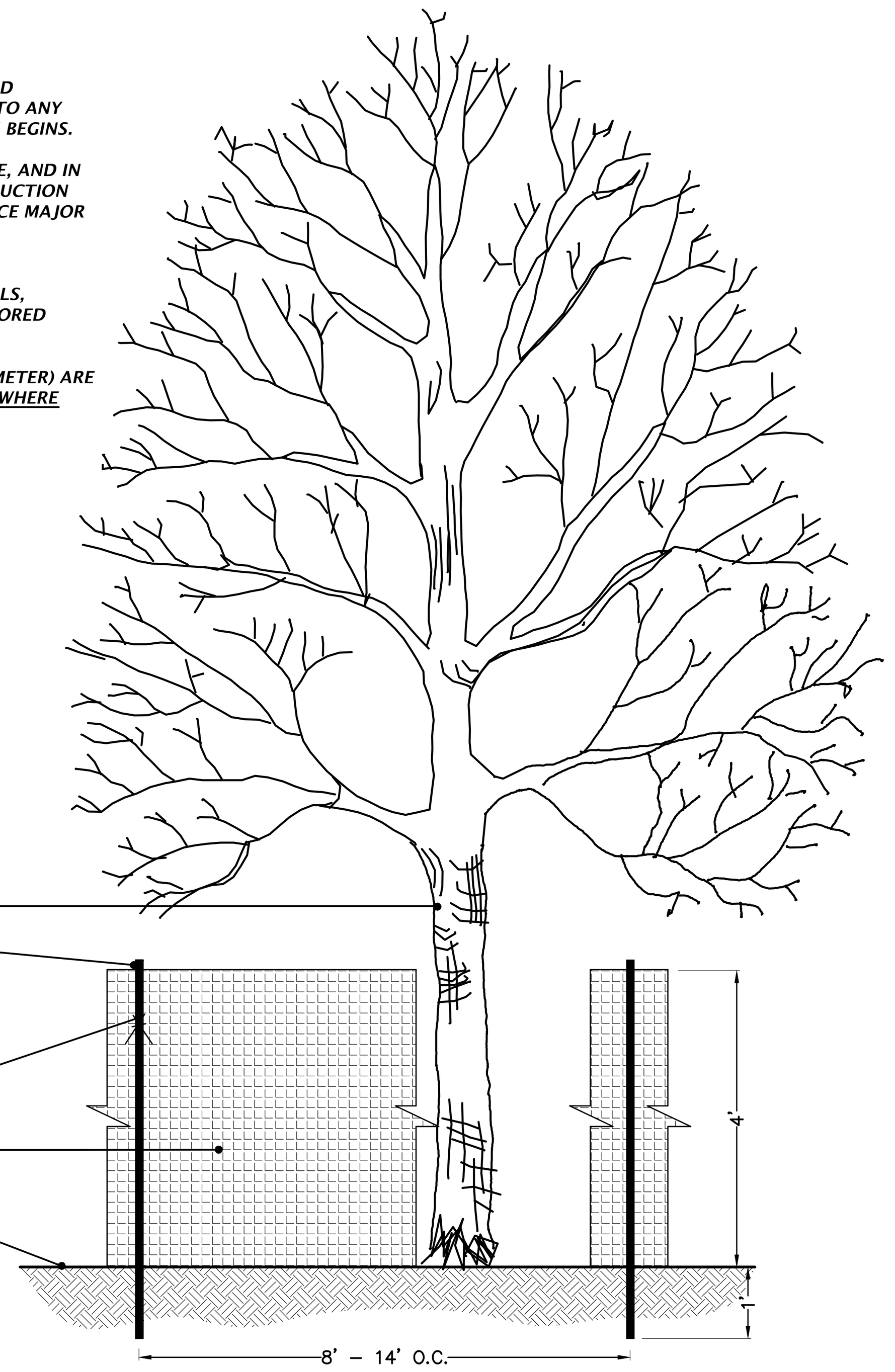
2. TREE BARRICADES SHALL REMAIN IN-PLACE, AND IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.

3. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS.

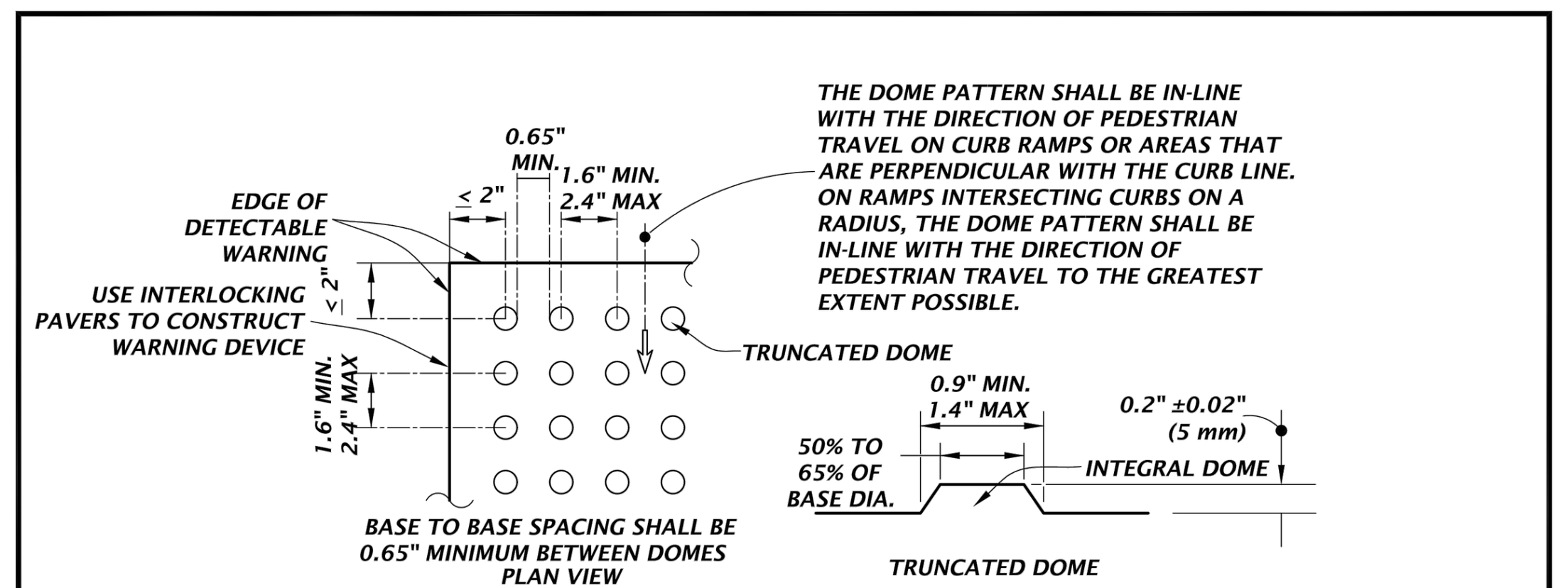
4. HERITAGE TREES (GREATER THAN 20" DIAMETER) ARE TO BE ENCLOSED TO THEIR ENTIRE DRIPLINE WHERE POSSIBLE.



REGULATED TREE PLAN VIEW



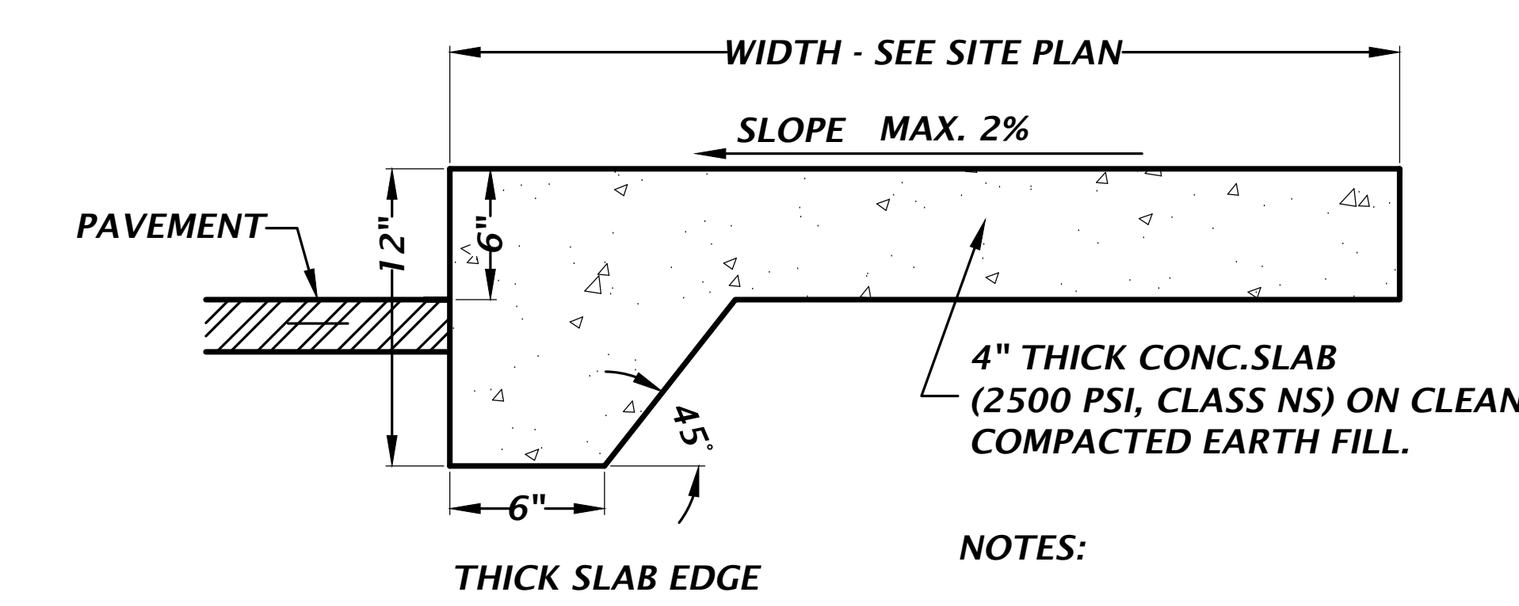
TREE BARRICADE STAKING
NTS

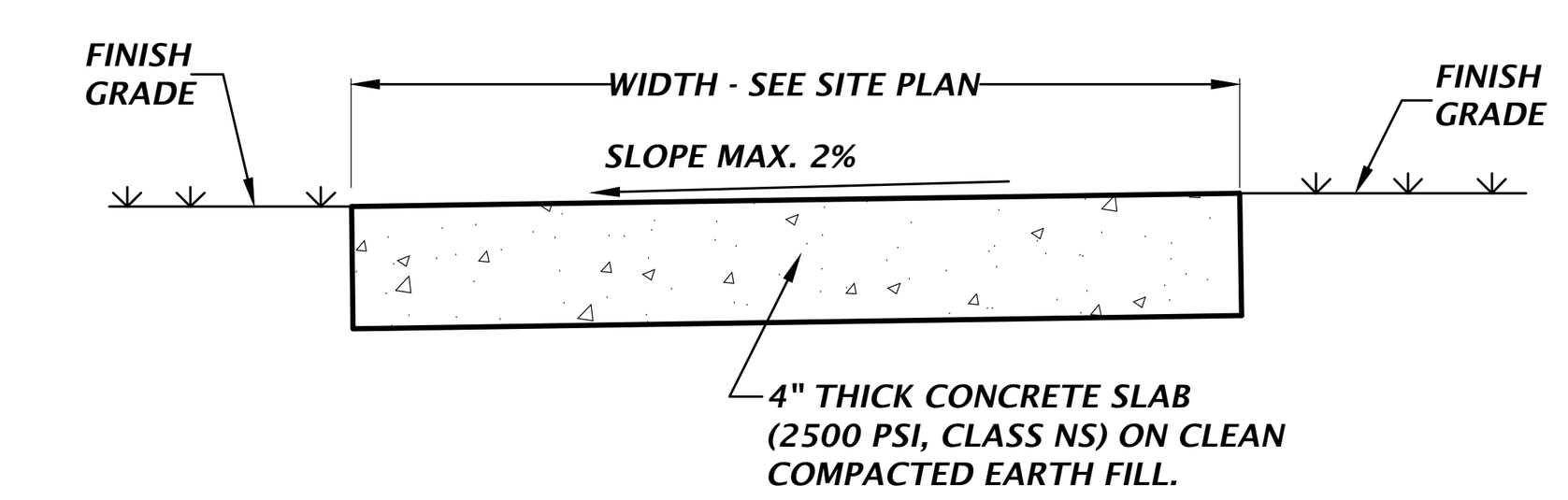


1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/4" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

403 — ADA DETECTABLE WARNING
NTS

City of ALACHUA public services





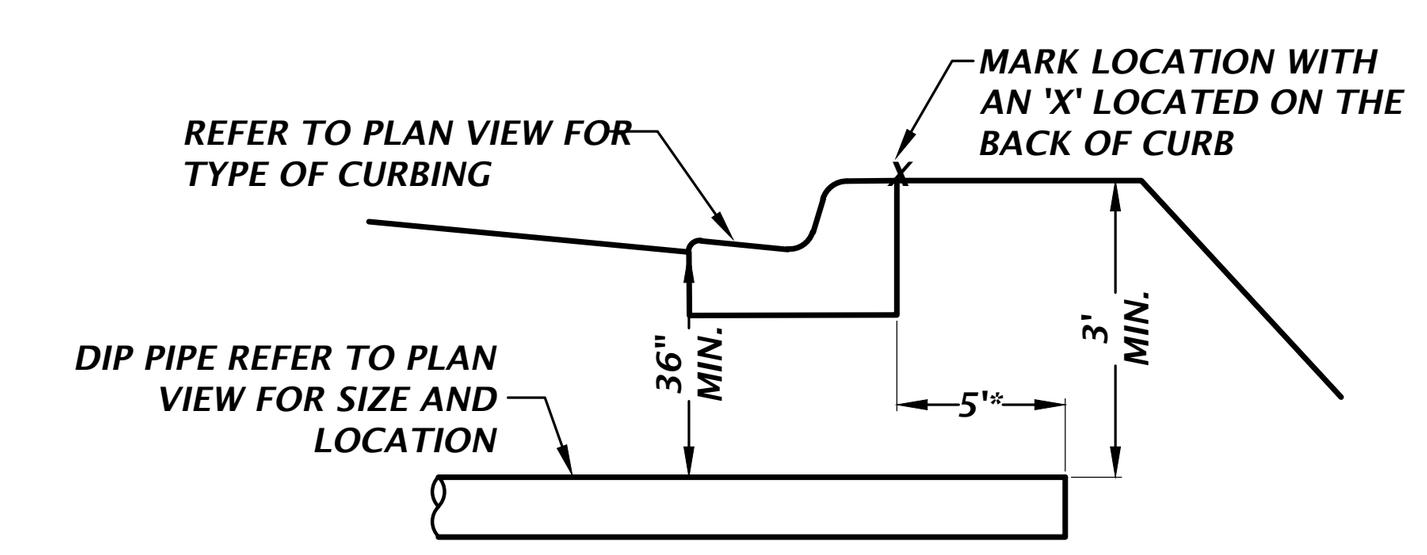
NOTES:

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.

ADJACENT TO PAVEMENT
NTS

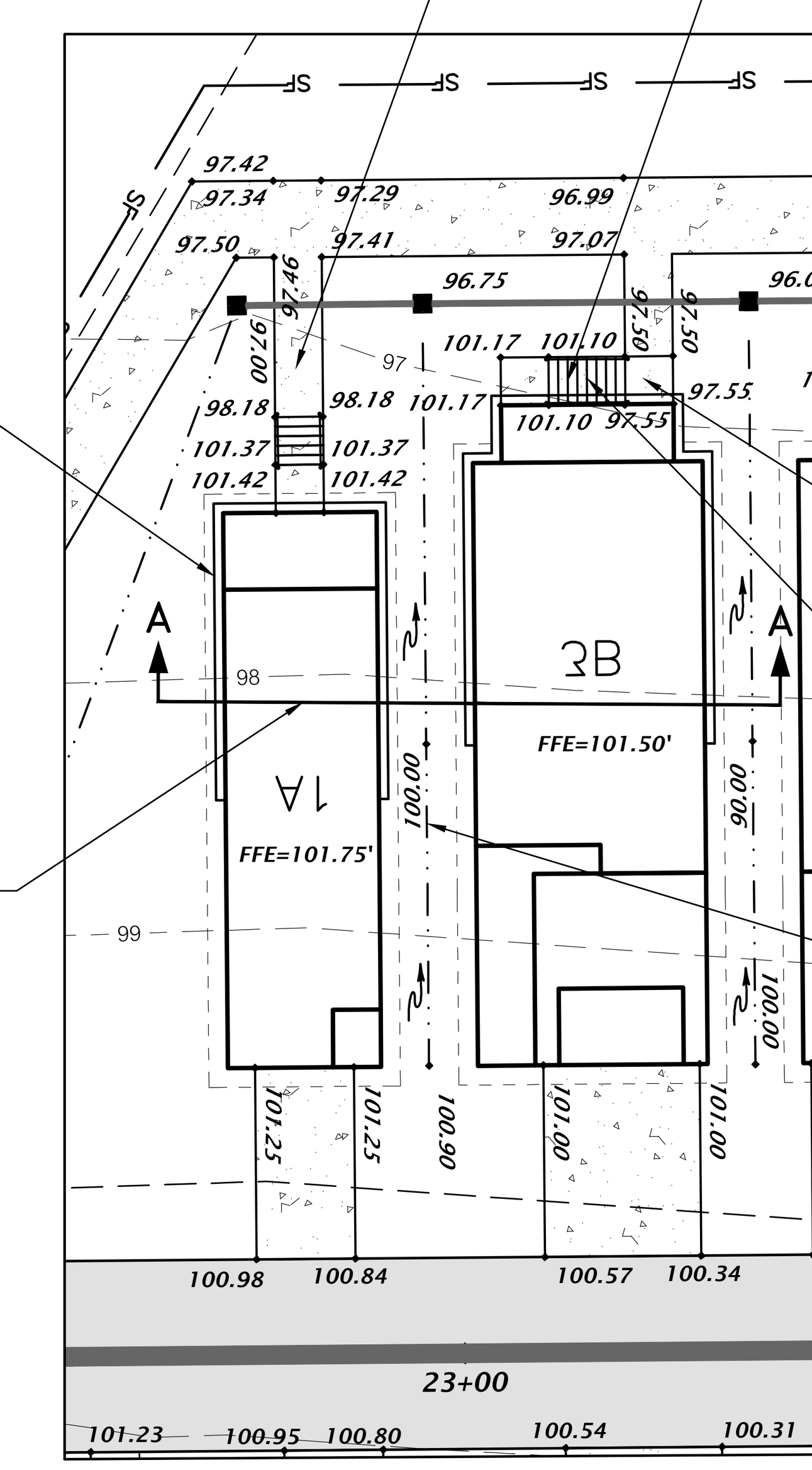
NOT ADJACENT TO PAVEMENT
NTS

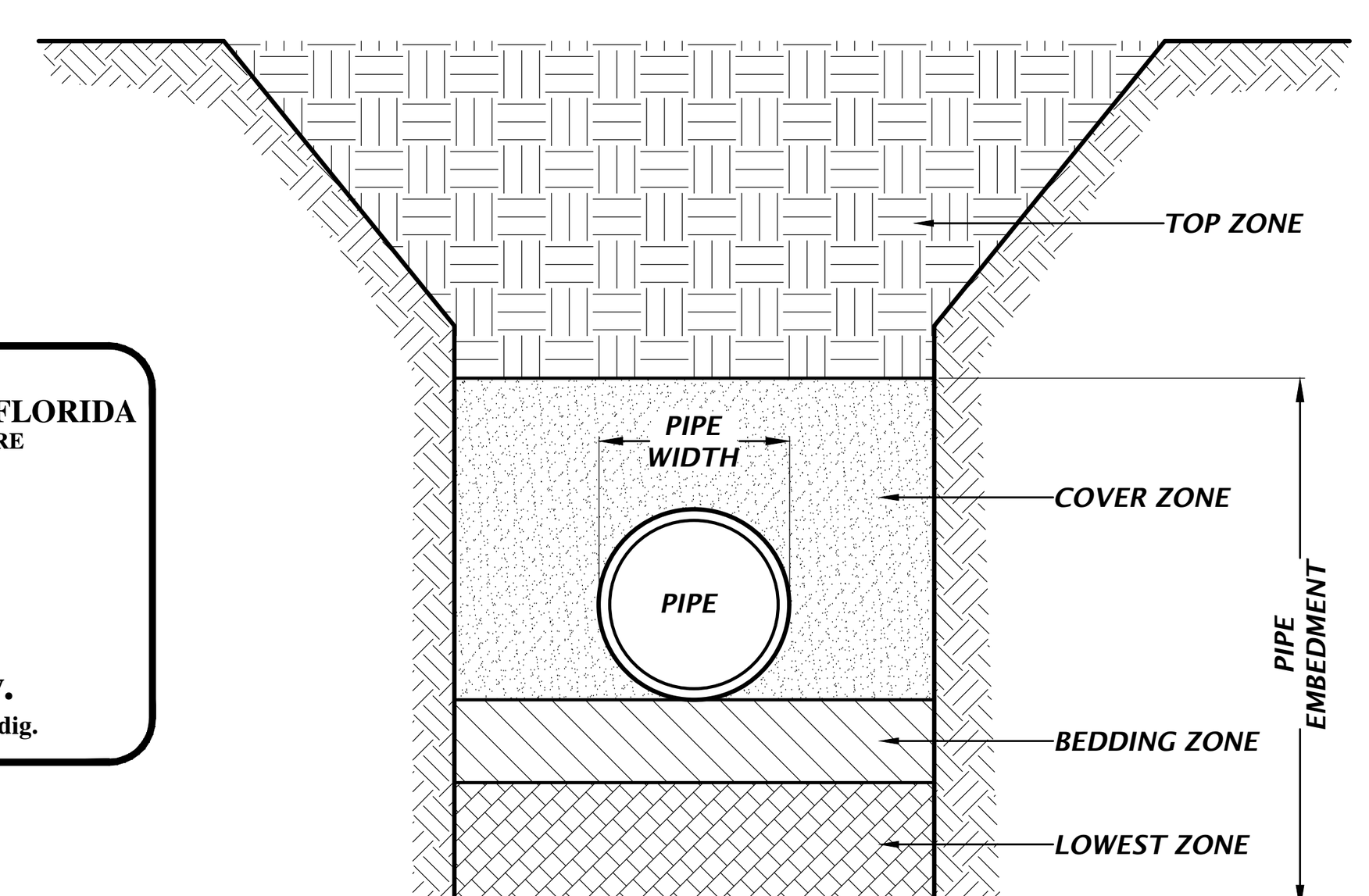
CONCRETE SIDEWALK DETAILS



* DIMENSION TO EDGE OF PAVEMENT WHEN CURBING IS ABSENT

SLEEVE CROSSING DETAIL
NTS





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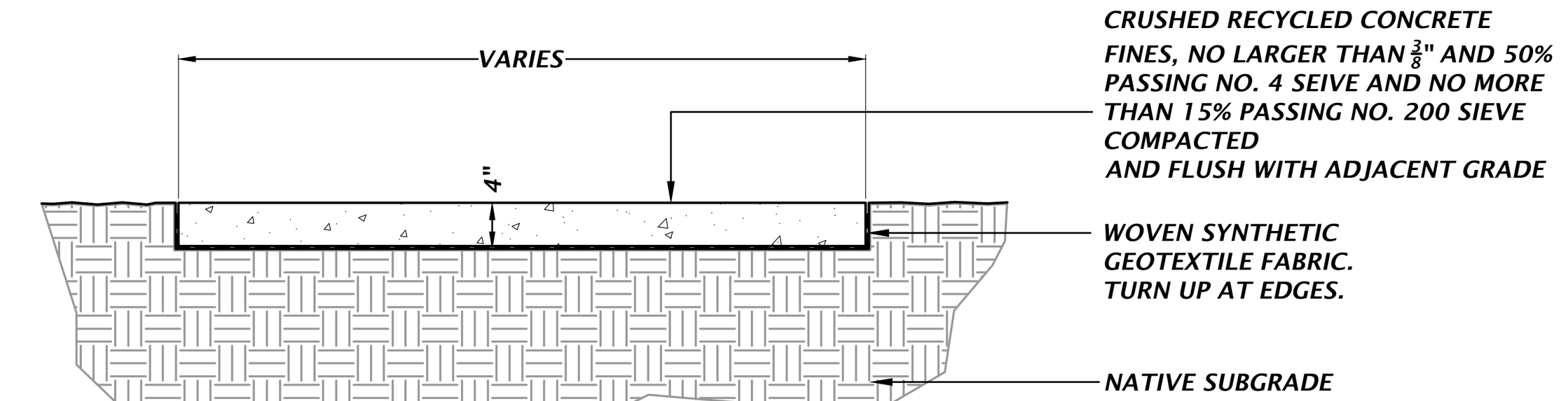
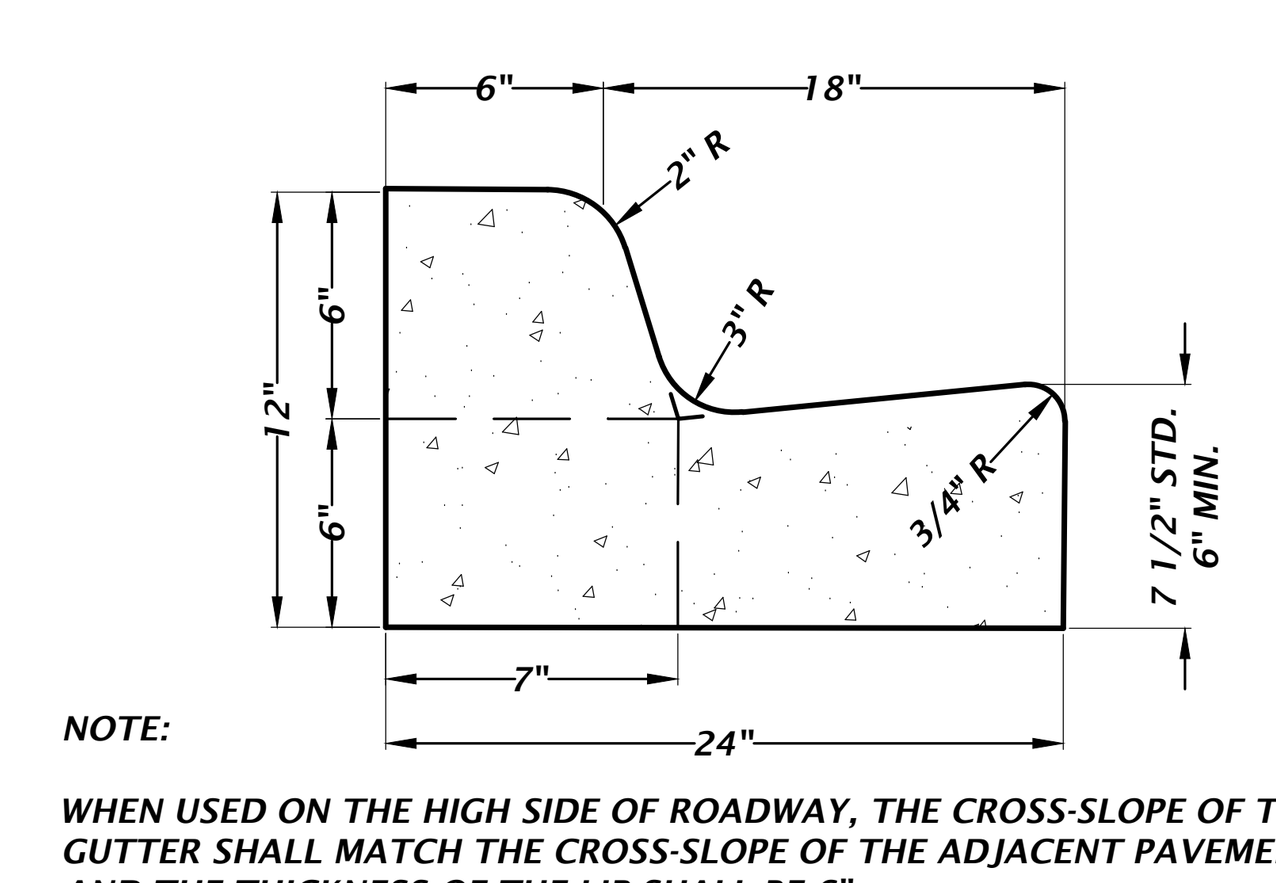
1. STORM PIPE BEDDING AND BACKFILL SHALL BE PER FDOT SPECIFCIATION 125-8 AND 125-9.
2. SOIL/MATERIAL TYPES ARE AS DETERMINED PER AASHTO M145 SOIL CLASSIFICATIONS AND ASTM D3282.
3. DO NOT ALLOW HEAVY CONSTRUCTION EQUIPMENT TO CROSS OVER CULVERT OR STORM SEWER PIPES UNTIL PLACING AND COMPACTING BACKFILL MATERIAL TO THE FINISHED EARTHWORK GRADE OR TO AN ELEVATION AT LEAST FOUR (4) FEET ABOVE THE CROWN OF THE PIPE.
4. THE LOWEST ZONE IS BACKFILLED FOR DEEP UNDERCUTS UP TO WITHIN FOUR (4) INCHES OF THE BOTTOM OF THE PIPE. BACKFILL IN THIS ZONE SHALL BE COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, OBTAINED FROM THE GRADING OPERATIONS ON THE PROJECT, OR A COMMERCIAL MATERIAL (AS APPROVED BE THE ENGINEER OF RECORD) IF NO SUITABLE MATERIAL IS AVAILABLE. COMPACT THE SOIL TO APPROXIMATELY MATCH THE DENSITY OF THE SOIL IN WHICH THE TRENCH WAS CUT.
5. THE BEDDING ZONE IS ABOVE THE LOWEST ZONE AND USUALLY WILL BE THE BACKFILL WHICH IS THE FOUR (4) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. WHEN ROCK OR OTHER HARD MATERIAL HAS BEEN REMOVED TO PLACE THE PIPE, THE BEDDING ZONE WILL BE THE TWELVE (12) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. THE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS).
6. THE COVER ZONE IS BACKFILL THAT IS PLACED AFTER THE PIPE HAS BEEN LAID AND EXTENDS TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE. HE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS), EVENLY DEPOSITED ON BOTH SIDES OF THE PIPE AND COMPACT WITH MECHANICAL TAMPERS SUITABLE FOR THIS PURPOSE. HAND TAMP MATERIAL BELOW THE PIPE HAUNCH THAT CANNOT BE REACHED BY MECHANICAL TAMPERS.
7. THE TOP ZONE EXTENDS FROM TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE TO THE BASE OR FINAL GRADE. BACKFILL WITH MATERIALS ALLOWED PER FDOT INDEX NO. 505. PLACE MATERIAL IN LAYERS NOT TO EXCEED TWELVE (12) INCHES IN COMPACTED THICKNESS.
8. MINIMUM ACCEPTABLE COMPACTION FOR THE BEDDING, COVER, AND TOP ZONES IS 100% OF THE STANDARD PROCTOR MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD C. FOR METAL OR PLASTIC PIPE, COMPACT THE BACKFILL TO A DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR AS DETERMINED BY AASHTO T-99, METHOD C.
9. WHEN INSTALLING HDPE PIPE, BEDDING, BACKFILL, AND GENERAL INSTALLATION REQUIREMENTS SHALL COMPLY WITH ASTM D2321.

STORM PIPE BEDDING AND BACKFILLING DETAIL
NTS



CRUSHED RECYCLED CONCRETE PATH DETAIL
NTS

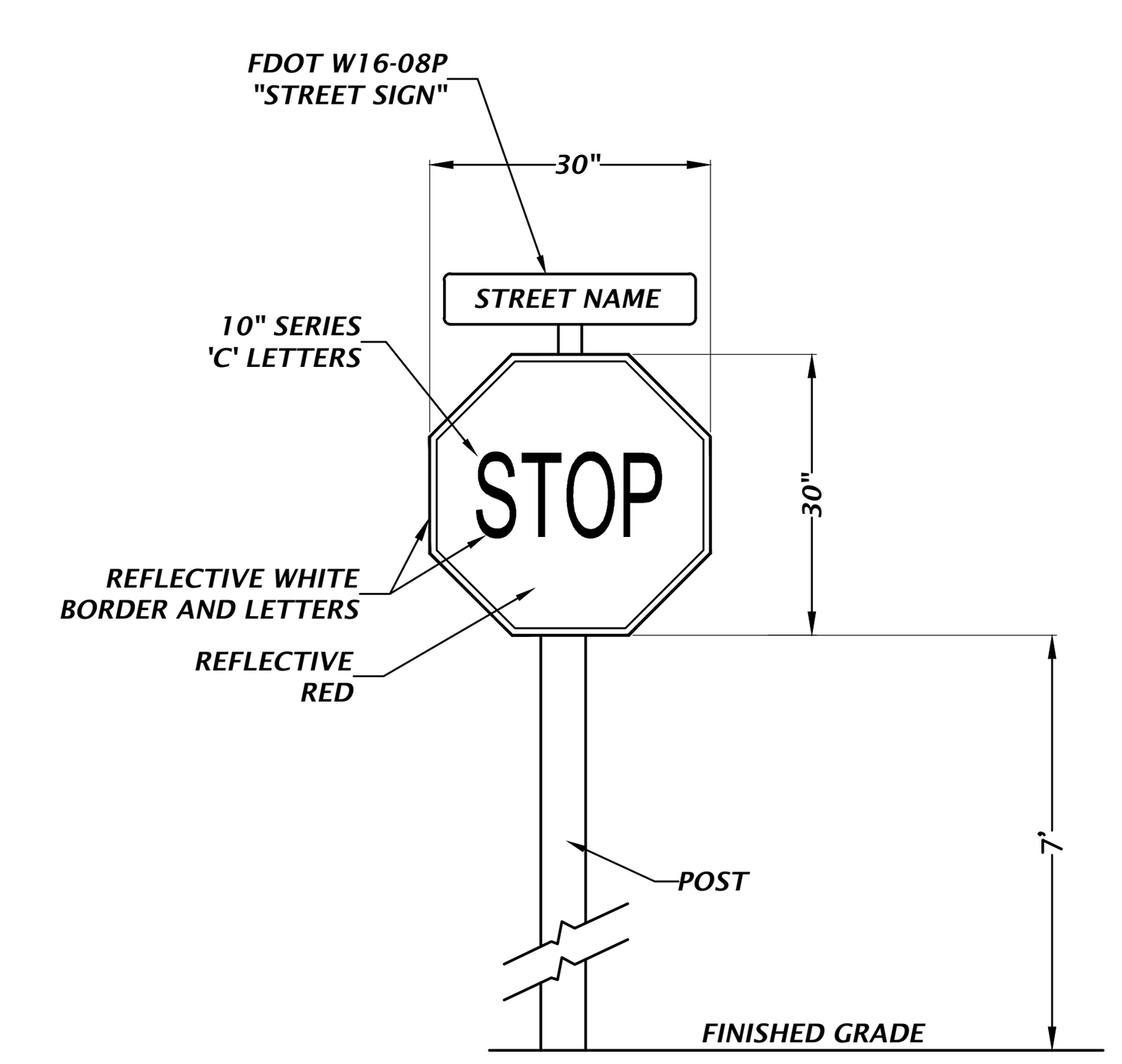
NOTE:
1. FLAG TRAIL LOCATION IN FIELD FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
2. INSTALL SURFACING TO PROVIDE POSITIVE DRAINAGE OFF OF TRAIL SURFACE.



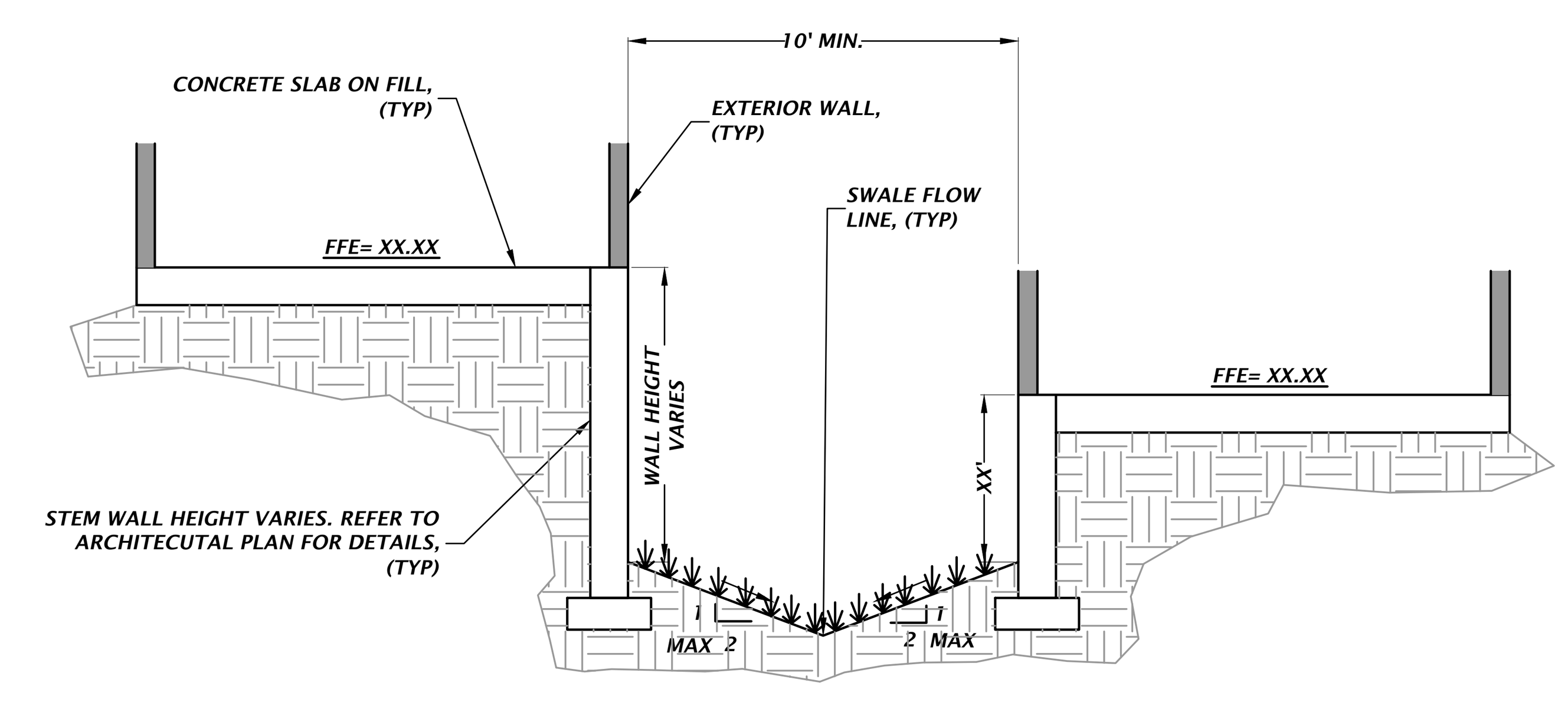
NOTE:

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



MUTCD R1-1 (30"x30") STOP SIGN DETAIL
NTS



TYPICAL CROSS SECTION A-A
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SCALE: N/A
VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.12

Tech: JoshT Plot Date: May 02,2023 2:21pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\East\21-0105.04_E_C0.12_DT.dwg

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

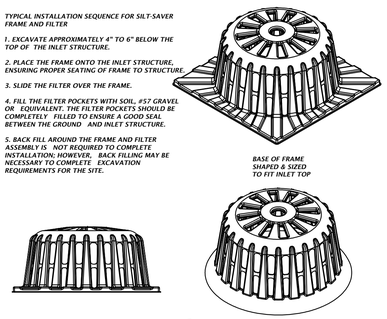
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

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

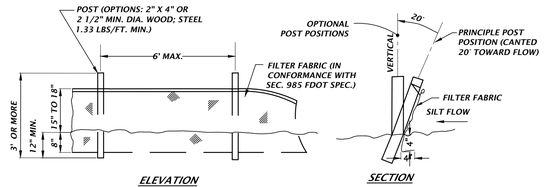
3. SLIDE THE FILTER OVER THE FRAME.

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

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



SILT-SAVER® DETAIL
NTS



TYPE III SILT FENCE DETAIL
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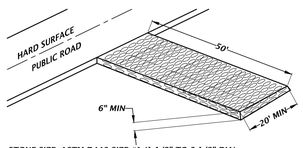
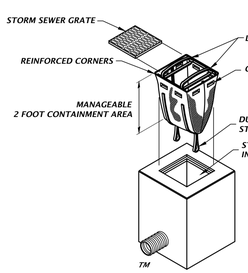


STONE SIZE: ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT

TEMPORARY CONSTRUCTION EXIT DETAIL
NTS

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.



DANDY SACK 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.

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S):

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL:

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

THE EROSION CONTROL PLAN IS A WORKING PLAN AND SHALL BE AMENDED BY THE CONTRACTOR IF THE PLAN DOES NOT WORK OR IS FOUND TO NOT ADEQUATELY CONTROL SEDIMENTATION.

CULVERTS, PIPES AND STRUCTURES:

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE:

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION:

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

SINKHOLE:

IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY:
CONVERGENCE RESEARCH PARK HOMEOWNERS ASSOCIATION, INC.

BASIN EROSION & SEDIMENTATION CONTROL

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

2 ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH F.D.O.T. FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.

3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.

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

5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCURR IN A DRY STATE.

6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. 570-001 EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

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

BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

1. IN THE EVENT THAT LIMEROCK IS ENCOUNTERED DURING CONSTRUCTION OF THE RETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH CLAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP-A2) SOILS. A MIXTURE OF THE BACKFILL/MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER TIRED EQUIPMEWNT. BOTH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.

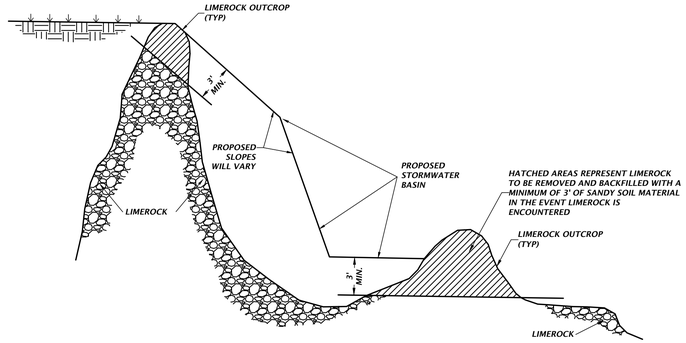
2. IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED.

A. ONCE THE FEATURE IS IDENTIFIED, IT SHALL BE ISOLATED BY CREATING A BERM AROUND THE FEATURE A MINIMUM OF 2 FEET HIGH TO PREVENT DIRECT DISCHARGE INTO THE KARST FEATURE.

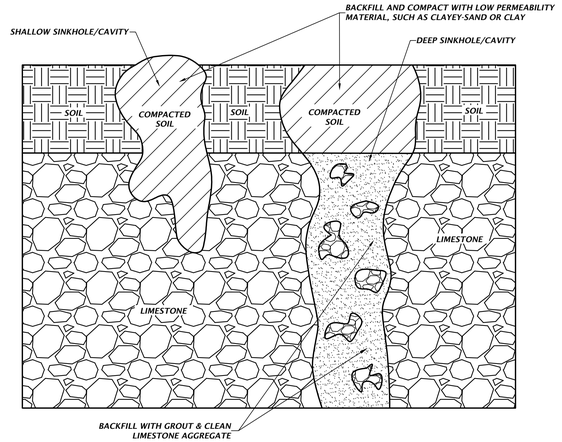
B. THE CIVIL ENGINEER, THE SRWMD MANAGEMENT DISTRICT, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.

C. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.

D. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE CIVIL ENGINEER, THE SRWMD, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.



LIMEROCK OUTCROP REMOVAL DETAIL
NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
01/17/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: T. HASTAY
PROJECT MGR: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.:
C0.13

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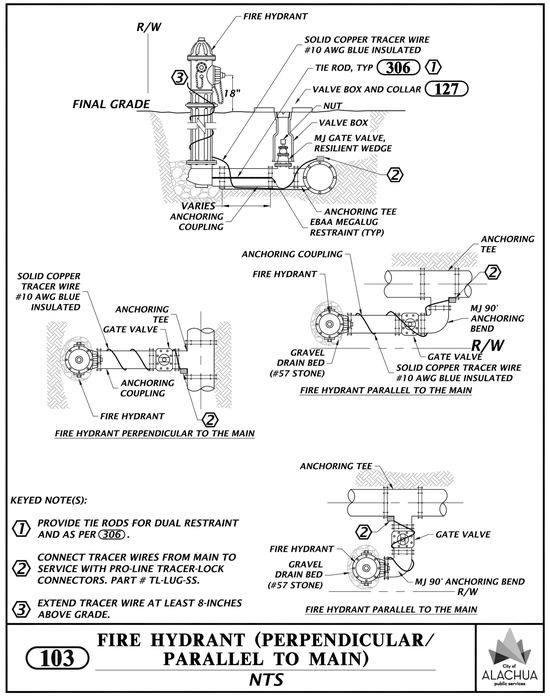
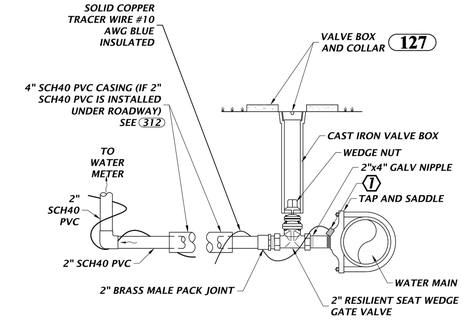


KEYED NOTE(S):

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.

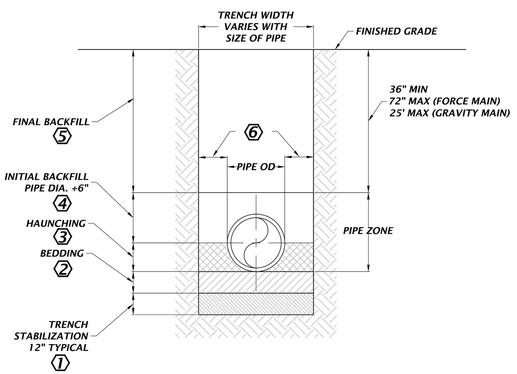
118 2" WATER SERVICE CONNECTION
NTS

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):

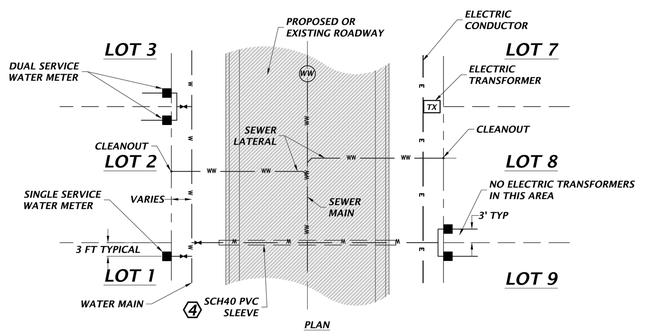
1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE 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

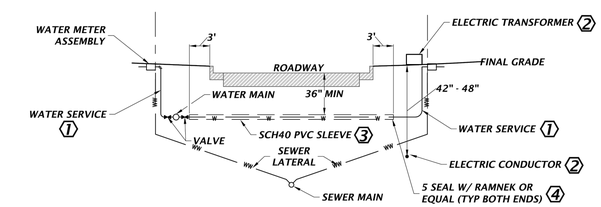


303 BEDDING AND TRENCHING DETAIL
NTS

KEYED NOTE(S):

1. WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
2. ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
3. PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
4. SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.





PROFILE

312 SUBDIVISION SERVICE CONNECTIONS & 2-INCH OR LESS WATER SERVICE UNDER ROADWAY
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-26075
CHW Professional Consultants

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

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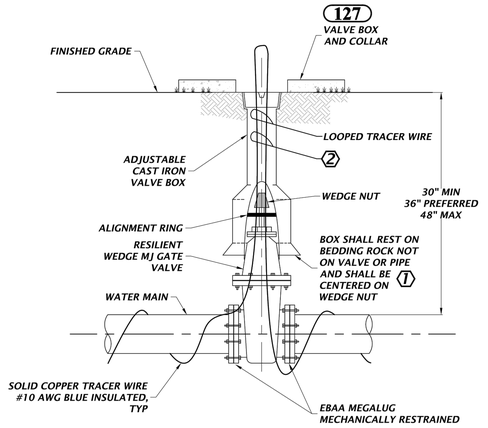
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC REVIEWER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.14

Tech: JoshT Plot Date: May 03,2023 1:17pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Exhibit\21-0105.04_E_C0.13_207.dwg



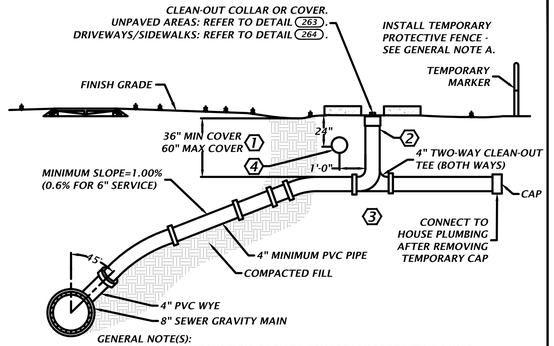
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



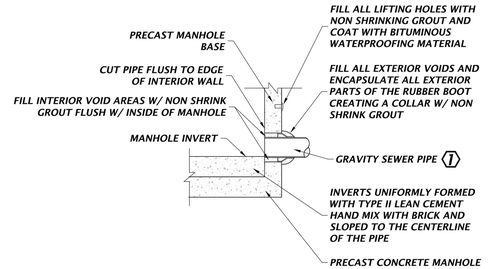
GENERAL NOTE(S):

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.

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. TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, MODEL OM-6, PART 52085009.

200 WASTEWATER SERVICE LATERAL
NTS



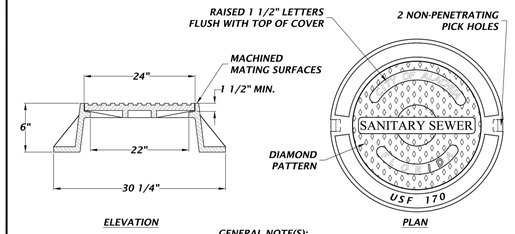
GENERAL NOTE:

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

KEYED NOTE(S):

1. ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.

209 MANHOLE PIPE CONNECTION
NTS



GENERAL NOTE(S):

1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER 307

212 CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER
NTS

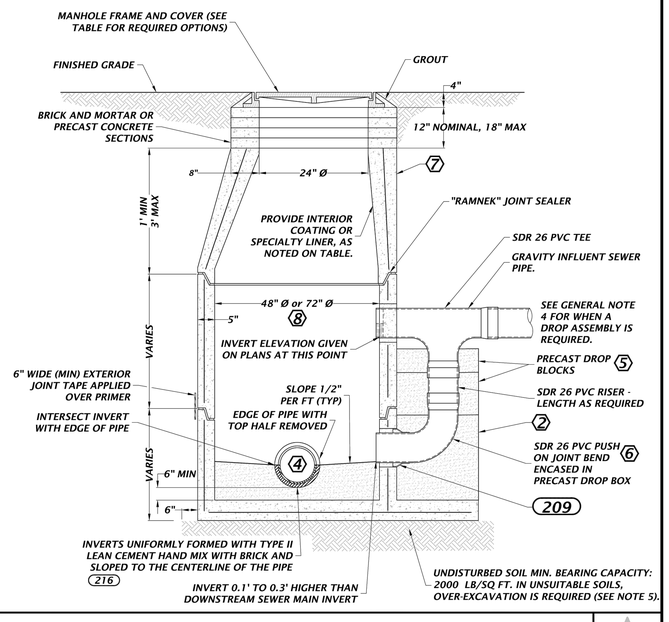
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

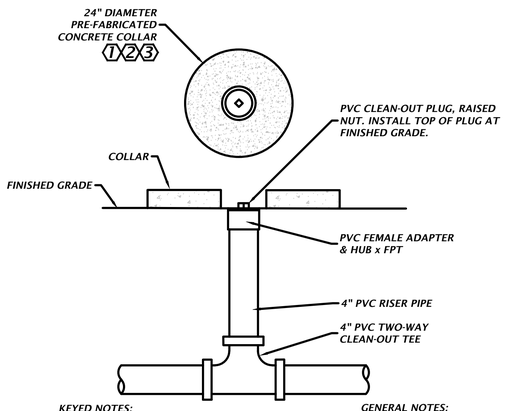
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 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

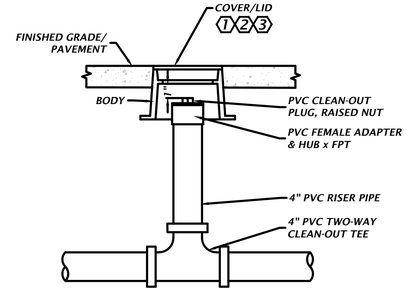


KEYED NOTES:

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

GENERAL NOTES:
1. REFER TO 200

263 CLEAN-OUT COVER FOR UNPAVED AREAS
NTS



KEYED NOTES:

1. HEAVY DUTY LOAD RATING MODEL: SIGMA CORPORATION CO-2610S
2. COVER/LID CAN ALSO ACCOMMODATE 6" CLEAN-OUT
3. PAINT COVER/LID AS PER 307

GENERAL NOTES:
A. REFER TO 200

264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
01/06/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
I ATTEST TO THE INTEGRITY AND APPROPRIATENESS OF THESE SOLUTIONS.
TRAVIS J. HASTAY
FL PE No. 84295
PROJECT NUMBER: 21-0105.16
R. WALPOLE

SHEET NO.: C0.15

Tech: JustT Plot Date: May 02,2023 2:53pm Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Cover\21-0105.04_C-00.12_DT.dwg

A

B

C

D

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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

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

APPLY (SPRAY) FIRST COAT

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

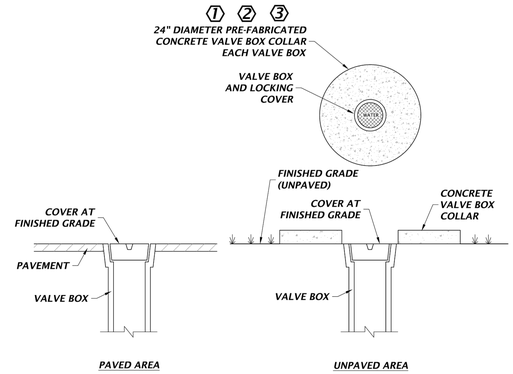
PRODUCT

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

COLORS

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

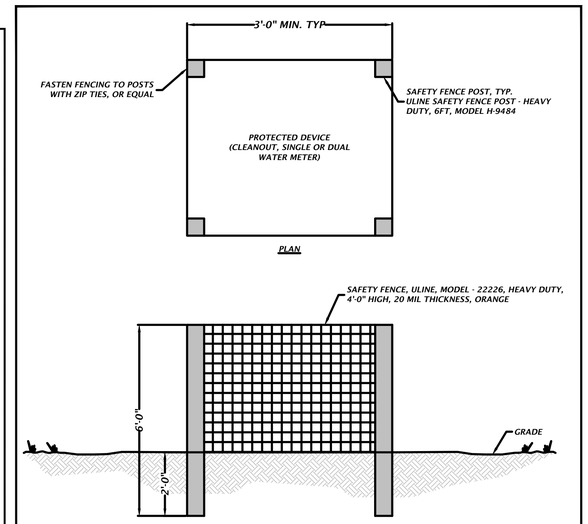
307 **PAINT SYSTEM NO. 5**
NTS



KEYED NOTE(S):

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

127 **VALVE BOX COVER**
NTS

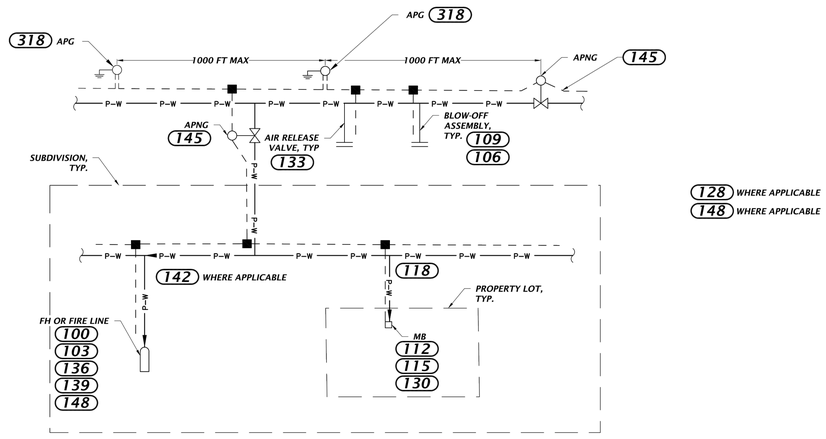


GENERAL NOTE(S):

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

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

324 **TEMPORARY PROTECTIVE FENCE**
NTS



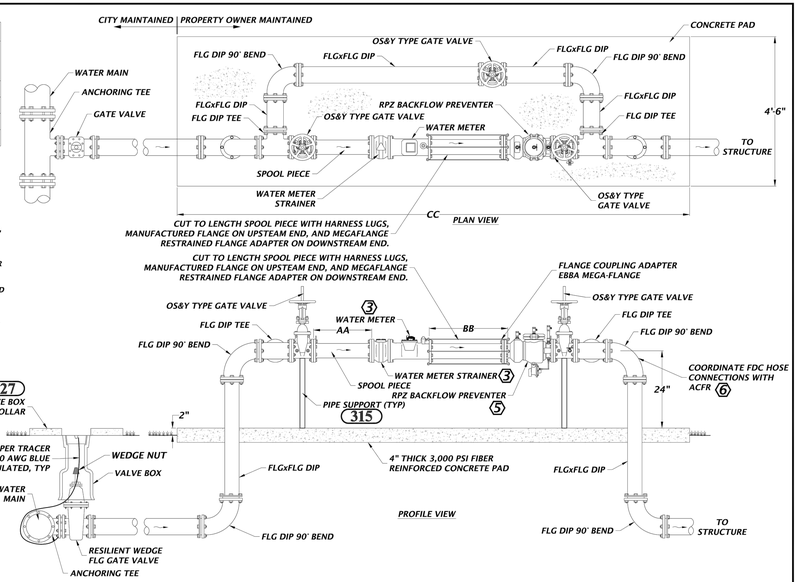
GENERAL NOTES: SEE (321A)

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

METER SIZE	*(1) AA*	*(2) BB*	*CC*
4"	*24"*	*12"*	*14'*
6"	*36"*	*18"*	*18'*
8"	*48"*	*24"*	*22'*
10"	*60"*	*30"*	*27'*

KEYED NOTE(S):

1. *DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).*
2. *DIMENSION BB MUST BE MINIMUM 3 TIMES PIPE DIAMETER (DOWNSTREAM OF METER).*
3. *WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.*
4. *VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.*
5. *BACKFLOW PREVENTER FURNISHED,INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.*
6. *IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.*



GENERAL NOTE(S):

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

148 **POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY**
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
12/16/22 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
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PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.16

Tech: JoshT Plot Date: May 02,2023 2:54pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_Cover\21-0105.04_C-COS.12_DT.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 AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(a). FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*03929-000-000*
STREET ADDRESS:	*SOUTH OF SAN FELASCO PARKWAY, ALACHUA, FLORIDA*
PROJECT AREA:	*±10.49 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS 80 COTTAGES HOMES, OPEN AREAS, ASSOCIATED ROADS, SIDEWALKS, AND UNDERGROUND UTILITIES. THE PROJECT SITE IS LOCATED SOUTH OF SAN FELASCO PARKWAY, ALACHUA, FLORIDA ADJACENT TO THE EXISTING MOMENTUM LABS. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 10.49 ACRES AND THE SITE WILL DISCHARGE INTO A PREVIOUSLY PERMITTED SMF.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. *PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS..*
2. *THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
3. *ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
4. *THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
5. *IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
6. *THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
7. *THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
8. *THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
9. *THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
10. *UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
11. *UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND BE EXCAVATED A MINIMUM OF THREE FEET BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 10% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
12. *ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*10.49 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*11.86 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*6.12 ACRES*
TOTAL RETENTION VOLUME:	*9.23 ACRE-FEET*
TOTAL OPEN AREA:	*4.47 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE CAN BE FOUND IN THE ORIGINAL PERMIT FOR THE PARK LANE PD DEVELOPMENT MASTER DRAINAGE ANALYSIS UNDER ERP No. 89837-1.

THE FOLLOWING TABLE HIGHLIGHTS THE ORIGINAL CONDITIONS APPROVED UNDER THE ERP REFERENCED ABOVE.

BASIN 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)*
SMF-3A3	*43.28*	*53.16*	*6.12*	*DRY RETENTION*	*8.58*	*88.85*

E. SITE MAP

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

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE EXISTING STORMWATER MANAGEMENT FACILITY IS FULL RETENTION AND INFILTRATES TO THE UNDERLYING SOILS.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE 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 WILL BE CONSTRUCTED FOR THE PROJECT AND WILL BE COMPRISED OF 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 2020 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

NOT APPLICABLE, SEE SECTION D, BELOW.

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

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES", THE STORM PIPES 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 EXISTING STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 12.47 ACRES AND WILL CONSIST OF APPROXIMATELY 11.80 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. BY COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER CONVEYANCE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE 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 PROPOSED SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN, 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. IN ADDITION, THE SITE SHALL BE IN COMPLIANCE WITH THE MORE STRINGENT ALACHUA COUNTY HAZARDOUS MATERIALS MANAGEMENT CODE, WHICH ADDRESSES STORAGE AND USE OF TOXIC MATERIALS LESS IN VOLUME THAN THE STATE THRESHOLD REQUIREMENTS.

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 SAN FELASCO RESEARCH VENTURES LLC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. 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, A COPY OF WHICH IS PROVIDED ON THIS SHEET. 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.

Responsible Authority Certification
Stormwater Pollution Prevention Plan

Site: Convergence Cottages East
City of Alachua, Alachua County, Florida

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manages the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (RESPONSIBLE AUTHORITY) _____ *DATE* _____

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

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

Site: Convergence Cottages East
City of Alachua, Alachua County, Florida

Contracting Firm: _____
NAME _____
ADDRESS _____
TELEPHONE NUMBER _____

I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

NAME _____ *TITLE* _____
ADDRESS _____ *DATE* _____

Stormwater Pollution Prevention Plan
Inspection Report

Inspector: _____ Date: _____ Time: _____

Date of last rainfall: _____ Amount of last rainfall: _____

Stabilization Measures

LOCATION	CONDITION	ACTION REQUIRED

If no action required, mark "N.A."

Note: To be completed every 7 days and within 24 hours of a rainfall event of 0.25 inch or more.

Structural Controls

LOCATION/TYPE	CONDITION	MAINTENANCE REQUIRED

If no maintenance required, mark "N.A."

Recommended Actions:

Results of Previous Recommended Actions:

Other Control

	CONDITION		
	GOOD	FAIR	POOR
Condition of construction entrance/exit?			
Condition of construction access road surface?			
General appearance of site re: trash and debris.			
Appearance of portables for sanitary discharge?			
Materials available for emergency spill response?			
Paint/cleaning compound storage areas condition?			
Lay-down area condition?			

Recommended Actions:

Results of Previous Recommended Actions:

Inspector Signature: _____ Date: _____ Time: _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

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

CHW
Professional Consultants

est. 1988 FLORIDA CA-5075

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.16

FL PE No. 84295

SHEET NO.: C0.20

Tech: JohnT Plot Date: May 02,2023 2:25pm Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Cover\21-0105.04_C0.20_SWPPP.dwg

LEGEND:

CONSTRUCTION STAGING AREA/ CONSTRUCTION TRAILER LOCATION

TEMPORARY CONSTRUCTION ENTRANCE

PROPOSED STORM SEWER NETWORK

ST EXISTING STORM SEWER NETWORK

SF LIMITS OF PROPOSED SILT FENCE, SEE THIS SHEET FOR DETAIL

NORTH

BASIN EROSION AND SEDIMENTATION CONTROL

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

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

3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.

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

5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCURR IN A DRY STATE.

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

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

8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.

STORMWATER POLLUTION PREVENTION LEGEND

SD	= SOD STABILIZATION	**IP**	= INLET PROTECTION
SF	= SILT BARRIER	**CO**	= CONSTRUCTION ENTRANCE/EXIT
TB	= TREE BARRICADE	**PS**	= PERMANENT SEEDING
OP	= OUTLET PROTECTION		

NOTE- SEE SHEET C0.12 AND C0.13 FOR CONSTRUCTION DETAILS

EXISTING STORMWATER MANAGEMENT FACILITY TOP=90.00 BOT=88.85 DHW=84.00

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

TEMPORARY CONSTRUCTION EXIT, SEE SHEET C0.13 FOR DETAIL

PROPERTY BOUNDARY LINE, (TYP)

CONSTRUCTION TRAILER / STAGING AND LAYDOWN AREA

EXISTING TREE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION) TYP.

AMENITY CENTER

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

LOT 17
PADE DARYN D.
TAX PARCEL NO. 03868-100-017
ZONING AGRICULTURE (A)
ACRES: 5.59

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03868-100-023
ZONING AGRICULTURE (A)
ACRES: 7.94

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

PROPERTY BOUNDARY LINE, (TYP)

TREE BARRICADE, (TYP)

EXISTING TREE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION) TYP.

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Alachua, Florida 32615
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www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=50'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
01/12/23 - CITY OF ALACHUA
03/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

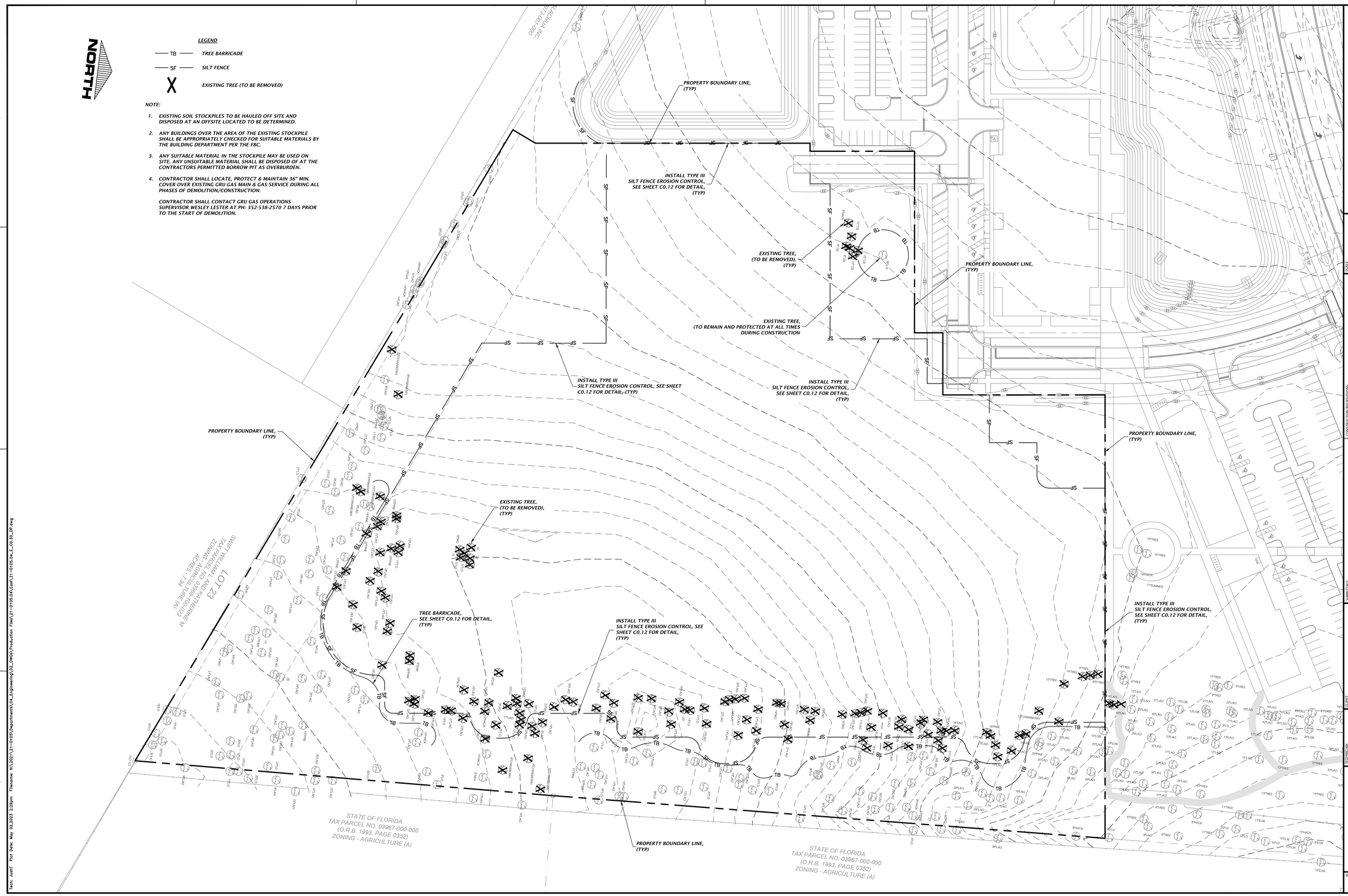
TECHNICAL: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C0.21

Tech: JoshT Plot Date: May 03,2023 1:40pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Cad\21-0105.04_E_C0.21_SWPP.dwg



Tech: JoshT Plot Date: May 02,2023 2:29pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_East\21-0105.04_E_C0.30_DP.dwg

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SCALE: 1"=50'
VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C0.30

GRAPHIC SCALE
0 25 50 100

NORTH

LEGEND:

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING

GENERAL NOTES -

1. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
2. SEE GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO C0.12 FOR HANDICAP ACCESSIBILITY NOTES.
5. REFER TO LS-1 - LS-2 FOR LANDSCAPE PLAN.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
7. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
8. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

C1.01

C1.02

C1.03

C1.04

C1.05

STATION EQUATION
END STREET A: STA=10+91.00
BEGIN STREET B: STA=11+00.00
N: 286168.8003
E: 2609908.8301

BEGIN ALIGNMENT
STREET A: STA=10+00.00
N: 286259.1506
E: 2609897.9564

STREET A
10+00

STREET B
00+00 to 13+00

STREET C
17+00 to 23+00

STREET D
24+00 to 25+00

STREET E
27+00 to 34+00

STREET F
35+00

STREET G
00+00 to 02+73

STREET C:
P.C. STA=23+69.38
N: 285891.4182
E: 2610288.7520

STREET D:
P.T. STA=24+05.48
N: 285863.6356
E: 2610309.2443

STREET D:
P.C. STA=25+91.37
N: 285787.9175
E: 2610479.0080

STREET E:
P.T. STA=26+65.22
N: 285824.0642
E: 2610528.0142

END STREET B:
STA=16+73.56 Station Equation
STREET E:
STA=30+81.47
N: 286237.3334
E: 2610478.2771

STA=28+05.06
STA=28+43.06
STA=30+75.06
STA=31+13.06
STA=33+90.06

STATION EQUATION
STREET B: STA=14+44.06
STREET C: STA=20+48.59
N: 286209.9109
E: 2610250.4213

BEGIN STREET D: STA=37+00.00
N: 286483.7846
E: 2610138.0099

STATION EQUATION
END STREET G: STA=37+78.88
STREET C: STA=17+63.25
N: 286493.2100
E: 2610216.3261

BEGIN ALIGNMENT
STREET C: STA=17+00.00
N: 286556.0042
E: 2610208.7689

STREET F: STA=34+30.06
N: 286583.4267
E: 2610436.6247

PROPERTY BOUNDARY LINE, (TYP)

BUFFER LINE, (TYP)

COMMON AREA

AMENITY CENTER

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03968-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03968-100-023
ZONING - AGRICULTURE (A)
ACRES - 7.94

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03913-001-000

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
IF NOT AS INDICATED BELOW
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/14/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: MASTER HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.00

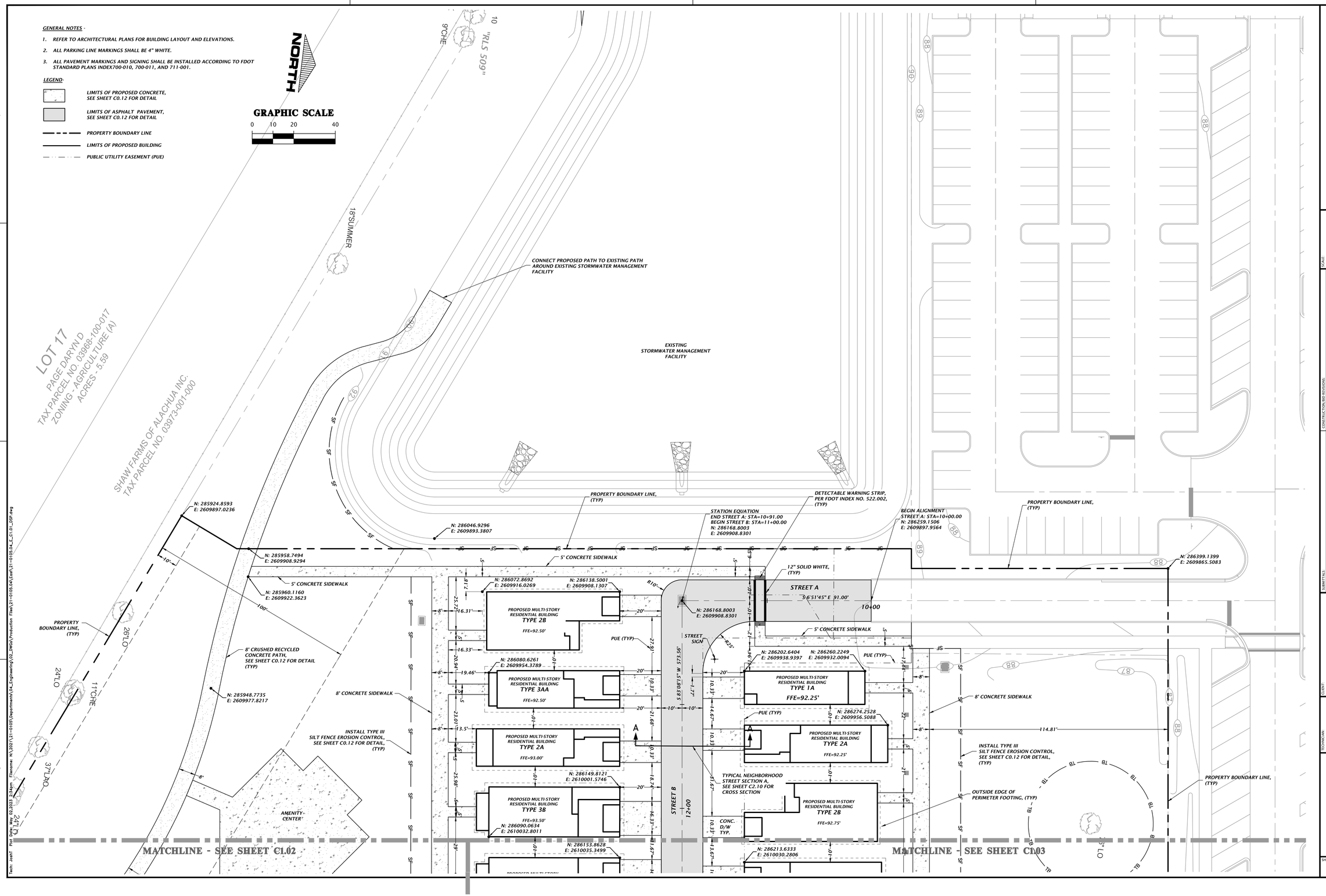
Tech: JoshT Plot Date: May 03,2023 1:42pm Filename: M:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105-04 (Conf)(21-0105-04_E_C1.00_MSP.dwg

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT (PUE)



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C1.01

GENERAL NOTES -

1. *REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.*
2. *ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.*
3. *ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.*

LEGEND-

LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL

LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL

PROPERTY BOUNDARY LINE

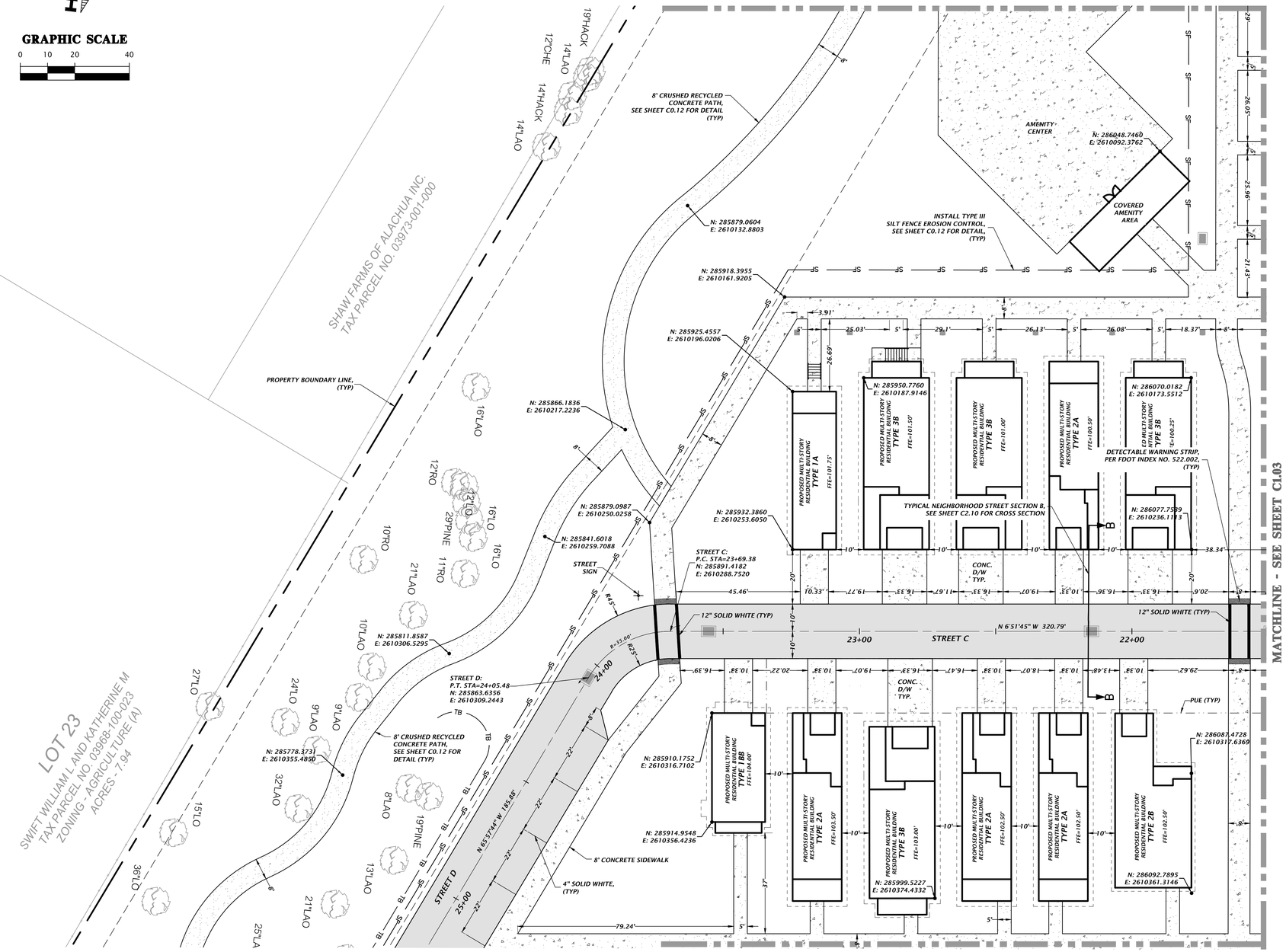
LIMITS OF PROPOSED BUILDING

PUBLIC UTILITY EASEMENT (PUE)

NORTH

GRAPHIC SCALE

0 10 20 40



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CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
03/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
P.I.C.: TRAVIS J. HASTAY
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C1.02

Tech: JoshT Plot Date: May 02,2023 2:35pm Filename: M:\2021\21-0105\Department\04_Engineering\03_DWGs\Production Files\21-0105.04_Cover\21-0105.04_C_C1.01_DEP.dwg

A B C D

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT (PUE)

NORTH

GRAPHIC SCALE

0 10 20 40

MATCHLINE - SEE SHEET C1.01

MATCHLINE - SEE SHEET C1.02

MATCHLINE - SEE SHEET C1.05

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2BB FFE=93.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.50'

CONC. D/W TYP.

N: 286153.8628 E: 2610035.3499

N: 286213.6333 E: 2610030.2806

N: 286164.0879 E: 2610120.7463

N: 286224.4389 E: 2610120.0645

N: 286442.3153 E: 2610098.8791

N: 286483.7846 E: 2610138.0099

N 83°08'15" E 344.06'

STREET B

STREET C

STREET G

STREET F

PUE (TYP)

PROPERTY BOUNDARY LINE, (TYP)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

12" SOLID WHITE (TYP)

DETECTABLE WARNING STRIP, PER FDOT INDEX NO. 522.002, (TYP)

TYPICAL NEIGHBORHOOD STREET SECTION B, SEE SHEET C2.10 FOR CROSS SECTION

24" WHITE STOP BAR

STREET SIGNS ABOVE R1-1 "STOP" (36")

R1-1 "STOP" (36")

STATION EQUATION
STREET B: STA=14+44.06
STREET C: STA=20+48.59
N: 286209.9109
E: 2610250.4213

STATION EQUATION
END STREET D: STA=37+78.88
STREET C: STA=17+63.25
N: 286493.2100
E: 2610216.3261

BEGIN ALIGNMENT
STREET C: STA=17+00.00
N: 286556.0042
E: 2610208.7689

N 6°51'45" W 285.34'

N 6°51'45" W 63.25'

N 83°08'15" E 229.50'

N 83°08'15" E 78.88'

21+00 20+00 19+00 18+00 17+00 16+00 15+00 14+00 13+00

36+00

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=99.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=98.75'

PROPOSED MULTI-STOY RESIDENTIAL BUILDIN TYPE 2B FFE=97.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=96.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=93.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=102.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=102.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=101.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=99.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3AA FFE=98.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2AA FFE=98.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=97.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3AA FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=94.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'

CONC. D/W TYP.

N: 286159.9702 E: 2610162.7600

N: 286167.6498 E: 2610225.2910

N: 286187.4689 E: 2610356.8656

N: 286182.2114 E: 2610313.1809

N: 286233.1768 E: 2610150.8236

N: 286238.4935 E: 2610194.5013

N: 286242.9293 E: 2610290.1180

N: 286250.0647 E: 2610343.6101

N: 286430.5963 E: 2610127.0646

N: 286438.4949 E: 2610192.6951

N: 286596.2208 E: 2610291.8611

STREET SIGNS ABOVE R1-1 "STOP" (36")

24" WHITE STOP BAR

12" SOLID WHITE (TYP)

STREET SIGN

TYPICAL NEIGHBORHOOD STREET SECTION A, SEE SHEET C2.10 FOR CROSS SECTION

PROPERTY BOUNDARY LINE, (TYP)

PUE (TYP)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

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(352) 331-1976
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est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
03/31/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICAL: J. THOMAS
DESIGNER: J. THOMAS
DRAWN BY: J. THOMAS
CHECKED BY: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C1.03

Path: JoshT Plot Date: May 02,2023 2:56pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_E_C1.03_DSP.dwg

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT (PUE)

NORTH

GRAPHIC SCALE
0 10 20 40

MATCHLINE - SEE SHEET C1.02

MATCHLINE - SEE SHEET C1.05

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03988-100-023
ZONING - AGRICULTURE (A)
ACRES - 7.94

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

STREET D
STREET E
STREET E: STA=28+05.06
STREET E: STA=28+43.06
S 65°57'44" E 165.58'
S 6°51'45" E 139.84'
S 6°51'45" E 38.00'
S 6°51'45" E 238.41'
3 PARKING SPACES 66'
26+00
27+00
28+00
29+00
40+00
40+90
R=31.00'
R=17.00'
R=17.00'
10.00'
S 6°52'40" E
N 6°30'09" E 75.01'
S 6°07'20" W 125.00'
S 6°30'38" W

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1A — FFE=104.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B — FFE=105.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=105.16'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A — FFE=105.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=106.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B — FFE=106.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=107.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=107.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=105.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=105.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=107.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A — FFE=107.00'

N: 285729.1987 E: 2610439.5997
N: 285865.2426 E: 2610434.4233
N: 286090.5424 E: 2610396.1914
N: 285681.8288 E: 2610508.0815
N: 285872.1729 E: 2610492.0078
N: 286098.8428 E: 2610464.6903
N: 285871.5721 E: 2610547.4017
N: 285940.0844 E: 2610539.2127
N: 286090.0078 E: 2610521.2140
N: 285705.6046 E: 2610583.0976
N: 285751.5927 E: 2610602.6479
N: 285877.0739 E: 2610593.1764
N: 286103.4531 E: 2610566.0392
N: 285849.1622 E: 2610638.3918
N: 285957.4331 E: 2610629.3557
N: 286035.8445 E: 2610619.8225
N: 285986.8004 E: 2610619.8225
N: 285904.4581 E: 2610647.0157
N: 286111.1940 E: 2610622.2590

14"LAO 12"PINE 31"LAO 27"LAO 19"LAO 64"LO 29"LAO 17"PINE 12 25"LAO 84"LO 14"WO 24"LAO 30"LAO 12"LAO 17"LAO 34"LAO 20"LAO 16"LAO 23"LAO 25"LAO 16"PINE 26"LAO 37"LAO 25"LAO 22"LAO 38"LAO 17"LO 8"LAO 60"LO 35"LAO 8"LO 8"ASH 15"LAO 14"HACK 12"HACK 24"LAO 21"PINE 18"LAO 11"LAO 17"LAO 14"LAO 15"LAO 19"LO 32"LO 14"LO 22"LO 35"LO 18"LO 20"LO 30"LO 31"LO NO ID

8' CRUSHED RECYCLED CONCRETE PATH, SEE SHEET C0.12 FOR DETAIL (TYP)
DETECTABLE WARNING STRIP, PER FDOT INDEX NO. 522.002, (TYP)
4" SOLID WHITE (TYP)
INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)
PROPERTY BOUNDARY LINE, (TYP)
STREET SIGN
12" SOLID WHITE (TYP)
24" WHITE STOP BAR
R1-1 "STOP" (36")
CONC. D/W TYP.
PUE (TYP)
TYPICAL NEIGHBORHOOD STREET SECTION B, SEE SHEET C2.10 FOR CROSS SECTION

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Alachua, FL 32615
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www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ACCURATE BEFORE PLOTTING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/05/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

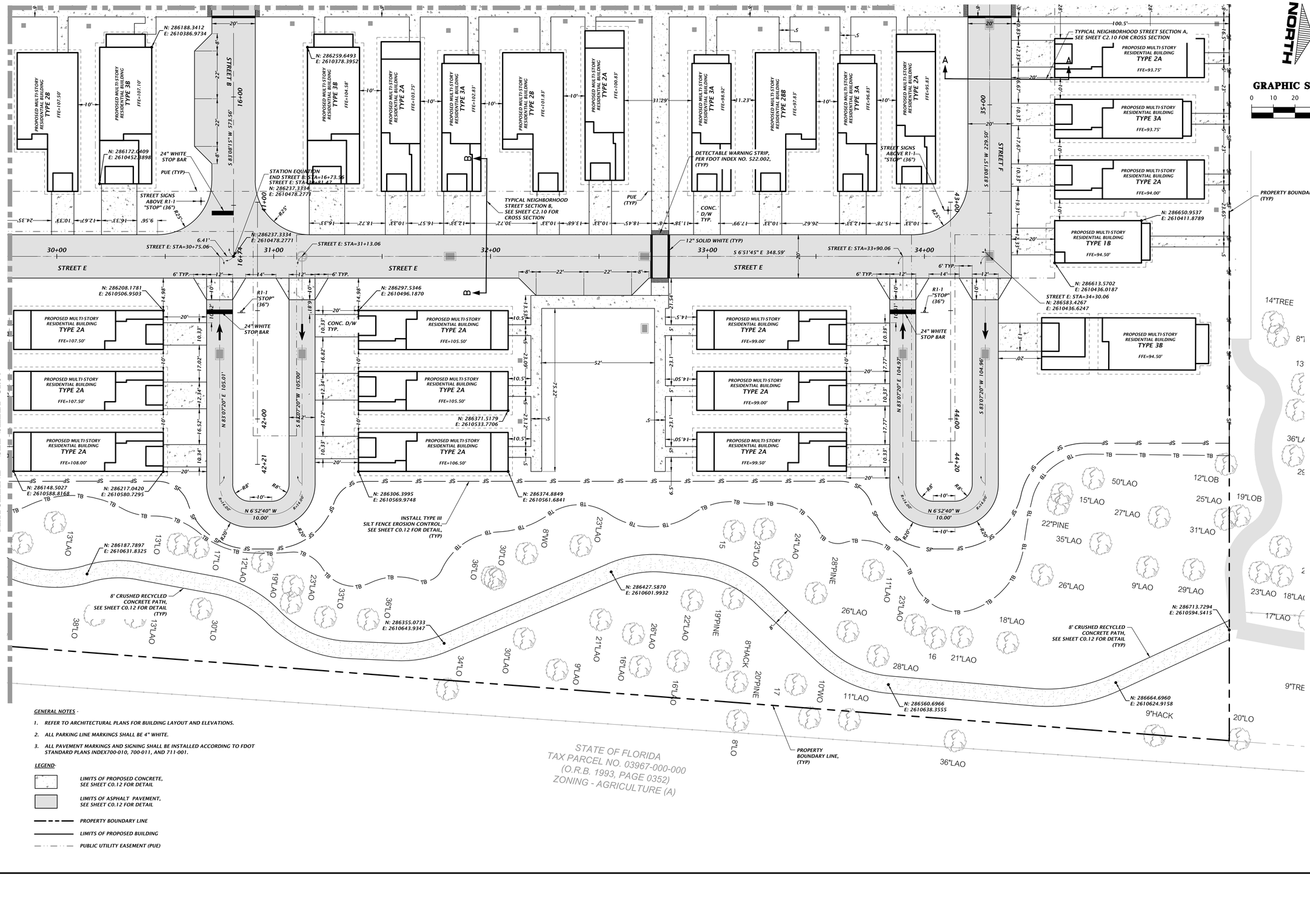
TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.04

Tech: JohnT Plot Date: May 02,2023 2:36pm Filename: N:\2021\21-0105\Department\04_Engineering\03_DWGs\Production Files\21-0105.04 (conf)\21-0105.04_C_C1.01_DEP.dwg

MATCHLINE - SEE SHEET C1.03

MATCHLINE - SEE SHEET C1.04



GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT (PUE)

NORTH

GRAPHIC SCALE
0 10 20 40

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
01/11/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES FAST
SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.05

Tech: JoshT Plot Date: May 02,2023 2:44pm Filename: M:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105-04_E_C1.01_DSP.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	24" MITERED END SECTION PER FDOT INDEX 430-021	87.92'	84.00' NE	24"	N: 286237.23 E: 2609838.26
S-2	TYPE 'F' INLET	89.25'	84.50' E 84.50' SW 84.50' S	24" 24" 12"	N: 286298.22 E: 2609925.51
S-3	TYPE 'C' INLET	90.15'	85.00' N 85.00' W 85.00' SE	24" 24" 12"	N: 286319.58 E: 2610102.95
S-4	TYPE 'C' INLET	89.50'	85.25' E 85.25' S 85.25' NE	24" 24" 12"	N: 286382.68 E: 2610095.48
S-5	TYPE 'F' INLET	93.00'	85.75' N 85.75' W	24" 24"	N: 286398.59 E: 2610227.71
S-6	TYPE 'F' INLET	91.00'	86.00' N 86.00' S	24" 24"	N: 286493.21 E: 2610216.33
S-7	TYPE 'F' INLET	92.00'	86.50' E 86.50' S	24" 24"	N: 286556.00 E: 2610208.77
S-8	TYPE 'F' INLET	93.00'	88.00' S 88.00' W 88.00' E	24" 24" 24"	N: 286583.43 E: 2610436.62
S-9	TYPE 'F' INLET	98.76'	93.50' S 93.50' N 93.50' E	24" 24" 15"	N: 286425.56 E: 2610455.62
S-10	TYPE 'F' INLET	102.00'	96.61' N 96.50' S	24" 15"	N: 286336.45 E: 2610466.35
S-11	STORM MANHOLE	104.12'	98.55' E 98.55' N	15" 15"	N: 286268.70 E: 2610474.50
S-12	TYPE 'F' INLET	104.25'	99.00' S 99.00' W	15" 15"	N: 286274.08 E: 2610519.18
S-13	TYPE 'F' INLET	106.00'	100.33' N	15"	N: 286236.36 E: 2610523.72
S-14	TYPE 'F' INLET	93.30'	89.38' W 89.38' S	24" 15"	N: 286586.83 E: 2610481.54
S-15	TYPE 'F' INLET	94.50'	90.52' N	15"	N: 286549.10 E: 2610486.08
S-16	24" MITERED END SECTION PER FDOT INDEX 430-021	87.92'	84.00' E	24"	N: 286161.29 E: 2609847.39
S-17	TYPE 'F' INLET	89.75'	84.62' E 84.62' W	24" 24"	N: 286168.80 E: 2609908.83
S-18	TYPE 'F' INLET	94.00'	89.14' E 89.14' W 89.14' S 89.14' N	24" 24" 12" 12"	N: 286196.80 E: 2610141.52
S-19	TYPE 'F' INLET	97.00'	92.43' S 92.43' W 92.43' E	24" 24" 15"	N: 286209.91 E: 2610250.42
S-20	TYPE 'F' INLET	98.39'	93.50' S 93.50' N	24" 24"	N: 286110.29 E: 2610262.41
S-21	TYPE 'F' INLET	99.30'	94.25' S 94.25' N	24" 24"	N: 286044.86 E: 2610270.29
S-22	TYPE 'F' INLET	101.25'	95.25' SE 95.25' N	24" 24"	N: 285905.38 E: 2610287.07
S-23	TYPE 'F' INLET	102.00'	96.00' SE 96.00' NW	24" 24"	N: 285863.64 E: 2610309.24
S-24	TYPE 'F' INLET	102.75'	97.35' NE 97.35' NW 97.35' N	24" 24" 15"	N: 285787.92 E: 2610479.01
S-25	TYPE 'F' INLET	102.20'	97.75' N 97.75' SW 97.75' NE	24" 24" 12"	N: 285824.06 E: 2610528.01
S-26	TYPE 'F' INLET	104.00'	99.50' N 99.50' S 99.50' NE	24" 24" 15"	N: 285947.81 E: 2610513.12
S-27	TYPE 'F' INLET	106.00'	101.75' S	24"	N: 286063.83 E: 2610499.16
S-28	TYPE 'F' INLET	105.00'	100.62' S	15"	N: 286006.02 E: 2610551.44
S-29	TYPE 'F' INLET	104.00'	100.24' N 100.23' SW	15" 15"	N: 285968.29 E: 2610555.98
S-30	24" MITERED END SECTION PER FDOT INDEX 430-021	87.92'	84.00' SE	24"	N: 286080.85 E: 2609857.16
S-31	TYPE 'C' INLET	91.50'	86.94' E 86.94' NW	24" 24"	N: 286045.61 E: 2609933.40
S-32	TYPE 'C' INLET	94.00'	89.79' W 89.79' E	24" 12"	N: 286068.09 E: 2610122.29

GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.

DRAINAGE SPECIFICATIONS:

STORMWATER INFRASTRUCTURE ARE REQUIRED TO COMPY WITH THE FOLLOWING STANDARDS:

1. DITCH BOTTOM INLETS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-052 AND 425-053.
2. MANHOLES SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-001.
3. STRUCTURE BOTTOMS, INCLUDING GROUTING THEREOF, SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-010 AND 425-001. (ALL GIVEN STRUCTURE BOTTOM ARE ROUND, SQUARE EQUIVALENTS MAY BE USED).
4. REFER TO SHEET C2.00 FOR STORM STRUCTURE TABLE.

GRAPHIC SCALE

0 25 50 100

NORTH

EXISTING STORMWATER MANAGEMENT FACILITY TOP ELEV = 90.00 DHW = 88.85'

PROPERTY BOUNDARY LINE, (TYP)

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03969-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

SWIFT WILLIAM L AND KATHERINE
TAX PARCEL NO. 03968-100-023
ZONING - AGRICULTURE (A)
ACRES - 1.94

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G

S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-8 S-9 S-10 S-11 S-12 S-13 S-14 S-15 S-16 S-17 S-18 S-19 S-20 S-21 S-22 S-23 S-24 S-25 S-26 S-27 S-28 S-29 S-30 S-31 S-32

62'-24" RCP @ 1.00%
44'-24" RCP @ 1.50%
106'-24" RCP @ 0.47%
179'-24" RCP @ 0.28%
64'-24" RCP @ 0.39%
110'-24" RCP @ 3.00%
133'-24" RCP @ 0.38%
63'-24" RCP @ 0.79%
95'-24" RCP @ 0.26%
190'-24" RCP @ 1.50%
234'-24" RCP @ 1.93%
140'-24" RCP @ 0.71%
66'-24" RCP @ 1.14%
100'-24" RCP @ 1.07%
47'-24" RCP @ 1.59%
186'-24" RCP @ 0.73%
107'-24" RCP @ 0.65%
45'-24" RCP @ 3.06%
38'-15" RCP @ 3.00%
125'-24" RCP @ 1.40%
117'-24" RCP @ 1.93%
68'-15" RCP @ 3.00%
90'-24" RCP @ 3.47%
159'-24" RCP @ 3.46%
61'-24" RCP @ 0.66%
48'-15" RCP @ 1.54%
38'-15" RCP @ 1.00%
45'-15" RCP @ 1.00%
38'-15" RCP @ 3.50%

40+00 41+00 42+00 43+00 44+00 44+20

PROPERTY BOUNDARY LINE, (TYP)

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Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/11/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

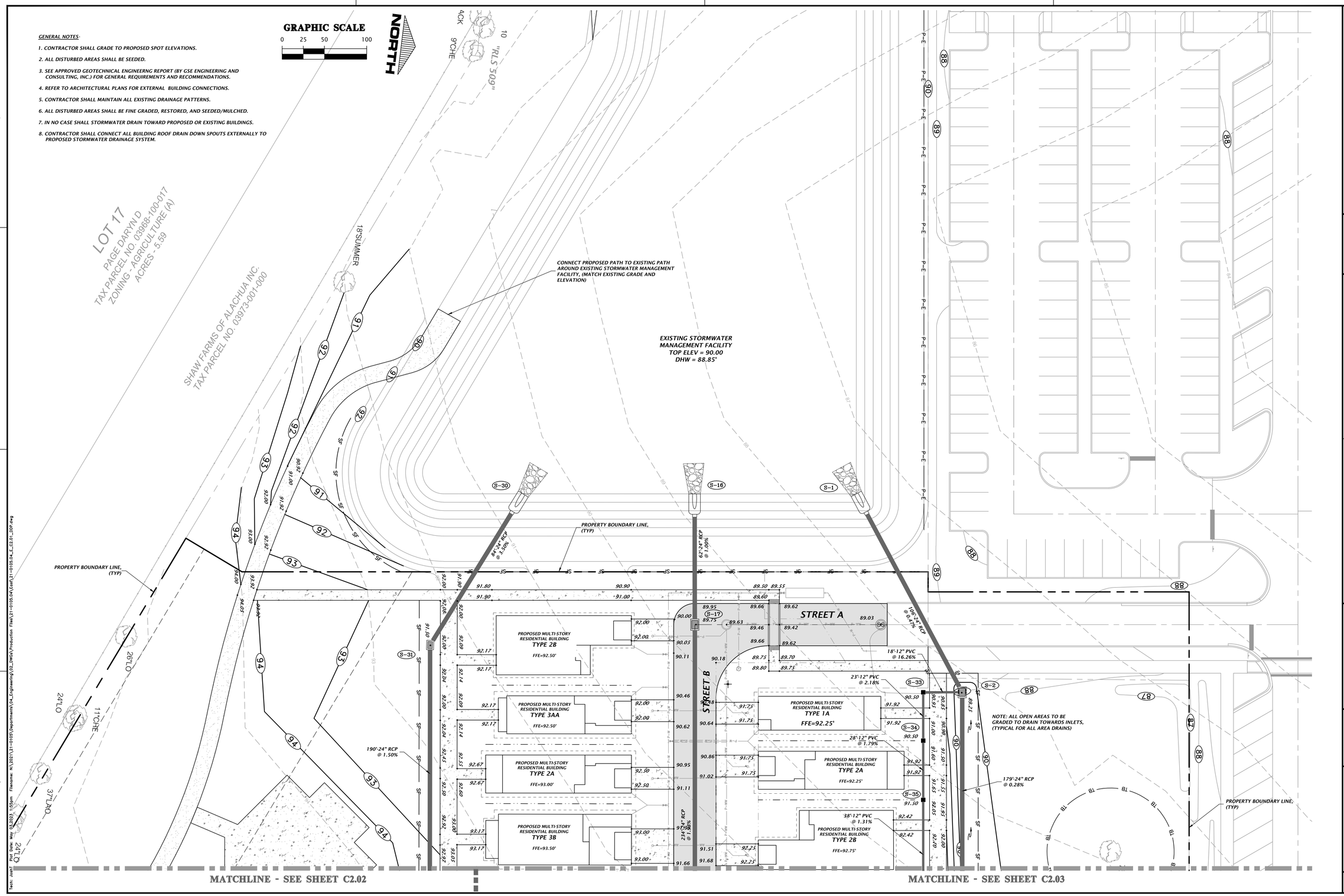
FL PE No. 84295

SHEET NO: C2.00

Tech: stehT Plot Date: May 03,2023 1:48pm Filename: W:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04_E_C2.00_MSP.dwg

GENERAL NOTES-

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.01

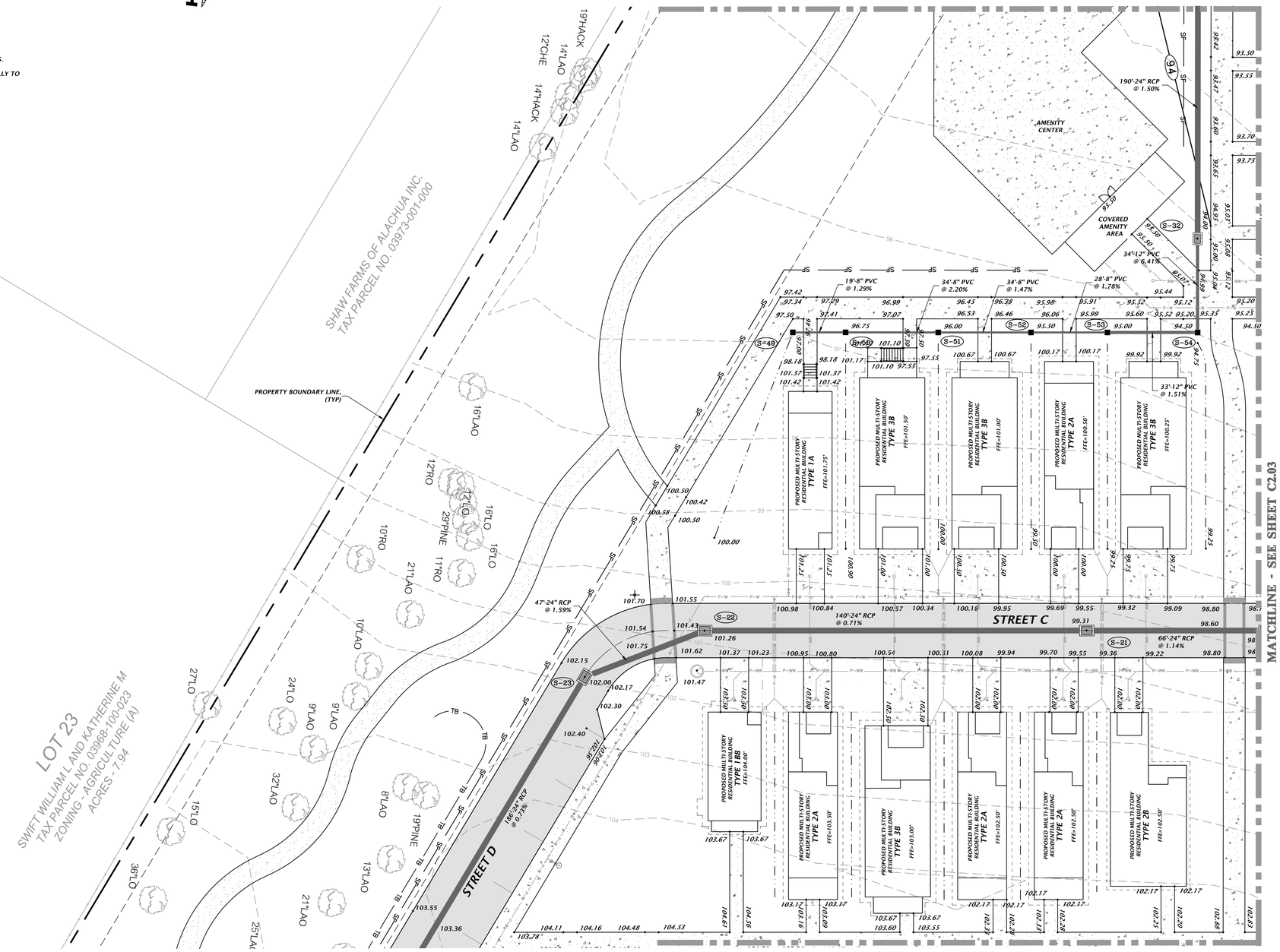
GENERAL NOTES:

1. *CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.*
2. *ALL DISTURBED AREAS SHALL BE SEEDED.*
3. *SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.*
4. *REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.*
5. *CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.*
6. *ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.*
7. *IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.*
8. *CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.*

GRAPHIC SCALE

0 25 50 100

NORTH



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SCALE: 1"=20'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
03/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.02

Tech: JoshT Plot Date: May 03,2023 1:54pm Filename: W:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04_C-02.01_GDP.dwg

MATCHLINE - SEE SHEET C2.01

MATCHLINE - SEE SHEET C2.02

MATCHLINE - SEE SHEET C2.05

GRAPHIC SCALE

0 25 50 100

NORTH

GENERAL NOTES-

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2BB FFE=93.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.50'

PROPERTY BOUNDARY LINE, (TYP)

28'-8" PVC @ 1.78%

64'-24" RCP @ 0.39%

31'-12" PVC @ 1.60%

28'-12" PVC @ 4.41%

39'-12" PVC @ 1.29%

33'-12" PVC @ 1.51%

38'-12" PVC @ 0.67%

29'-12" PVC @ 6.39%

35'-12" PVC @ 4.60%

38'-12" PVC @ 1.33%

39'-12" PVC @ 1.27%

133'-24" RCP @ 0.38%

110'-24" RCP @ 3.06%

24'-24" RCP @ 1.93%

36"-8" PVC @ 1.91%

123'-15" RCP @ 3.22%

100'-24" RCP @ 1.07%

95'-24" RCP @ 0.26%

63'-24" RCP @ 0.39%

STREET B

STREET C

STREET F

STREET G

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=99.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=98.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=97.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=96.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=93.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=102.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=102.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=101.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=99.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3AA FFE=98.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2AA FFE=98.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=97.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2AA FFE=96.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3AA FFE=95.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=94.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'

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SCALE: 1"=20'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.16

FL PE No. 84295

SHEET NO.: C2.03

Tech: JoshT Plot Date: May 03,2023 1:53pm Filename: H:\2021\21-0105\Department\04_Engineering\02_Design\Production Files\21-0105.04_Cover\21-0105.04_C_C2.01_GDP.dwg

GRAPHIC SCALE

0 25 50 100

NORTH

MATCHLINE - SEE SHEET C2.02

MATCHLINE - SEE SHEET C2.05

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03968-100-023
ZONING - AGRICULTURE (A)
ACRES - 7.94

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

PROPERTY BOUNDARY LINE, (TYP)

STREET D

STREET E

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1A FFE=104.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=105.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.16'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=106.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=106.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.25'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.00'

GENERAL NOTES:

1. *CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.*
2. *ALL DISTURBED AREAS SHALL BE SEEDED.*
3. *SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.*
4. *REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.*
5. *CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.*
6. *ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.*
7. *IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.*
8. *CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.*

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SCALE: 1"=20'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 CITY OF ALACHUA
04/03/23 CITY OF ALACHUA
05/04/23 CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.04

Tech: JoshT Plot Date: May 03,2023 - 1:52pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_E_C2.01_GDP.dwg

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.04

GRAPHIC SCALE
0 25 50 100

NORTH

STREET B
STREET E
STREET F

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=108.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=106.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=99.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=99.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=93.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=93.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1B FFE=94.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=107.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=107.10'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=104.58'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=103.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=102.83'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=101.83'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=100.83'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=98.92'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=97.83'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=96.83'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.83'

67'-12" PVC @ 0.75%
30'-12" PVC @ 2.50%
36'-12" PVC @ 1.39%
36"-12" PVC @ 4.84%
23'-12" PVC @ 1.08%
31'-12" PVC @ 3.21%
25'-12" PVC @ 2.00%
35'-12" PVC @ 5.02%
30'-12" PVC @ 1.65%
31'-12" PVC @ 1.62%
27'-12" PVC @ 3.69%
48'-12" PVC @ 7.19%
105'-12" PVC @ 0.67%
30'-12" PVC @ 0.84%
28'-12" PVC @ 0.89%
28"-12" PVC @ 0.89%
107'-24" RCP @ 0.65%
68'-15" RCP @ 3.00%
90'-24" RCP @ 3.47%
159'-24" RCP @ 3.46%
33'-15" RCP @ 1.50%
45'-15" RCP @ 1.00%
38'-15" RCP @ 3.50%
59'-12" RCP @ 7.59%
28"-12" PVC @ 3.56%
45'-24" RCP @ 3.06%
38'-15" RCP @ 3.00%

PROPERTY BOUNDARY LINE, (TYP)

14"TREE
8"TREE
13"TREE
9"TREE
36"LAO
50"LAO
15"LAO
27"LAO
22"PINE
35"LAO
12"LOB
25"LAO
19"LOB
31"LAO
26"LAO
9"LAO
29"LAO
23"LAO
18"LAO
17"LAO
13"LAO
13"LO
17"LO
12"LAO
19"LAO
23"LAO
33"LO
36"LO
38"LO
30"LO
34"LO
30"LAO
9"LAO
21"LAO
16"LAO
26"LAO
22"LAO
19"PINE
8"HACK
20"PINE
10"WO
11"LAO
9"HACK
20"LO
8"LO
8"WO
23"LAO
24"LAO
28"PINE
11"LAO
23"LAO
26"LAO
18"LAO
21"LAO
28"LAO
8"HACK
15
16
17

GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
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STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

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CHW Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/17/22 - CITY OF ALACHUA
01/11/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICAL: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.05

Tech: JoshT Plot Date: May 03,2023 1:51pm Filename: M:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_E_C2.01_GDP.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	84.00' NE	24"	N: 286237.23 E: 2609838.26
S-2	TYPE 'F' INLET	89.25'	84.50' E 84.50' SW 84.50' S	24" 24" 12"	N: 286298.22 E: 2609925.51
S-3	TYPE 'C' INLET	90.15'	85.00' N 85.00' W 85.00' SE	24" 24" 12"	N: 286319.58 E: 2610102.95
S-4	TYPE 'C' INLET	89.50'	85.25' E 85.25' S 85.25' NE	24" 24" 12"	N: 286382.68 E: 2610095.48
S-5	TYPE 'F' INLET	93.00'	85.75' N 85.75' W	24" 24"	N: 286398.59 E: 2610227.71
S-6	TYPE 'F' INLET	91.00'	86.00' N 86.00' S	24" 24"	N: 286493.21 E: 2610216.33
S-7	TYPE 'F' INLET	92.00'	86.50' E 86.50' S	24" 24"	N: 286556.00 E: 2610208.77
S-8	TYPE 'F' INLET	93.00'	88.00' S 88.00' W 88.00' E	24" 24" 24"	N: 286583.43 E: 2610436.62
S-9	TYPE 'F' INLET	98.76'	93.50' S 93.50' N 93.50' E	24" 24" 15"	N: 286425.56 E: 2610455.62
S-10	TYPE 'F' INLET	102.00'	96.61' N 96.50' S	24" 15"	N: 286336.45 E: 2610466.35
S-11	STORM MANHOLE	104.12'	98.55' E 98.55' N	15" 15"	N: 286268.70 E: 2610474.50
S-12	TYPE 'F' INLET	104.25'	99.00' S 99.00' W	15" 15"	N: 286274.08 E: 2610519.18
S-13	TYPE 'F' INLET	106.00'	100.33' N	15"	N: 286236.36 E: 2610523.72
S-14	TYPE 'F' INLET	93.30'	89.38' W 89.38' S	24" 15"	N: 286586.83 E: 2610481.54
S-15	TYPE 'F' INLET	94.50'	90.52' N	15"	N: 286549.10 E: 2610486.08
S-16	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	84.00' E	24"	N: 286161.29 E: 2609847.39
S-17	TYPE 'F' INLET	89.75'	84.62' E 84.62' W	24" 24"	N: 286168.80 E: 2609908.83
S-18	TYPE 'F' INLET	94.00'	89.14' E 89.14' W 89.14' S 89.14' N	24" 24" 12" 12"	N: 286196.80 E: 2610141.52
S-19	TYPE 'F' INLET	97.00'	92.43' S 92.43' W 92.43' E	24" 24" 15"	N: 286209.91 E: 2610250.42
S-20	TYPE 'F' INLET	98.39'	93.50' S 93.50' N	24" 24"	N: 286110.29 E: 2610262.41
S-21	TYPE 'F' INLET	99.30'	94.25' S 94.25' N	24" 24"	N: 286044.86 E: 2610270.29
S-22	TYPE 'F' INLET	101.25'	95.25' SE 95.25' N	24" 24"	N: 285905.38 E: 2610287.07
S-23	TYPE 'F' INLET	102.00'	96.00' SE 96.00' NW	24" 24"	N: 285863.64 E: 2610309.24
S-24	TYPE 'F' INLET	102.75'	97.35' NE 97.35' NW 97.35' N	24" 24" 15"	N: 285787.92 E: 2610479.01
S-25	TYPE 'F' INLET	102.20'	97.75' N 97.75' SW 97.75' NE	24" 24" 12"	N: 285824.06 E: 2610528.01
S-26	TYPE 'F' INLET	104.00'	99.50' N 99.50' S 99.50' NE	24" 24" 15"	N: 285947.81 E: 2610513.12
S-27	TYPE 'F' INLET	106.00'	101.75' S	24"	N: 286063.83 E: 2610499.16
S-28	TYPE 'F' INLET	105.00'	100.62' S	15"	N: 286006.02 E: 2610551.44
S-29	TYPE 'F' INLET	104.00'	100.24' N 100.23' SW	15" 15"	N: 285968.29 E: 2610555.98
S-30	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	84.00' SE	24"	N: 286080.85 E: 2609857.16
S-31	TYPE 'C' INLET	91.50'	86.94' E 86.94' NW	24" 24"	N: 286045.61 E: 2609933.40
S-32	TYPE 'C' INLET	94.00'	89.79' W 89.79' E	24" 12"	N: 286068.09 E: 2610122.29
S-33	2'X2' AREA DRAIN	90.50'	87.50' E 87.50' N	12" 12"	N: 286279.90 E: 2609927.71
S-34	2'X2' AREA DRAIN	90.50'	88.00' W 88.00' E	12" 12"	N: 286282.64 E: 2609950.46
S-35	2'X2' AREA DRAIN	91.50'	88.50' W 88.50' E	12" 12"	N: 286285.99 E: 2609978.26
S-36	2'X2' AREA DRAIN	91.75'	89.00' W 89.00' E	12" 8"	N: 286290.54 E: 2610016.09
S-37	2'X2' AREA DRAIN	92.00'	89.50' W 89.50' E	8" 8"	N: 286295.10 E: 2610053.94
S-38	2'X2' AREA DRAIN	92.50'	90.00' W	8"	N: 286298.45 E: 2610081.84
S-39	2'X2' AREA DRAIN	89.50'	87.00' S	12"	N: 286438.52 E: 2610112.43
S-40	2'X2' AREA DRAIN	89.50'	86.50' N 86.50' SW	12" 12"	N: 286401.17 E: 2610116.92

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-41	2'X2' AREA DRAIN	90.50'	88.00' S	12"	N: 286379.52 E: 2610117.52
S-42	2'X2' AREA DRAIN	92.25'	87.50' N 87.50' S	12" 12"	N: 286348.53 E: 2610121.24
S-43	2'X2' AREA DRAIN	92.50'	87.00' N 87.00' NW	12" 12"	N: 286309.37 E: 2610125.96
S-44	2'X2' AREA DRAIN	93.50'	91.00' S	12"	N: 286268.88 E: 2610132.85
S-45	2'X2' AREA DRAIN	93.75'	90.75' N 90.75' S	12" 12"	N: 286231.55 E: 2610137.34
S-46	2'X2' AREA DRAIN	94.50'	92.00' N	12"	N: 286096.42 E: 2610153.65
S-47	2'X2' AREA DRAIN	94.00'	91.50' S 91.50' N	12" 12"	N: 286129.30 E: 2610149.68
S-48	2'X2' AREA DRAIN	93.50'	91.00' S 91.00' N	12" 12"	N: 286167.90 E: 2610145.01
S-49	2'X2' AREA DRAIN	97.00'	94.50' N	8"	N: 285924.45 E: 2610174.30
S-50	2'X2' AREA DRAIN	96.75'	94.25' N 94.25' S	8" 8"	N: 285943.71 E: 2610171.95
S-51	2'X2' AREA DRAIN	96.00'	93.50' S 93.50' N	8" 8"	N: 285977.52 E: 2610167.91
S-52	2'X2' AREA DRAIN	95.50'	93.00' S 93.00' N	8" 8"	N: 286011.38 E: 2610163.84
S-53	2'X2' AREA DRAIN	95.00'	92.50' S 92.50' N	8" 12"	N: 286039.27 E: 2610160.48
S-54	2'X2' AREA DRAIN	94.50'	92.00' S 92.00' W	12" 12"	N: 286072.20 E: 2610156.52
S-55	2'X2' AREA DRAIN	90.70'	88.75' W	12"	N: 286684.68 E: 2610402.78
S-56	2'X2' AREA DRAIN	90.70'	88.50' E 88.50' W	12" 12"	N: 286681.40 E: 2610374.97
S-57	2'X2' AREA DRAIN	90.20'	88.25' E 88.25' W	12" 12"	N: 286678.12 E: 2610347.19
S-58	2'X2' AREA DRAIN	90.50'	88.00' E 88.00' S	12" 12"	N: 286674.62 E: 2610317.60
S-59	2'X2' AREA DRAIN	101.00'	98.50' N	12"	N: 286251.40 E: 2610368.44
S-60	2'X2' AREA DRAIN	99.95'	98.00' N 98.00' S	12" 12"	N: 286287.13 E: 2610364.03
S-61	2'X2' AREA DRAIN	98.75'	96.25' N 96.25' S	12" 12"	N: 286323.24 E: 2610362.97
S-62	2'X2' AREA DRAIN	97.75'	95.25' N 95.25' S	12" 12"	N: 286354.13 E: 2610359.15
S-63	2'X2' AREA DRAIN	97.75'	95.00' S 95.00' N	12" 12"	N: 286376.25 E: 2610352.29
S-64	2'X2' AREA DRAIN	95.75'	93.25' N 93.25' S	12" 12"	N: 286410.83 E: 2610348.12
S-65	2'X2' AREA DRAIN	95.25'	92.75' S 92.75' N	12" 12"	N: 286435.78 E: 2610349.01
S-66	2'X2' AREA DRAIN	94.75'	92.25' S 92.25' N	12" 12"	N: 286465.88 E: 2610345.14
S-67	2'X2' AREA DRAIN	94.25'	91.75' S 91.75' N	12" 12"	N: 286496.44 E: 2610341.35
S-68	2'X2' AREA DRAIN	93.25'	90.75' S 90.75' N	12" 12"	N: 286522.94 E: 2610335.62
S-69	2'X2' AREA DRAIN	102.00'	99.50' N	12"	N: 286010.77 E: 2610398.68
S-70	2'X2' AREA DRAIN	102.00'	99.00' S 99.00' N	12" 12"	N: 286038.99 E: 2610394.98
S-71	2'X2' AREA DRAIN	101.75'	98.50' S 98.50' N	12" 12"	N: 286066.90 E: 2610391.75
S-72	2'X2' AREA DRAIN	101.75'	98.00' S 98.00' N	12" 12"	N: 286100.98 E: 2610387.37
S-73	2'X2' AREA DRAIN	101.50'	97.75' S 97.75' N	12" 12"	N: 286128.50 E: 2610384.05
S-74	2'X2' AREA DRAIN	101.00'	97.00' S 97.00' N	12" 12"	N: 286158.36 E: 2610380.76
S-75	2'X2' AREA DRAIN	102.75'	97.50' NW 97.50' S	12" 15"	N: 285826.68 E: 2610478.01
S-76	2'X2' AREA DRAIN	103.00'	98.00' N 98.00' SE	12" 12"	N: 285851.65 E: 2610422.04
S-77	2'X2' AREA DRAIN	103.75'	98.50' N 98.50' S	12" 12"	N: 285884.06 E: 2610415.08
S-78	2'X2' AREA DRAIN	104.00'	99.00' N 99.00' S	12" 12"	N: 285917.82 E: 2610411.03
S-79	2'X2' AREA DRAIN	102.75'	99.50' N 99.50' S	12" 12"	N: 285949.19 E: 2610407.22
S-80	2'X2' AREA DRAIN	102.50'	100.00' S	12"	N: 285968.85 E: 2610404.65

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-81	2'X2' AREA DRAIN	102.50'	98.00' SW	12"	N: 285871.33 E: 2610570.70
S-82	2'X2' AREA DRAIN	101.45'	99.50' W	12"	N: 286377.59 E: 2610538.05
S-83	2'X2' AREA DRAIN	101.00'	98.50' E 98.50' N	12" 12"	N: 286374.23 E: 2610510.18
S-84	TYPE 'C' INLET	98.50'	94.00' S 94.00' W	12" 15"	N: 286429.48 E: 2610488.66
S-85	TYPE 'F' INLET	102.72'	96.50' W 96.50' S	15" 12"	N: 286224.55 E: 2610372.05
S-86	TYPE 'F' INLET	90.47'	87.30' E 87.30' W 87.30' S 87.30' N	24" 24" 12" 12"	N: 286570.60 E: 2610330.08

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CHW Professional Consultants

SCALE: N/A

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/05/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: STORMWATER STRUCTURE SCHEDULE TABLE

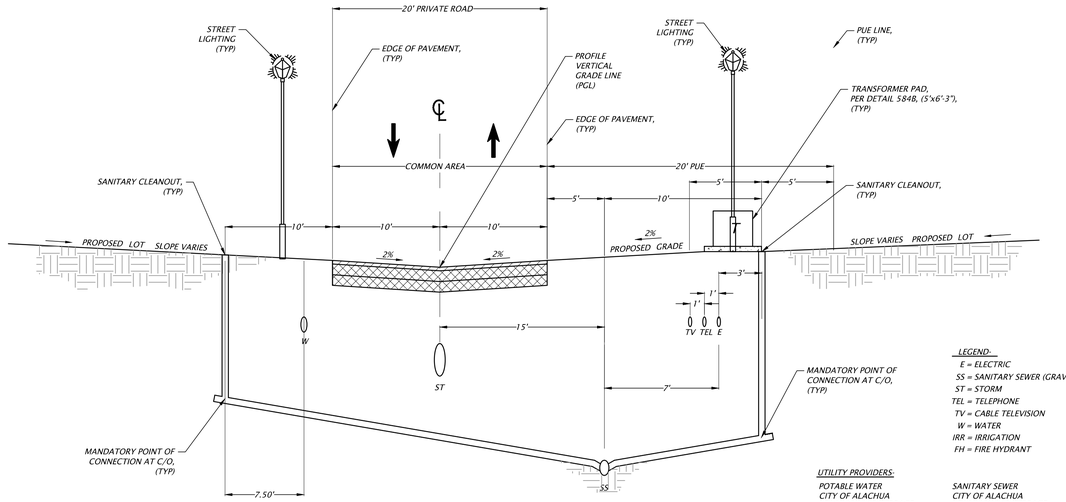
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.06

Tech: JohnT Plot Date: May 03,2023 1:58pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_Cover\21-0105.04_E_C2.06.dwg



TYPICAL PRIVATE ROAD CROSS SECTION 'A'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

LEGEND:
E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER
IRR = IRRIGATION
FH = FIRE HYDRANT

UTILITY PROVIDERS:

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

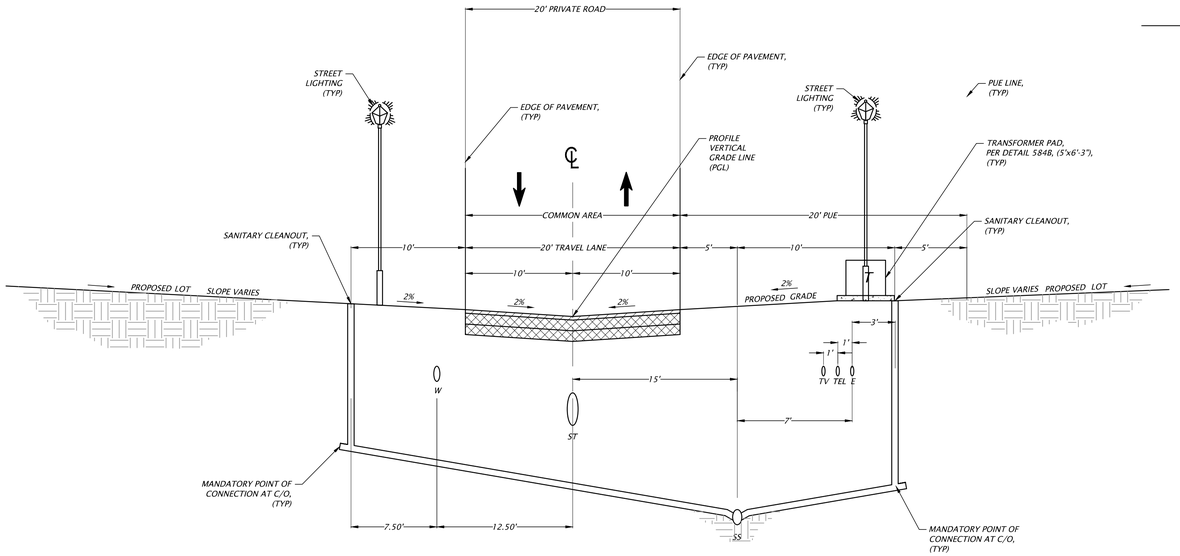
SANITARY SEWER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

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

PHONE/CABLE
WINDSTREAM COMMUNICATIONS
1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE:

1. *ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE*
2. *SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.*
3. *WATER MAINS AND WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.*



TYPICAL PRIVATE ROAD CROSS SECTION 'B'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
04/13/21 - CITY OF ALACHUA
04/01/22 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.10

Tech: JustF Plot Date: May 02,2023 3:03pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGS\Production Files\21-0105.04\Cad\21-0105.04_E_C2.10_TypSection.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY SEWER MANHOLE	93.00'	86.00' W	N: 286205.57 E: 2610088.81
MH-2	SANITARY SEWER MANHOLE	89.63'	82.53' N 82.63' E	N: 286183.69 E: 2609907.04
MH-3	SANITARY SEWER MANHOLE	103.50'	99.01' N	N: 285853.77 E: 2610509.32
MH-4	SANITARY SEWER MANHOLE	105.50'	98.40' N 98.50' E 98.50' S	N: 285979.99 E: 2610494.14
MH-5	SANITARY SEWER MANHOLE	105.35'	97.32' S 97.22' N 97.32' E	N: 286246.52 E: 2610462.06
MH-6	SANITARY SEWER MANHOLE	94.15'	87.15' S 87.05' N 87.15' E	N: 286563.76 E: 2610423.88
MH-7	SANITARY SEWER MANHOLE	93.50'	86.40' W 86.50' S	N: 286596.12 E: 2610416.59
MH-8	SANITARY SEWER MANHOLE	91.50'	84.50' E 84.40' S	N: 286572.69 E: 2610221.87
MH-9	SANITARY SEWER MANHOLE	92.50'	84.02' N 83.92' W 84.02' S	N: 286478.15 E: 2610233.25
MH-10	SANITARY SEWER MANHOLE	89.75'	80.38' E 80.28' W	N: 286484.68 E: 2610145.46
MH-11	SANITARY SEWER MANHOLE	101.50'	94.50' N	N: 285904.41 E: 2610302.29
MH-12	SANITARY SEWER MANHOLE	97.92'	91.00' S 90.90' N	N: 286216.67 E: 2610264.72
MH-13	SANITARY SEWER MANHOLE	94.52'	87.55' W	N: 286575.73 E: 2610523.13
MH-14	SANITARY SEWER MANHOLE	107.75'	100.75' W	N: 286258.59 E: 2610562.31
MH-15	SANITARY SEWER MANHOLE	105.73'	98.78' W	N: 285988.35 E: 2610563.65

FINISHED FLOOR ELEVATION NOTE:

FFE = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE BUILDING MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT BUILDING, WHICHEVER IS HIGHER.

NOTE THAT ALL BUILDINGS HAVE THE FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY BUILDINGS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE FFE SHOWN FOR THE FLOOD ELEVATION. EACH BUILDING MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE BUILDING AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE BUILDING.

GRAPHIC SCALE

0 25 50 100

NORTH

WATER FITTING SCHEDULE

1	1 - 8" DI 90° BEND
2	1 - 8" DI 45° BEND
3	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
4	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
5	1 - 8" DI 90° BEND 2 - 8" GATE VALVE AND BOX
6	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
7	PVC TO DIP TRANSITION COUPLING
8	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
9	1 - 8" GATE VALVE AND BOX
10	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
11	1- 8" DI 60° BEND
12	1- 8" DI 22.5° BEND

REFER TO SHEETS C0.10 - C0.15 FOR NOTES, LEGENDS AND DETAILS.

REFER TO SHEET C1.00 FOR HORIZONTAL CONTROL.

REFER TO SHEET C2.05 FOR STORM STRUCTURE SCHEDULE.

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CHW Professional Consultants

SCALE: 1"=50'

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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.16

FL PE No. 84295

SHEET NO.: C3.00

Tech: JoshT Plot Date: May 03,2023 2:03pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04 Cont 21-0105.04_E_C3.00_MUP.dwg

A

B

C

D

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03968-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

18'SUMMER

PROPERTY BOUNDARY LINE, (TYP)

261'LO

24'LO

11'CHE

37'LAO

24'LO

MATCHLINE - SEE SHEET C3.02

MATCHLINE - SEE SHEET C3.03

GRAPHIC SCALE
0 10 20 40

NORTH

GENERAL NOTES:

1. *COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.*
2. *CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.*
3. *CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.*
4. *ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.*
5. *ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.*
6. *CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.*
7. *PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.*
8. *SEE SHEET C3.00 FOR MASTER UTILITY PLAN.*

WATER FITTING SCHEDULE

1	*1 - 8" DI 90° BEND*
2	*1 - 8" DI 45° BEND*
3	*1 - 8"x6" DI TEE* *1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14)* *1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)*
4	*1 - 8"x8"x8" DI TEE* *3 - 8" GATE VALVE AND BOX*
5	*1 - 8" DI 90° BEND* *2 - 8" GATE VALVE AND BOX*
6	*SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)*
7	*PVC TO DIP TRANSITION COUPLING*
8	*SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)*
9	*1 - 8" GATE VALVE AND BOX*
10	*1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED* *1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT* *1 - 8" CLDI MJ PLUG*
11	*1- 8" DI 60° BEND*
12	*1- 8" DI 22.5° BEND*

8" PVC WATER MAIN
8" CLDI WATER MAIN
PROPOSED FIRE HYDRANT ASSEMBLY, (TYP)
6" ABOVE GROUND WATER METER ASSEMBLY (AND BACKFLOW PREVENTOR) LOCATION, (PER CITY OF ALACHUA UTILITY DETAILS), END OF CITY MAINTENANCE
PROPERTY BOUNDARY LINE, (TYP)
4" PVC SS LATERAL @ 1.00% MIN., (TYP)
MH#2
C/O INV. EL 87.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=92.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3AA FFE=92.50'
C/O INV. EL 87.50'
4" PVC SLEEVE, TYP.
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=93.00'
C/O INV. EL 88.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=93.50'
C/O INV. EL 88.50'
8" PVC WATER MAIN
STREET B
2+00
73'-8" PVC @ 1.44%
STREET A
10+00
PUE LINE, (TYP)
8" CLDI WATER MAIN
U/G ELECTRIC
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1A FFE=92.25'
C/O INV. EL 87.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=92.25'
C/O INV. EL 87.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=92.75'
C/O INV. EL 87.75'
CITY OF ALACHUA MH#EXISTING END OF CITY MAINTENANCE
COORDINATE WITH WASTEWATER INSPECTOR 48 HOURS IN ADVANCE CORE DRILL EXISTING SANITARY SEWER MANHOLE AND CONNECT PROPOSED 8" PVC WW MAIN AT INV. 81.38 CONTRACTOR SHALL CONTACT THE EOR IF EXISTING PIPE INVERT IS HIGHER THAN 81.38. RE-GROUT BOTTOM FOR POSITIVE FLOW
EXISTING PUE LINE, (TYP)
PROPERTY BOUNDARY LINE, (TYP)
EXISTING 8" PVC WW MAIN, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION)
EXISTING 8" PVC WATER MAIN, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION)
REMOVE EXISTING PLUG OR CAP AND CONNECT PROPOSED 8" PVC WATER MAIN, EXCAVATION, MOT, BACK FILL, AND RESTORATION SHALL BE PERFORMED (BY CONTRACTOR)
PROPERTY BOUNDARY LINE, (TYP)

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
10/31/22 - CITY OF ALACHUA
01/31/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.01

Xrefs: JoshT Plot Date: May 03 2023 2:06pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_E_C3.01_GMP.dwg

GRAPHIC SCALE

0 10 20 40

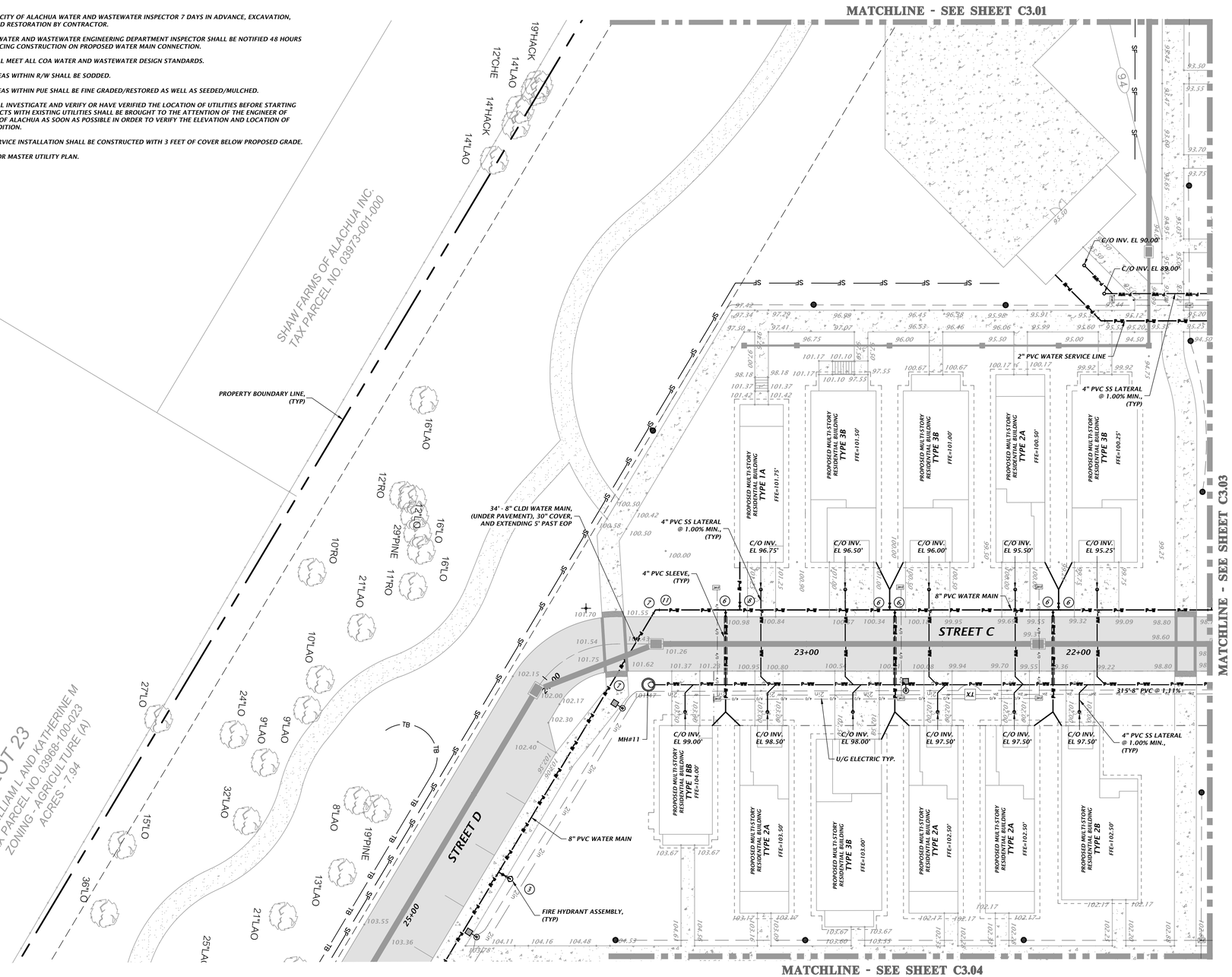
NORTH

GENERAL NOTES:

1. COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.
2. CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.
3. CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.
4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
5. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
7. PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
8. SEE SHEET C3.00 FOR MASTER UTILITY PLAN.

WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8" DI 90° BEND 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 60° BEND
(12)	1- 8" DI 22.5° BEND



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SCALE: 1"=20'

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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/13/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED UTILITY PLAN

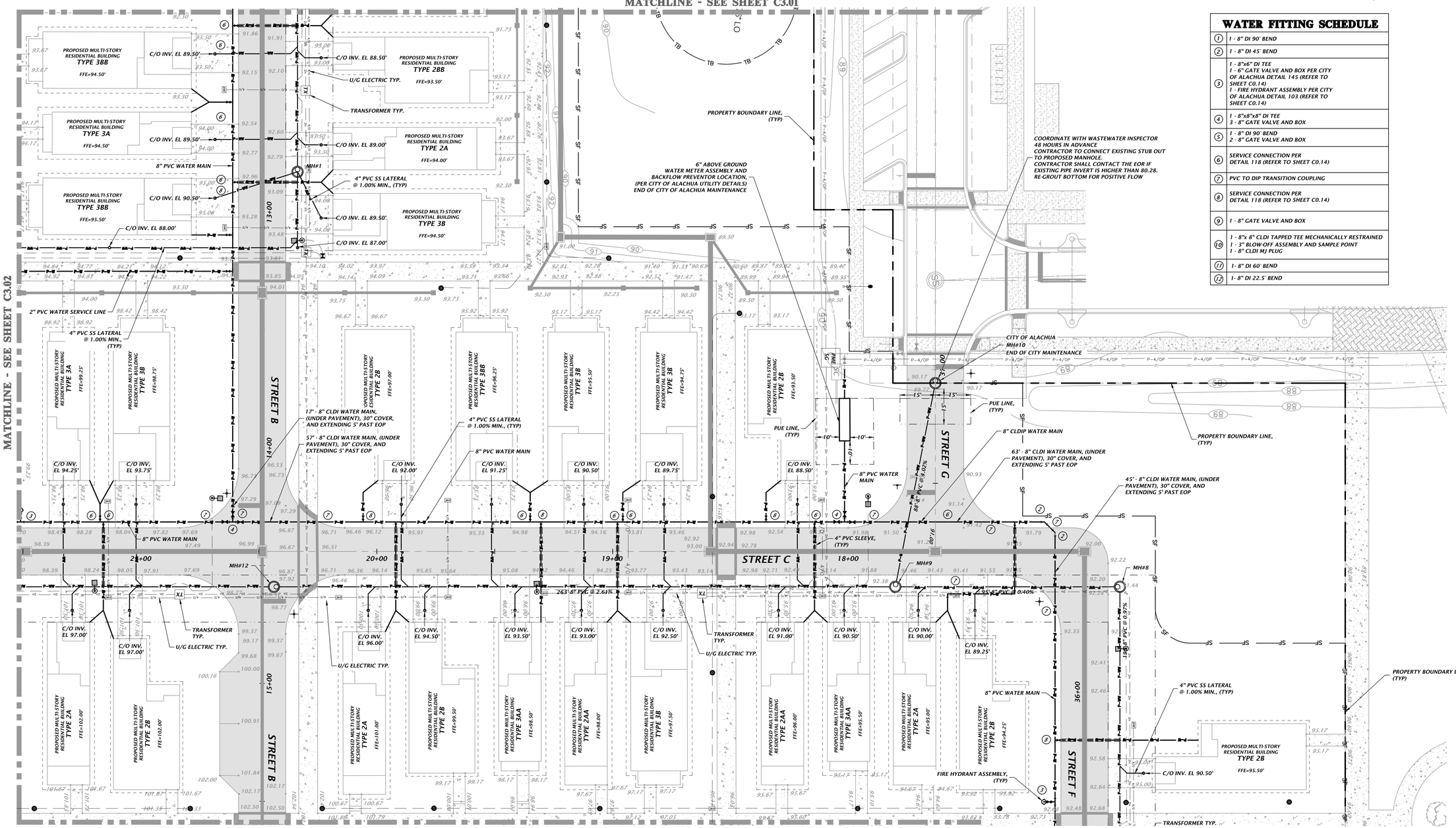
TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
DRAWN BY: J. THOMAS
CHECKED: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C3.02

Tech: JohnT Plot Date: May 03,2023 2:05pm Filename: W:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04_Cost\21-0105.04_C_C3.01_SWP.dwg



WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8" DI 90° BEND 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 60° BEND
(12)	1- 8" DI 22.5° BEND

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SCALE: 1"=20'

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CONSTRUCTION BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/04/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: T. HASTAY
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C3.03

Tech: JoshT Plot Date: May 03,2023 2:07pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04 (Conf)(21-0105.04_E_C3.03)_DWP.dwg

GRAPHIC SCALE

0 10 20 40

NORTH

MATCHLINE - SEE SHEET C3.02

MATCHLINE - SEE SHEET C3.05

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03968-100-023
ZONING - AGRICULTURE (A)
ACRES - 7.94

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-00
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

PROPERTY BOUNDARY LINE, (TYP)

STREET D

STREET E

8" PVC WATER MAIN

32' - 8" CLDI WATER MAIN, (UNDER PAVEMENT), 30" COVER, AND EXTENDING 5' PAST EOP

4" PVC SS LATERAL @ 1.00% MIN., (TYP)

4" PVC SLEEVE, (TYP)

FIRE HYDRANT ASSEMBLY, (TYP)

TRANSFORMER TYP.

U/G ELECTRIC TYP.

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1A FFE=104.50'
C/O INV. EL 89.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=105.00'
C/O INV. EL 100.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.16'
C/O INV. EL 100.16'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.50'
C/O INV. EL 100.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=106.00'
C/O INV. EL 101.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=106.75'
C/O INV. EL 101.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.00'
C/O INV. EL 102.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.50'
C/O INV. EL 102.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.25'
C/O INV. EL 100.25'

MH#3

MH#4

MH#5

127'-8" PVC @ 0.40%

268'-8" PVC @ 0.40%

70'-0" PVC @ 0.40%

26+00

27+00

28+00

29+00

40+00

40+90

WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8" DI 90° BEND 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 60° BEND
(12)	1- 8" DI 22.5° BEND

GENERAL NOTES:

1. COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.
2. CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.
3. CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.
4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
5. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
7. PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
8. SEE SHEET C3.00 FOR MASTER UTILITY PLAN.

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CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 CITY OF ALACHUA
01/06/23 CITY OF ALACHUA
05/04/23 CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.04

Tech: JoshT Plot Date: May 03,2023 2:06pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_Exh\21-0105.04_E_C0.01_GMP.dwg

MATCHLINE - SEE SHEET C3.03

MATCHLINE - SEE SHEET C3.04

NORTH

GRAPHIC SCALE
0 20 40 80

STREET B

STREET E

STREET F

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=107.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=107.10'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=104.58'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=103.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=102.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=101.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=100.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=98.92'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2BB FFE=97.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=96.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.83'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=93.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3A FFE=93.75'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1B FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=94.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=107.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=108.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=105.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=106.50'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=99.00'

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=99.50'

C/O INV. EL 102.50'

C/O INV. EL 102.10'

C/O INV. EL 99.58'

C/O INV. EL 98.75'

C/O INV. EL 97.83'

C/O INV. EL 96.83'

C/O INV. EL 95.83'

C/O INV. EL 93.92'

C/O INV. EL 92.83'

C/O INV. EL 91.83'

C/O INV. EL 90.83'

C/O INV. EL 88.75'

C/O INV. EL 88.75'

C/O INV. EL 89.00'

C/O INV. EL 89.50'

C/O INV. EL 94.00'

C/O INV. EL 94.00'

C/O INV. EL 100.50'

C/O INV. EL 100.50'

C/O INV. EL 101.50'

C/O INV. EL 103.00'

C/O INV. EL 94.50'

TRANSFORMER TYP.

U/G ELECTRIC TYP.

MH#5

MH#6

MH#7

MH#14

MH#13

4" PVC SS LATERAL @ 1.00% MIN., (TYP)

4" PVC SLEEVE, (TYP)

8" PVC WATER MAIN

320'-8" PVC @ 3.15%

33'-8" PVC @ 1.66%

196'-8" PVC @ 0.97%

101'-8" PVC @ 3.40%

100'-8" PVC @ 0.40%

65' - 8" CLDI WATER MAIN, (UNDER PAVEMENT), 30" COVER, AND EXTENDING 5' PAST EOP

45' - 8" CLDI WATER MAIN, (UNDER PAVEMENT), 30" COVER, AND EXTENDING 5' PAST EOP

PROPERTY BOUNDARY LINE, (TYP)

30+00 31+00 32+00 33+00 34+00 35+00

41+00 42+00 42+21 43+00 44+00

16+74 16+00

14"TREE 8" 13 36"L 12"LOB 25"LAO 19"LOB 31"LAO 50"LAO 15"LAO 27"LAO 22"PINE 35"LAO 26"LAO 18"LAO 16 21"LAO 28"LAO 11"LAO 10"WO 17 8"HACK 20"PINE 8"LO 36"LAO 34"LO 30"LAO 9"LAO 21"LAO 16"LAO 26"LAO 22"LAO 19"PINE 15 23"LAO 24"LAO 28"PINE 11"LAO 23"LAO 8"WO 23"LAO 30"LO 36"LO 33"LO 36"LO 38"LO 13"LAO 30"LO 13"LAO 19"LAO 23"LAO 12"LAO 17"LAO 13"LO 13"LAO

WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8" DI 90° BEND 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 60° BEND
(12)	1- 8" DI 22.5° BEND

GENERAL NOTES:

1. COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.
2. CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.
3. CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.
4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
5. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
7. PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
8. SEE SHEET C3.00 FOR MASTER UTILITY PLAN.

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

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www.chw-inc.com
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SCALE: 1"=20'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

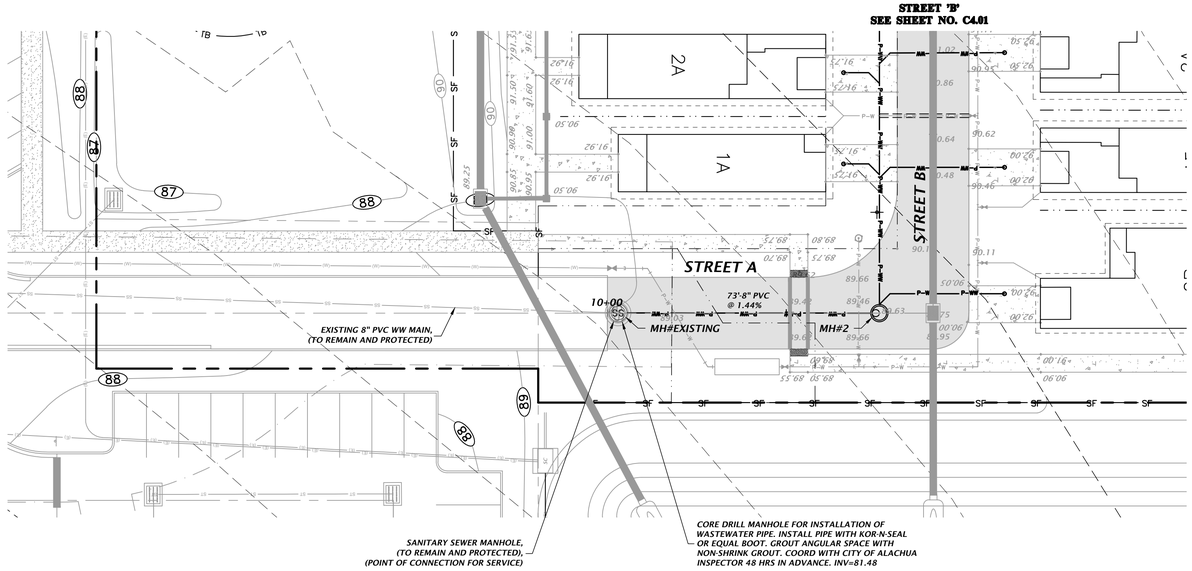
SHEET NO.: C3.05

Tech: JoshT Plot Date: May 03,2023 2:09pm Filename: W:\2021\21-0105\Departments\04_Engineering\03_DWG\Production Files\21-0105.04_E_C3.01_DUP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

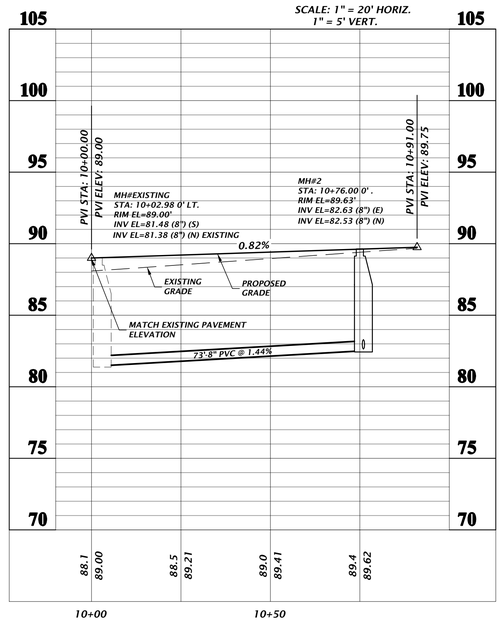
NORTH

GRAPHIC SCALE
0 10 20 40



STREET 'A'

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



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SCALE: 1"=20'
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CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
10/31/22 - CITY OF ALACHUA
04/05/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

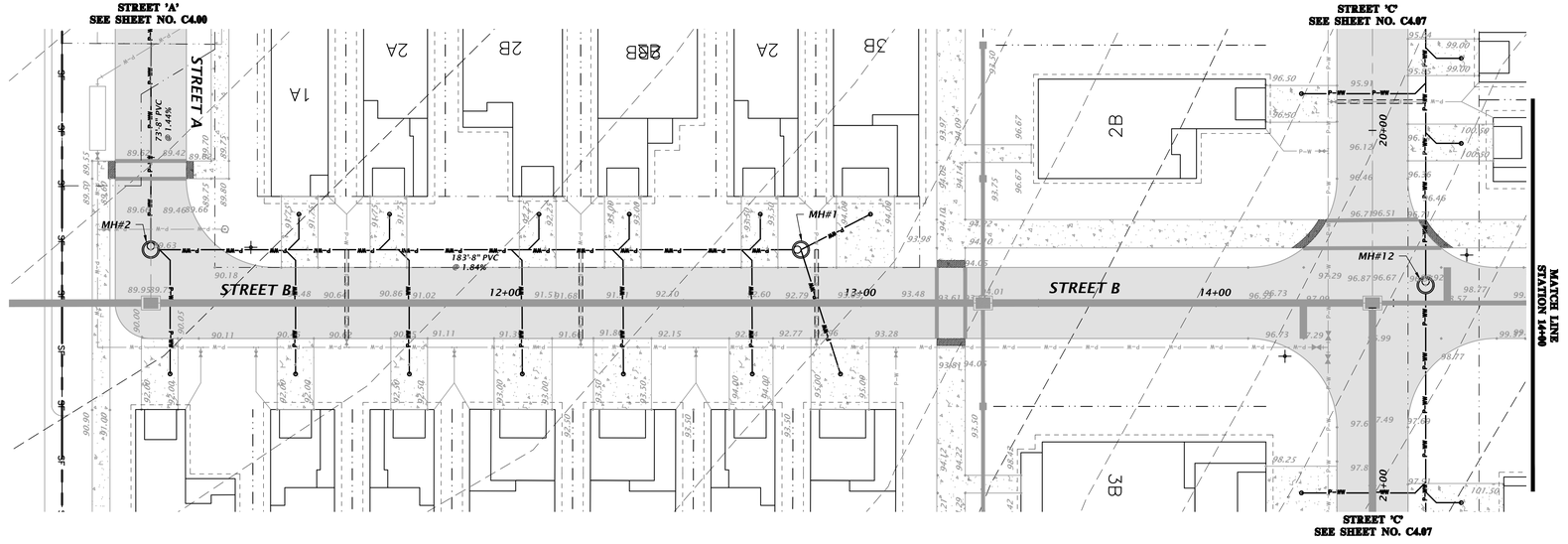
SHEET NO.:
C4.00

Tech: JustT Plot Date: May 02,2023 3:20pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_Cover\21-0105.04_E_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
0 10 20 40



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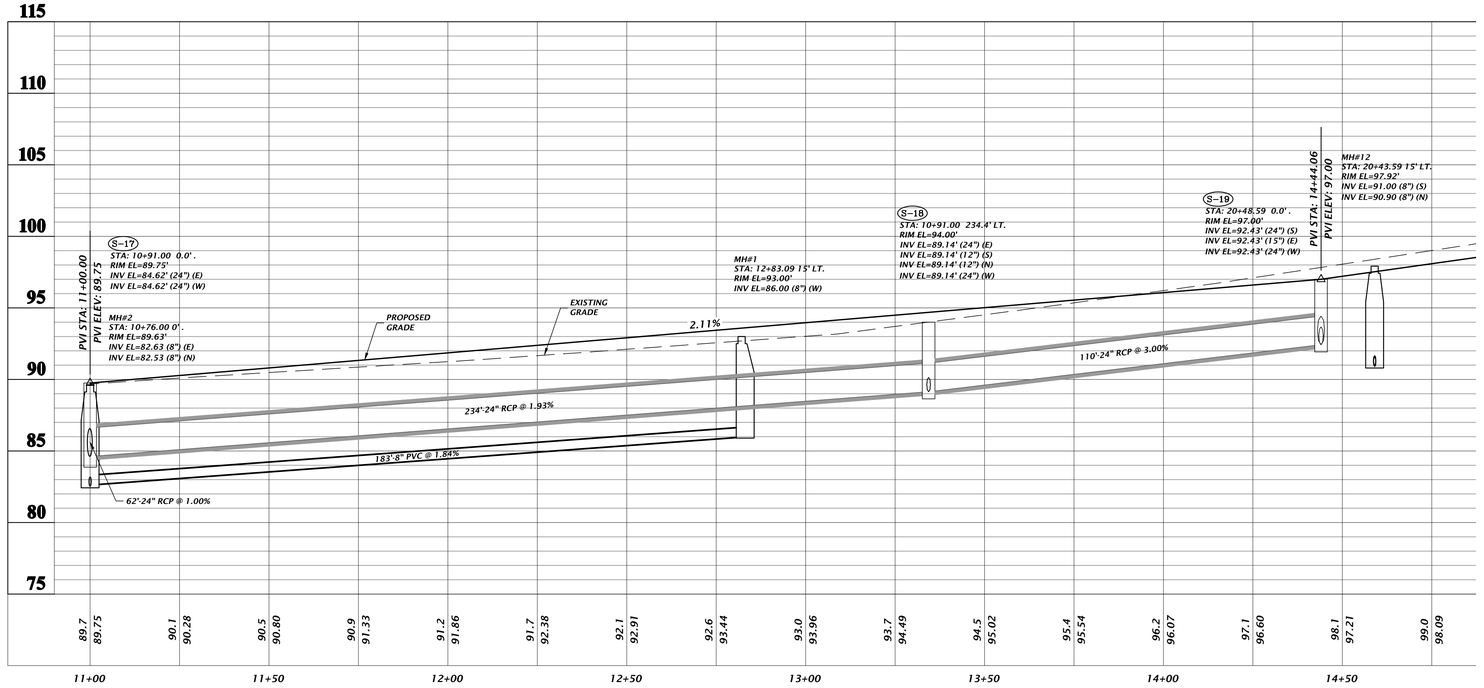
1" = 5' VERTICAL



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
05/05/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.
C4.01

Tech: JoelF Plot Date: May 02,2023 3:22pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGS\Production Files\21-0105.04\Cad\21-0105.04_C_C4.00_P1.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
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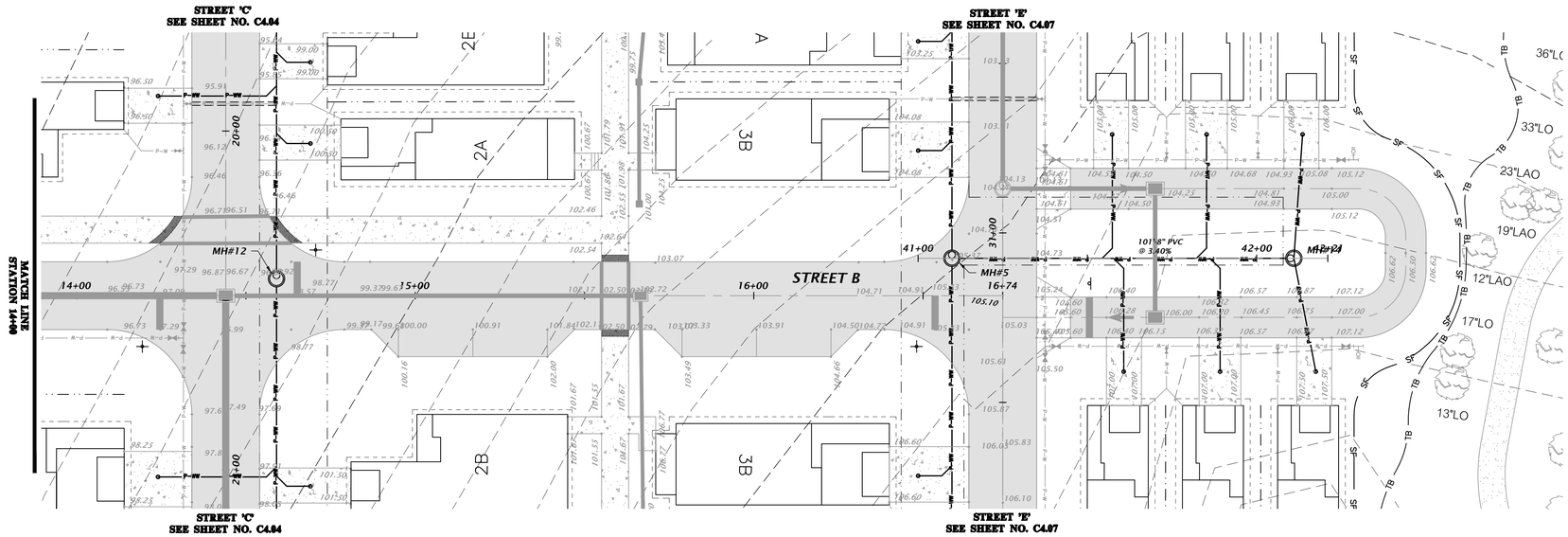

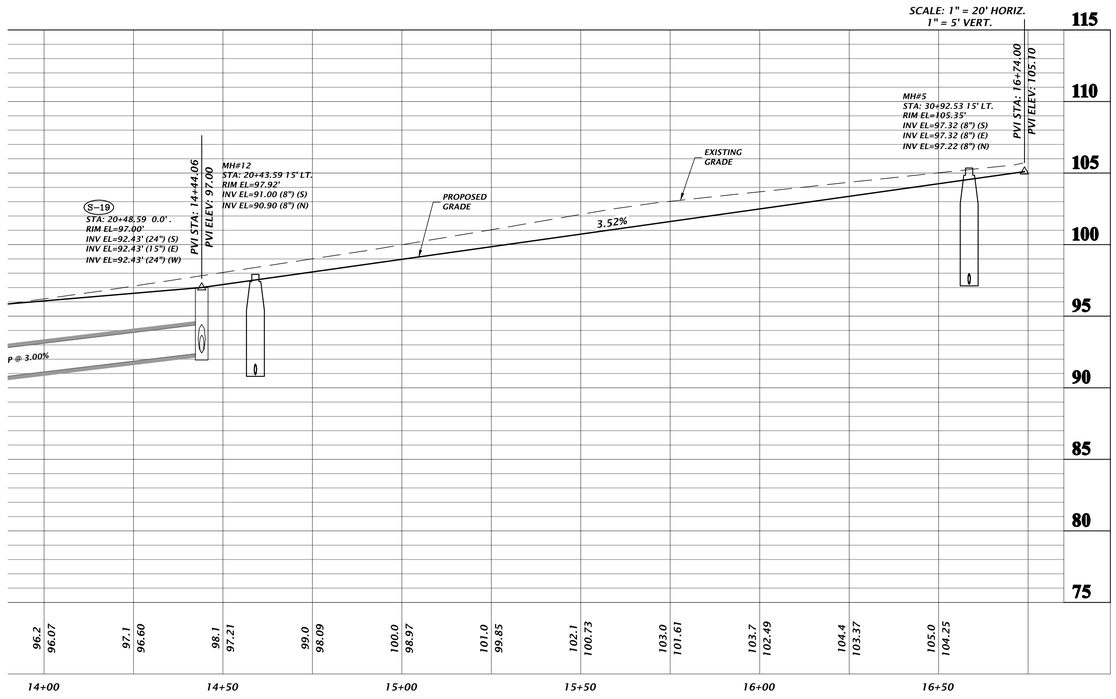

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.02

Tech: JoshT Plot Date: May 02,2023 3:23pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\East\21-0105.04_E_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
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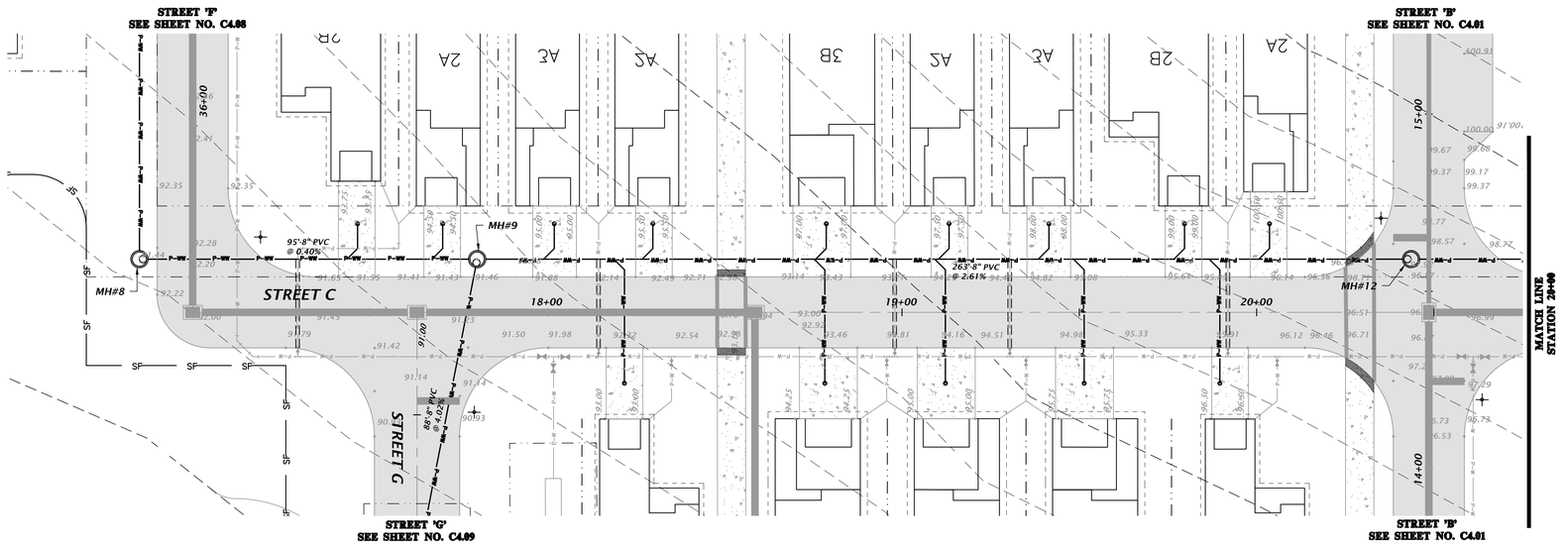

STREET 'C'

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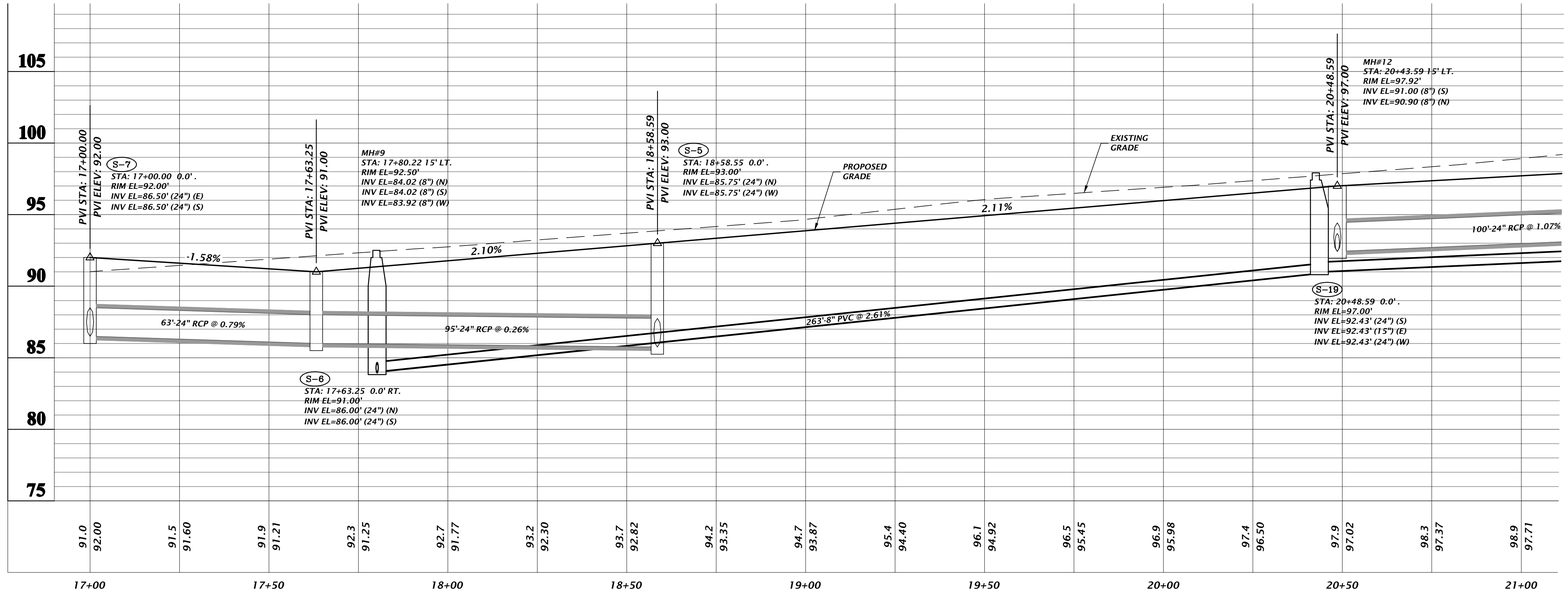
1" = 5' VERTICAL



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05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.03

Tech: JoshT Plot Date: May 02,2023 3:25pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\East\21-0105.04_E_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
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REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
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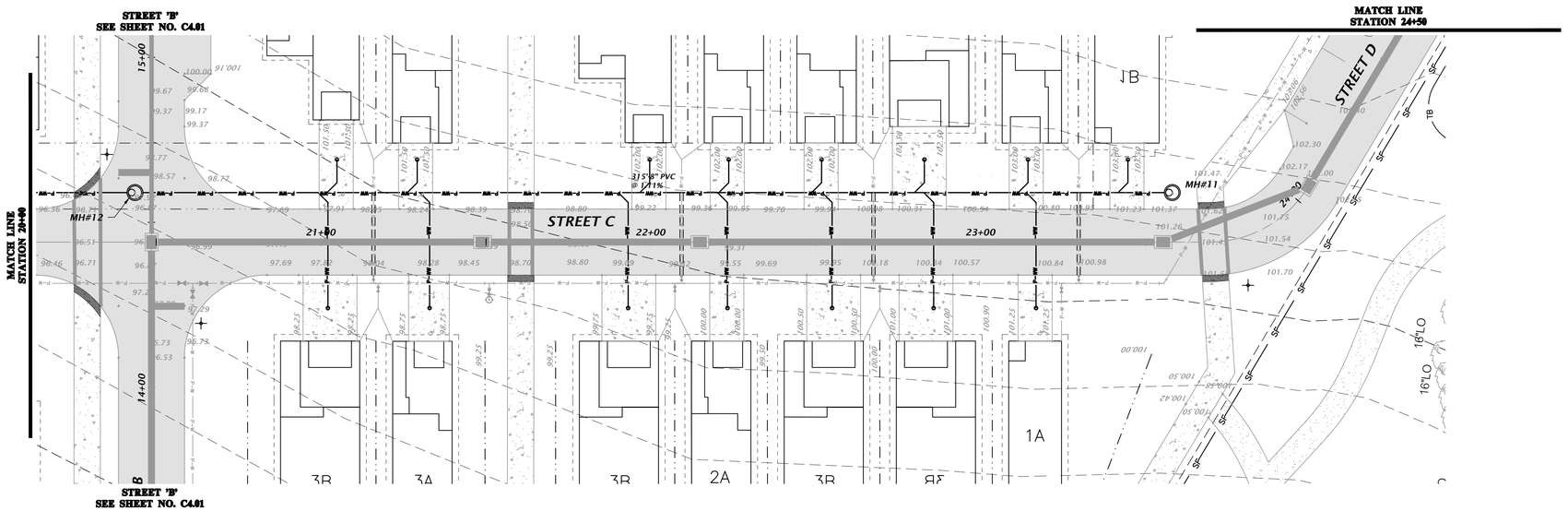

STREET 'C'

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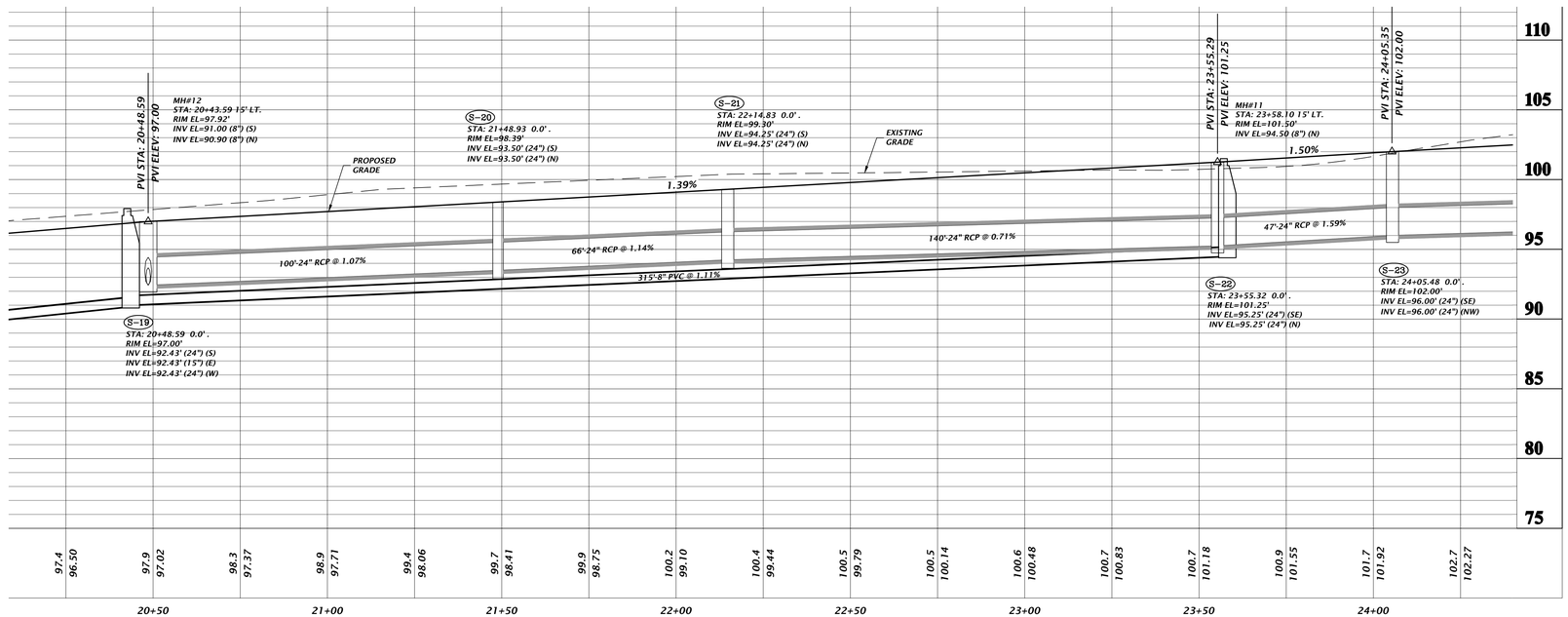
1" = 5' VERTICAL



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05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

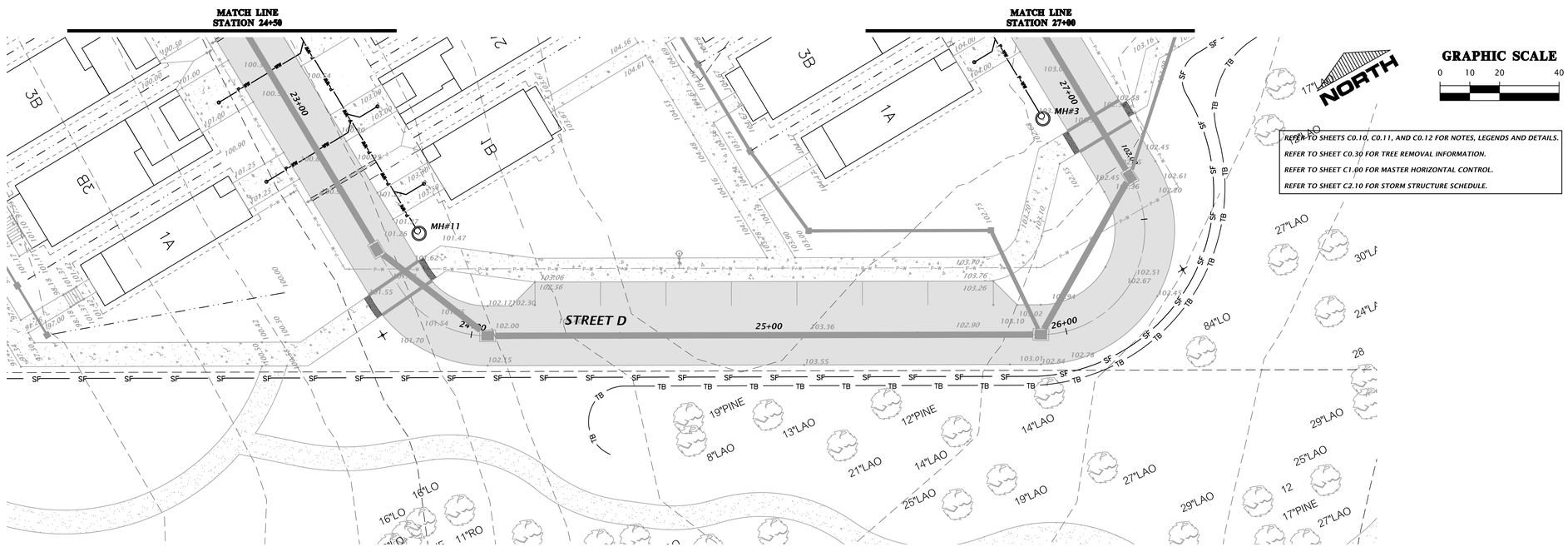
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.04

Tech: JoshT Plot Date: May 02,2023 3:27pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\East\21-0105.04_E_C4.00_PP.dwg



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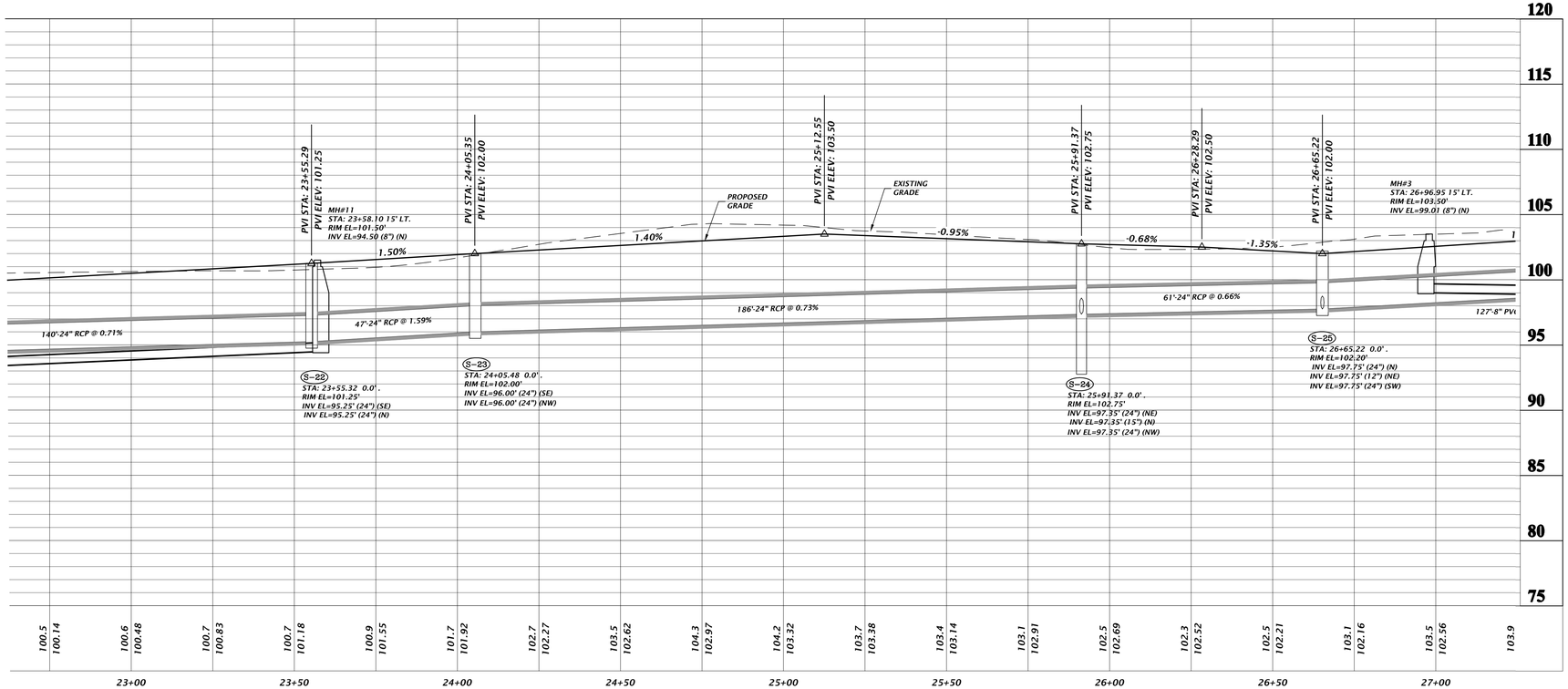
SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



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SUBMITTALS:
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04/03/23 CITY OF ALACHUA
05/04/23 CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
DRAWN: J. THOMAS
CHECKED: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY

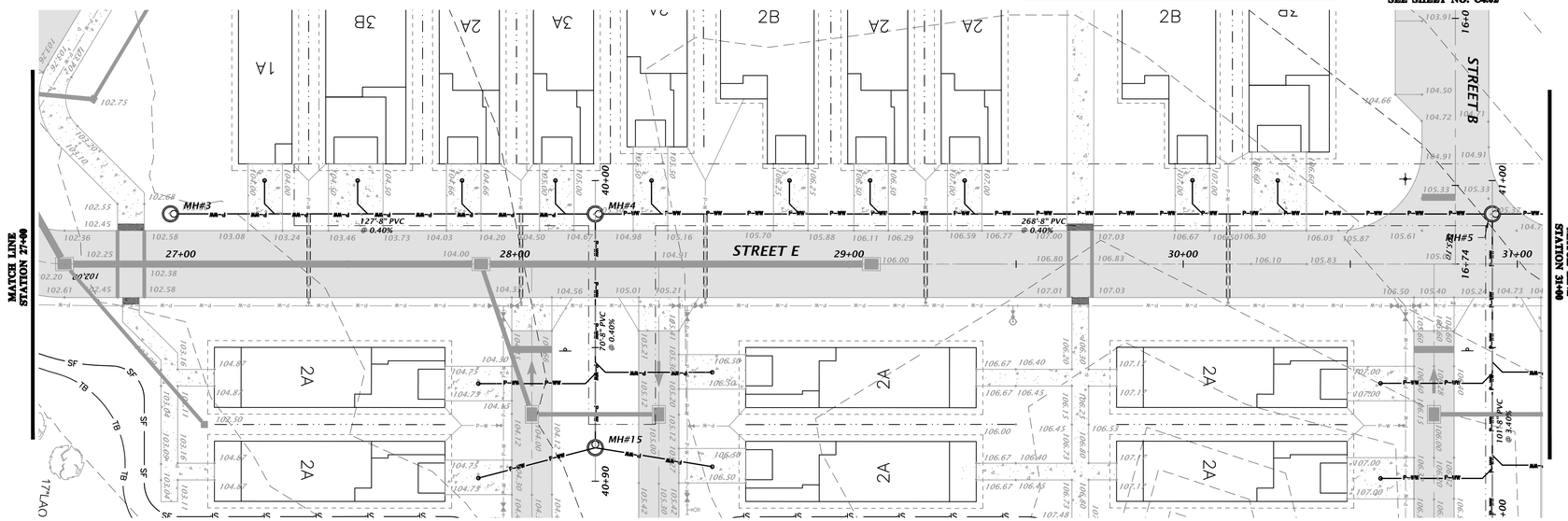
PROJECT NUMBER: 21-0105.16

FL PE No. 84295

SHEET NO.: C4.05

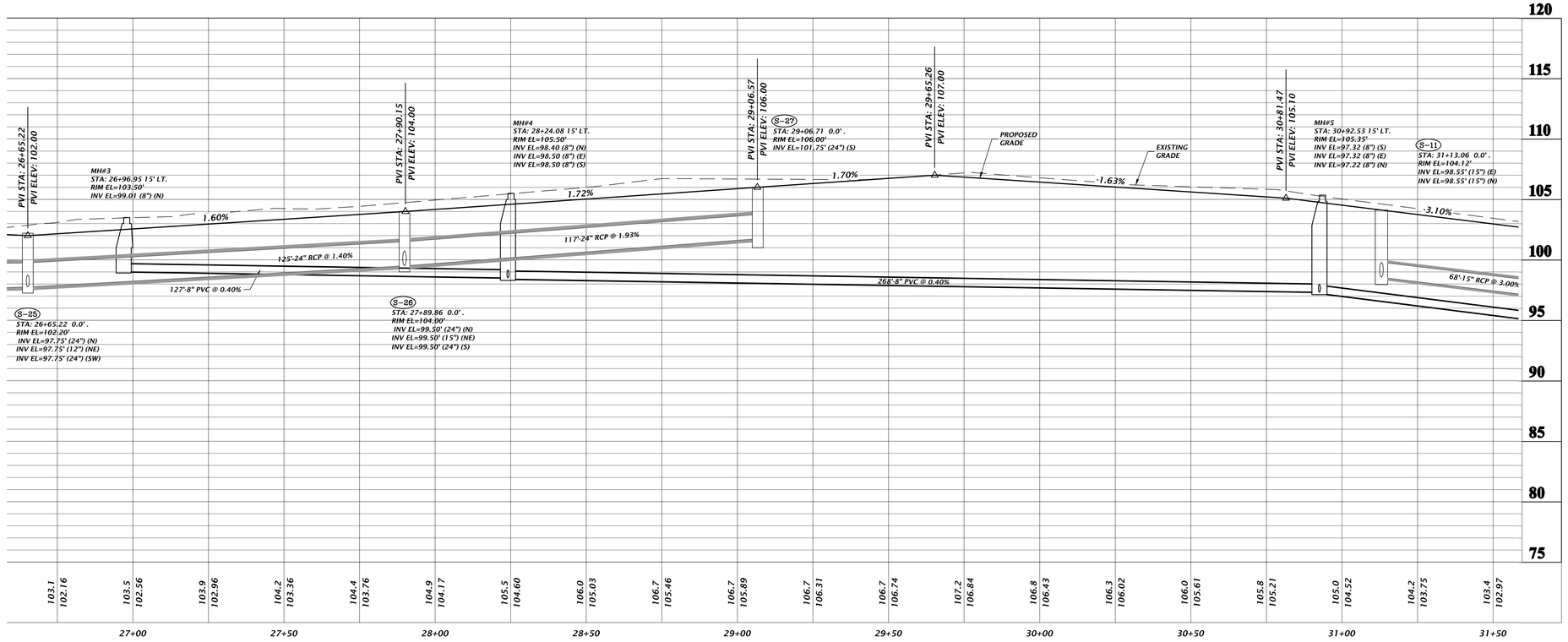
Tech: JoshT Plot Date: May 02,2023 3:39pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_Cond\21-0105.04_E_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.



STREET 'E'

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



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CONSTRUCTION/BID REVISIONS:

CONSTRUCTION

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/04/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: ROADWAY PLAN AND PROFILE

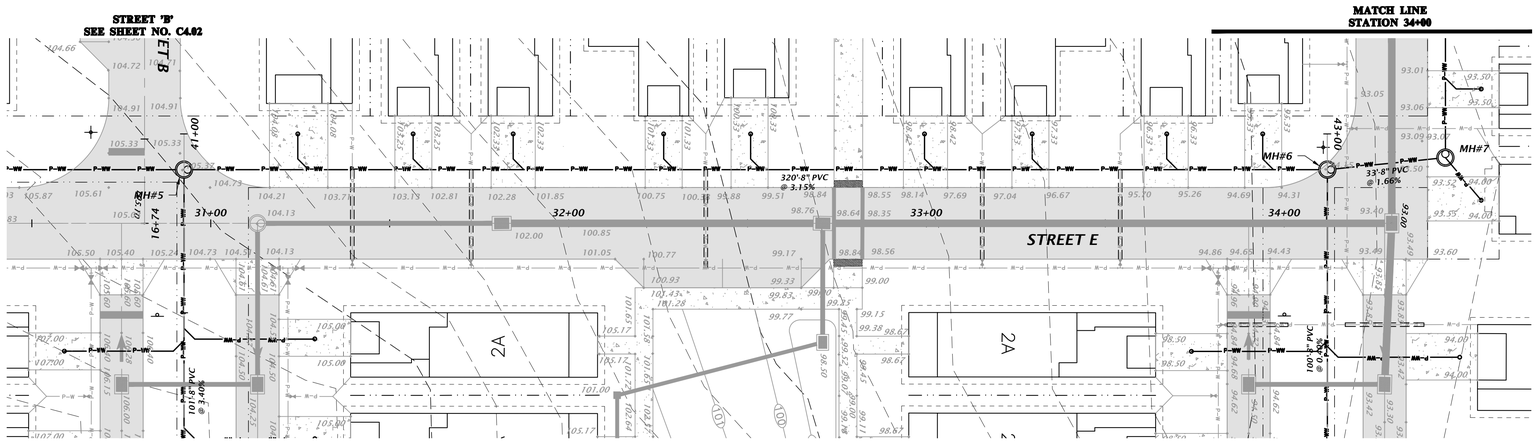
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: T. THOMAS
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.06

Mach: JoshT Plot Date: May 02,2023 3:53pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Cad\21-0105.04_E_C4.00_PP.dwg



STREET 'E'

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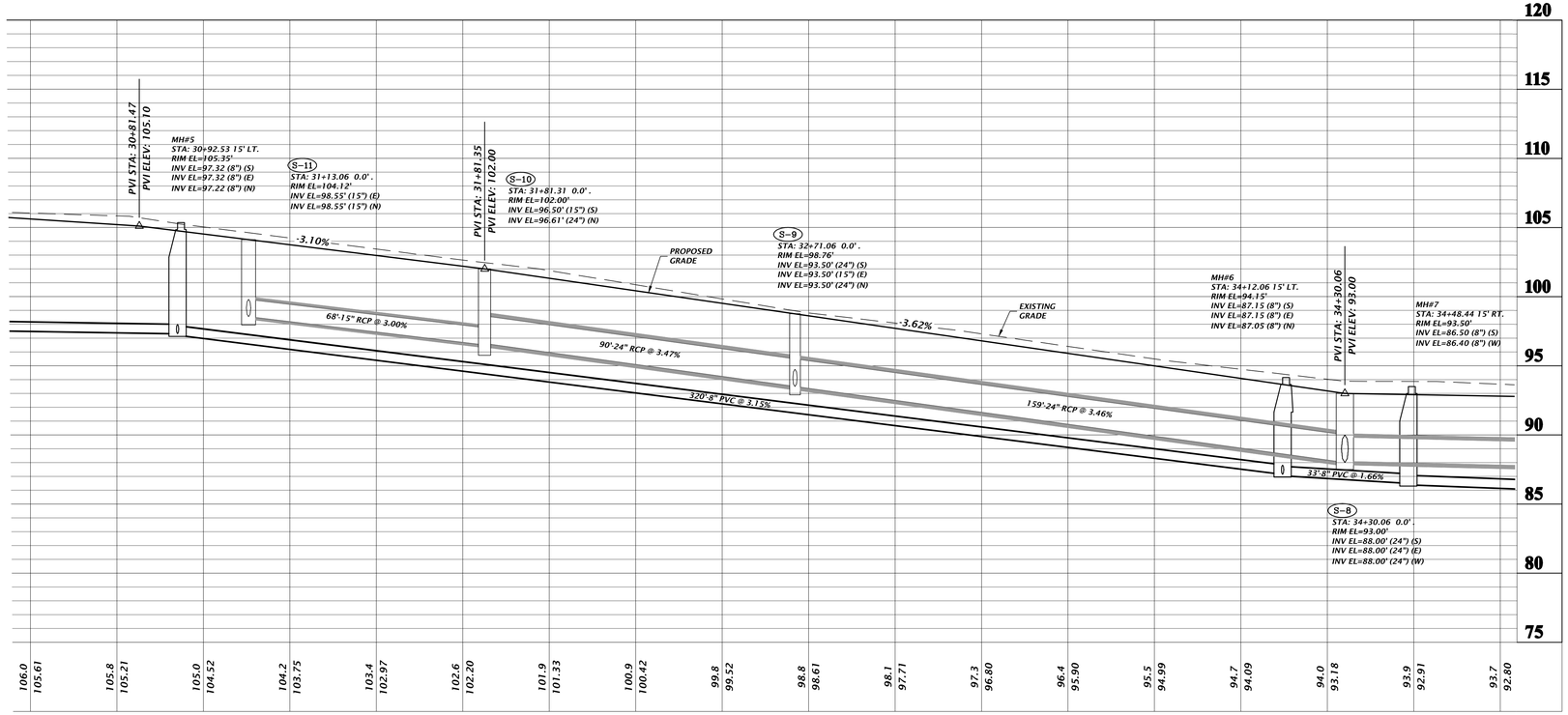
1" = 5' VERTICAL



GRAPHIC SCALE
0 10 20 40

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
11/30/22 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

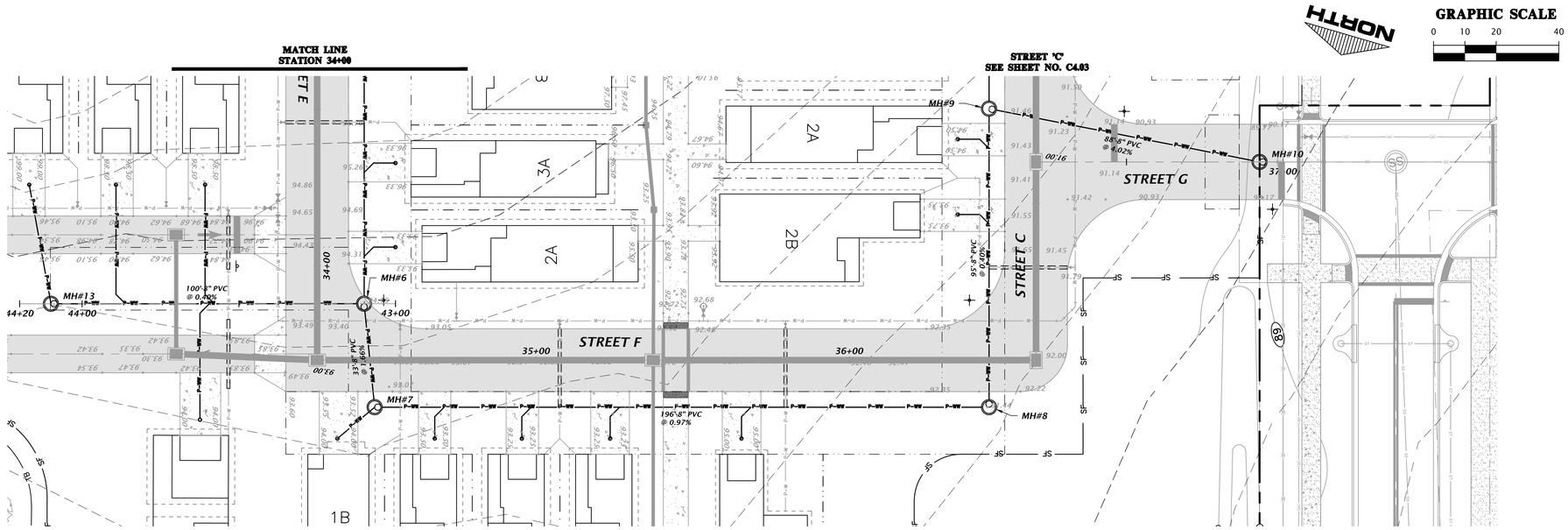
CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO: C4.07

Tech: JohnT Plot Date: May 02,2023 3:55pm Filename: W:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04_Cad\21-0105.04_C_C4.00_PP.dwg



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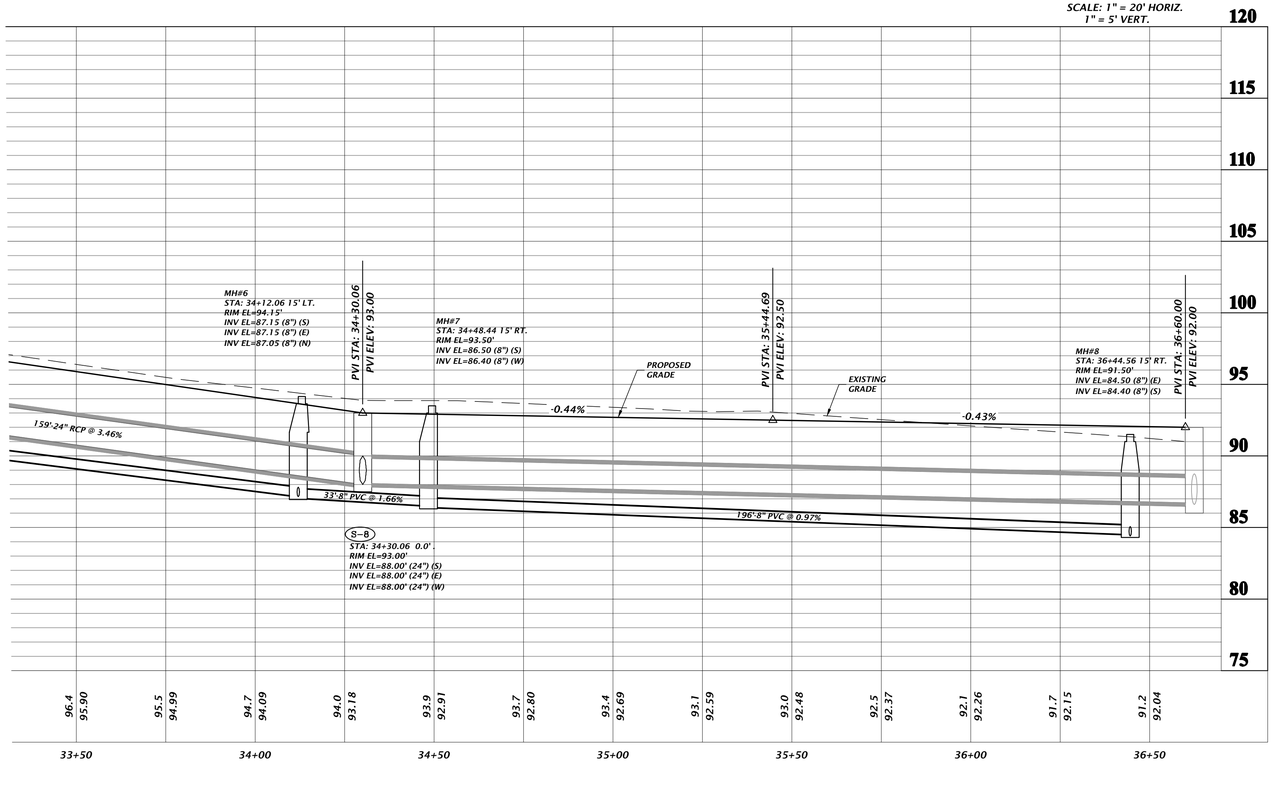

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

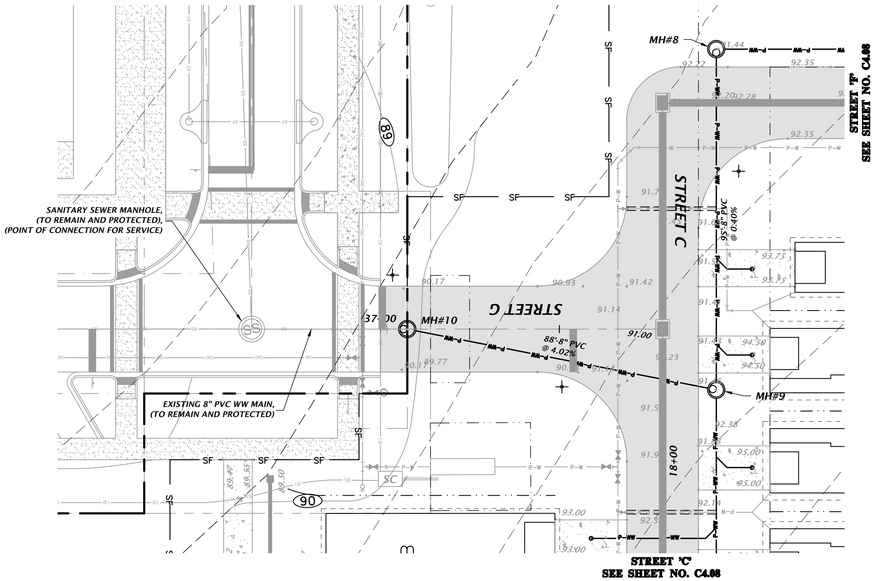
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C4.08

Xrefs: Josh? Plot Date: May 02,2023 3:57pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_East\21-0105.04_E_C4.00_PP.dwg





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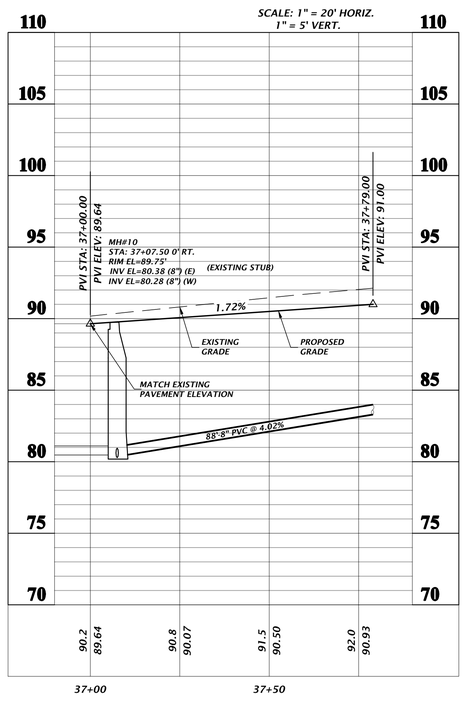
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.

REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.

REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

STREET 'G'



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05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO: C4.09

Tech: JustF Plot Date: May 02,2023 3:59pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.SA\Cad\21-0105.04_C_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
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NORTH

GRAPHIC SCALE
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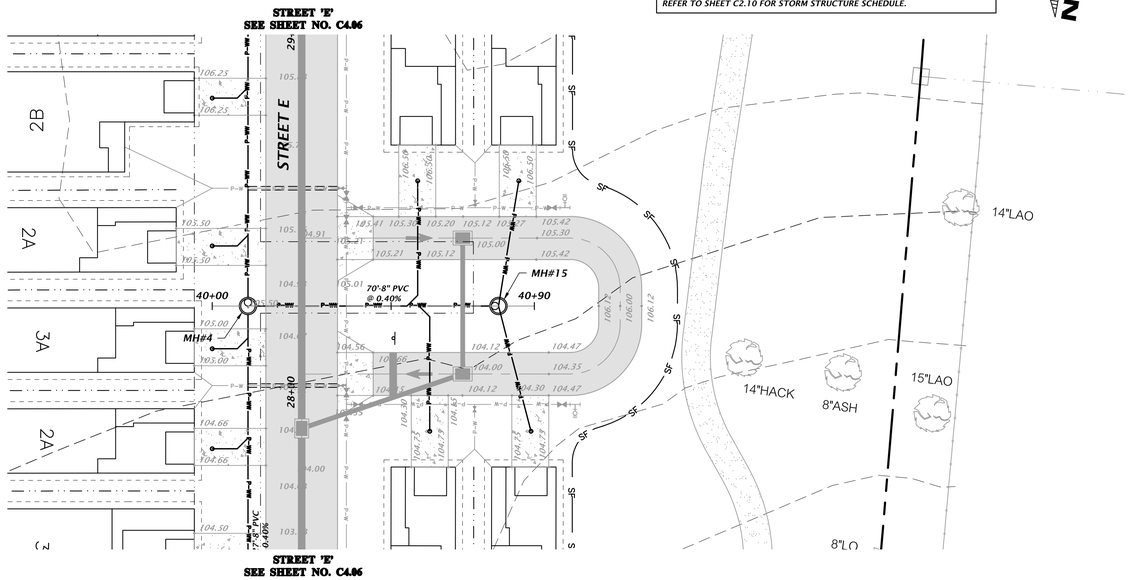
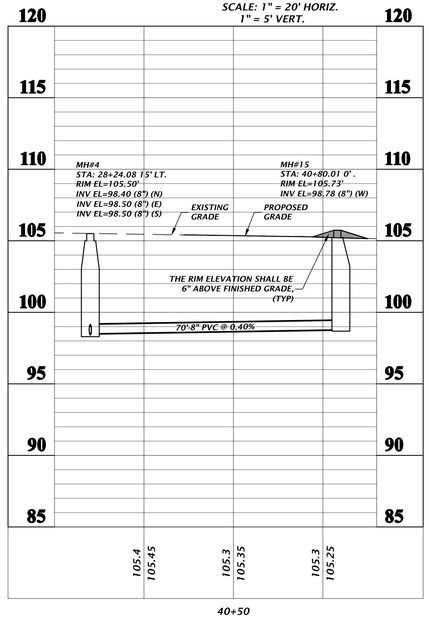


SANITARY SEWER PLAN AND PROFILE



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
06/01/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: SANITARY SEWER PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.
C4.10

Tech: JoshT Plot Date: May 02,2023 4:12pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Cad\21-0105.04_E_C4.010_PP.dwg

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REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
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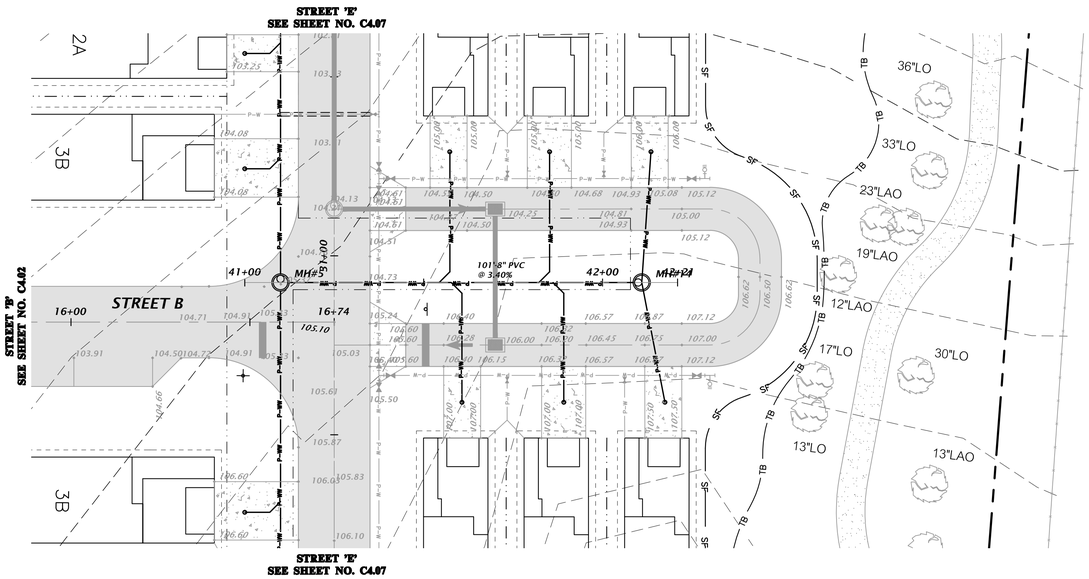
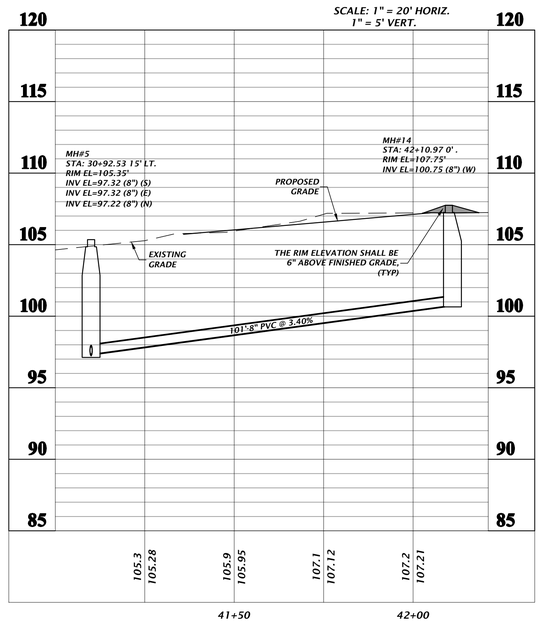


SANITARY SEWER PLAN AND PROFILE



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: SANITARY SEWER PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.11

Tech: JoshT Plot Date: May 03,2023 2:13pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\East\21-0105.04_E_C4.010_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.

REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.

REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.

REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

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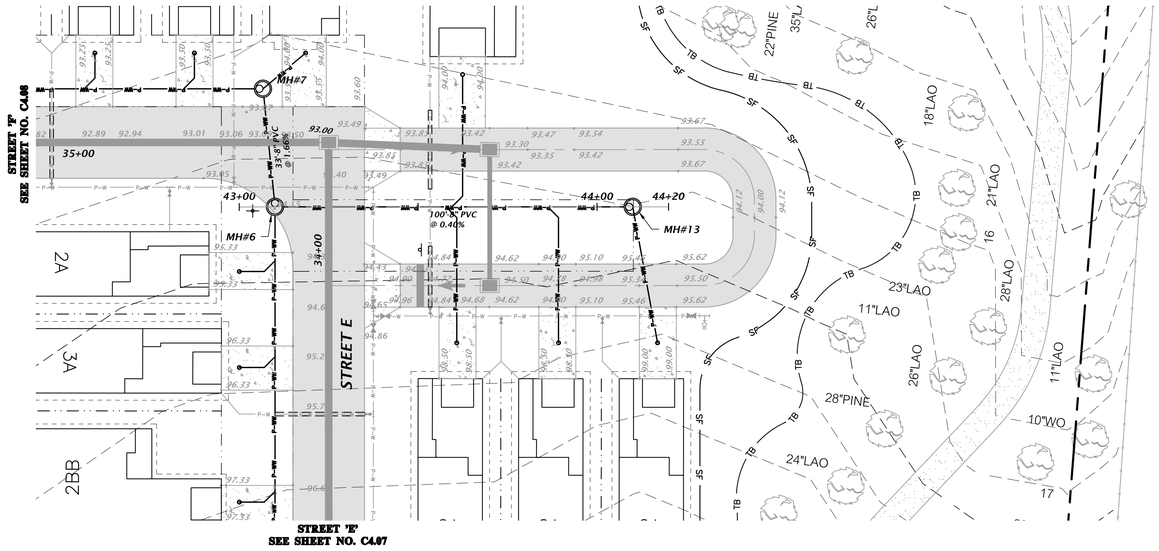
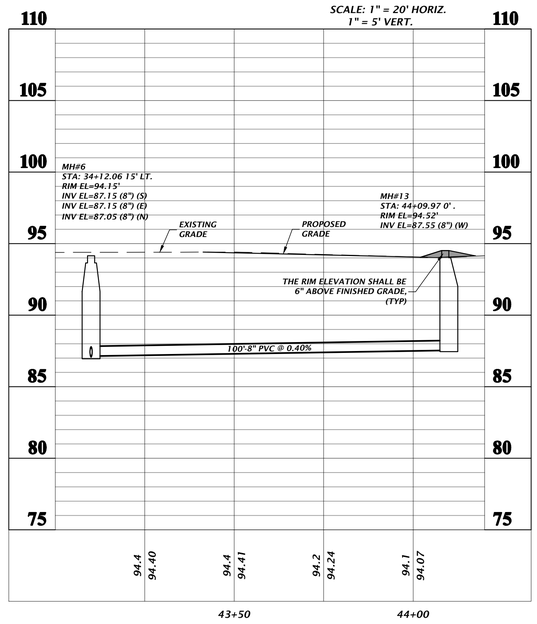


SANITARY SEWER PLAN AND PROFILE



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SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA
05/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: SANITARY SEWER PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.
C4.12

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LEGEND



NEW TREES TO BE ADDED

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

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

ALL TREES TO MAINTAIN 10' MINIMUM DISTANCE BETWEEN TREE TRUNKS AND BOTH WATER MAINS AND GRAVITY WASTEWATER LINES.

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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TREE PRESERVATION CREDITS

NOTE: TREE NUMBERS COINCIDE WITH TREE NUMBERS ON EXISTING TREES ON THE LANDSCAPE PLAN.

TREE NUMBER	TREE TYPE	D.B.H.	CREDITS
1	PINE	20"	6
2	PINE	28"	6
3	LAO	26"	6
4	LAO	23"	6
5	LAO	28"	6
6	LAO	21"	6
7	LAO	18"	3
8	LAO	26"	6
9	LAO	35"	6
10	PINE	22"	6
11	LAO	27"	6
12	LAO	50"	6
13	LAO	29"	6
14	LAO	31"	6
TOTAL TREE PRESERVATION CREDITS			81
TOTAL TREE PRESERVATION CREDITS ALLOCATED			80
TOTAL TREE PRESERVATION CREDITS REMAINING			1

LANDSCAPED AREA REQUIREMENT

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

TOTAL SITE AREA	14.99 ACRES
TOTAL PROPOSED OPEN AREA	8.94 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	59.6%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.81 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	12.0%

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EAST PERIMETER	950 L.F. BUFFER TYPE 'D'	OPTION 1 1 SHADE TREE/25 L.F. = 38 SHADE TREES REQUIRED 1 UNDERSTORY TREE/40 L.F. = 24 UNDERSTORY TREES REQUIRED CONTINUOUS SHRUB ROW	28 TREE PRESERVATION CREDITS 10 PROPOSED SHADE TREES 18 TREE PRESERVATION CREDITS 6 PROPOSED UNDERSTORY TREES CONTINUOUS SHRUB ROW
SOUTH PERIMETER	700 L.F. BUFFER TYPE 'D'	OPTION 1 1 SHADE TREE/25 L.F. = 28 SHADE TREES REQUIRED 1 UNDERSTORY TREE/40 L.F. = 18 UNDERSTORY TREES REQUIRED CONTINUOUS SHRUB ROW	21 TREE PRESERVATION CREDITS 7 PROPOSED SHADE TREES 13 TREE PRESERVATION CREDITS 5 PROPOSED UNDERSTORY TREES CONTINUOUS SHRUB ROW

TREE MITIGATION CALCULATIONS

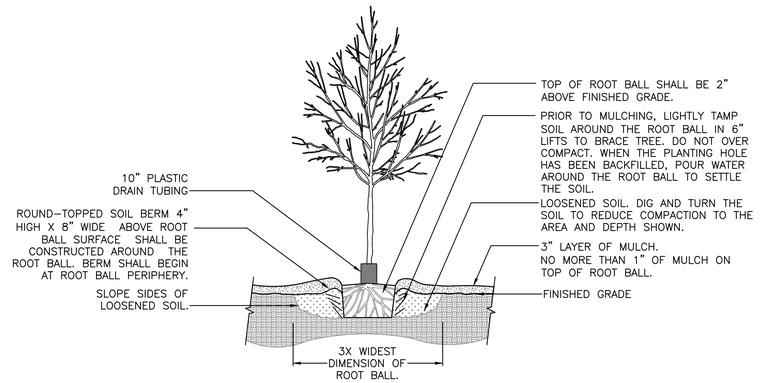
CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES 32" PINE ..... 32" 36" LAO ..... 36" 30" LO ..... 30" 35" LO ..... 35" 37" LO ..... 37" TOTAL INCHES REQUIRED ..... 170" TOTAL TREES REQUIRED FOR INCH-FOR-INCH MITIGATION 85
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT ..... 97 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT ..... 97 TREES
TOTAL MITIGATION	TOTAL TREES REQUIRED FOR MITIGATION ..... 182 TREES TOTAL TREES PROVIDED ..... 182 TREES TOTAL DEFICIT 0

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BN	29	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	15 GAL., 6' HT., 30" SPR. MULTI-TRUNK, 3-5 CANES, 4" CAL MIN. (COMBINED, MEASURED 6" ABOVE GRADE)
CC	30	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL., 8' HT., 30" SPR., 1.5" CAL.
MGD	26	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
QS	8	QUERCUS SHUMARDII	SHUMARD RED OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QV	42	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	24	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	30	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
MU	287	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., FULL	36" o.c.
SB	210	SPARTINA BAKERI	SAND CORD GRASS	1 GAL., FULL	42" o.c.
TG	118	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	48" 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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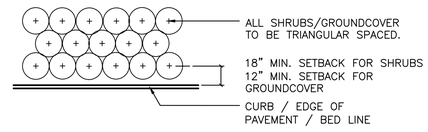
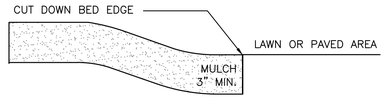
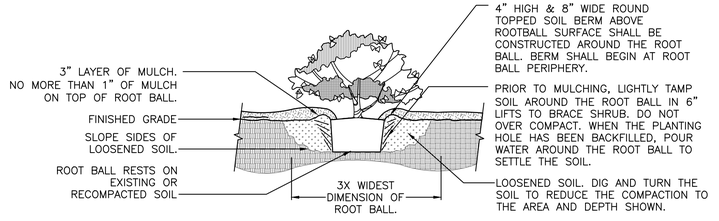




NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

2 MULCH DETAIL
SCALE: N.T.S.

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



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

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10/31/2022 - SUBMITTAL TO CITY OF ALACHUA
11/16/2022 - SUBMITTAL TO CITY OF ALACHUA
05/04/2023 - SUBMITTAL TO CITY OF ALACHUA

CLIENT:
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD EAST
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: LS-1

Tech: lwinor Plot Date: May 04,2023 9:28am Filename: H:\2021\21-0105\Department\03_Design\02_CWI\03_Permitting - 16 Convergence Subdivision East\21-0105.16-Design-Base.dwg

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/2022 SUBMITTAL TO CITY OF ALACHUA
REVIEW #1
05/04/2023 SUBMITTAL TO CITY OF ALACHUA
...

CLIENT: CONCEPT

PROJECT: CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD EAST

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: LS-2

Tech: kenor Plot Date: May 04,2023 9:29am Filename: W:\2021\21-0105\Departments\03_Design\02_Civil\04_Permitting - 16 Convergence Subdivision East\21-0105.16-Design-base.dwg



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05/04/2023 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD EAST
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: LS-3

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M	Potable Water Meter 1-1/2" (see civil plans)
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device
— — — —	Irrigation Mainline: PVC Class 200 2-1/2"
= = = = = = = =	Pipe Sleeve: PVC Schedule 40

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
A. Design Requirements:
1. Layout of Irrigation Heads:
a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
A. Regulatory Requirements:
1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
B. Pre-Installation Conference:
1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
C. System Adjustments:
1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
D. 1. Documentation and submittal of actual water supply performance prior to commencing installation. Irrigation contractor shall verify water meter produces a minimum of 25 gpm @ 45 psi.

1.4 SUBMITTALS:
A. Record Drawings:
1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
4. As-built drawing shall be provided in PDF format.
5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
B. Instruction Manual:
1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
A. Standard one (1) year warranty stipulated in General Conditions shall include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
a. Two sprinkler head bodies of each size and type.
b. Two nozzles for each size and type.
c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Pipe:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
1. Schedule 40 PVC.
D. Sleeving:
1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
A. Control valves shall be of size and type indicated on Drawings.
B. Control wire shall be 14 gauge single strand UL listed for direct burial.
C. All wire splices shall be made with 3M-DBY wire connectors.
C. Install two spare control wires from the controller with the entire mainline.

2.4 VALVES:
A. Electric Valves:
1. Make and model shown on Drawings.
B. Gate valves:
1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
C. Automatic Controller:
1. Make and model shown on Drawings.
D. Backflow Preventor:
1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
A. Valve Boxes:
1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
A. Protection:
1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
A. Trenching and Backfilling:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

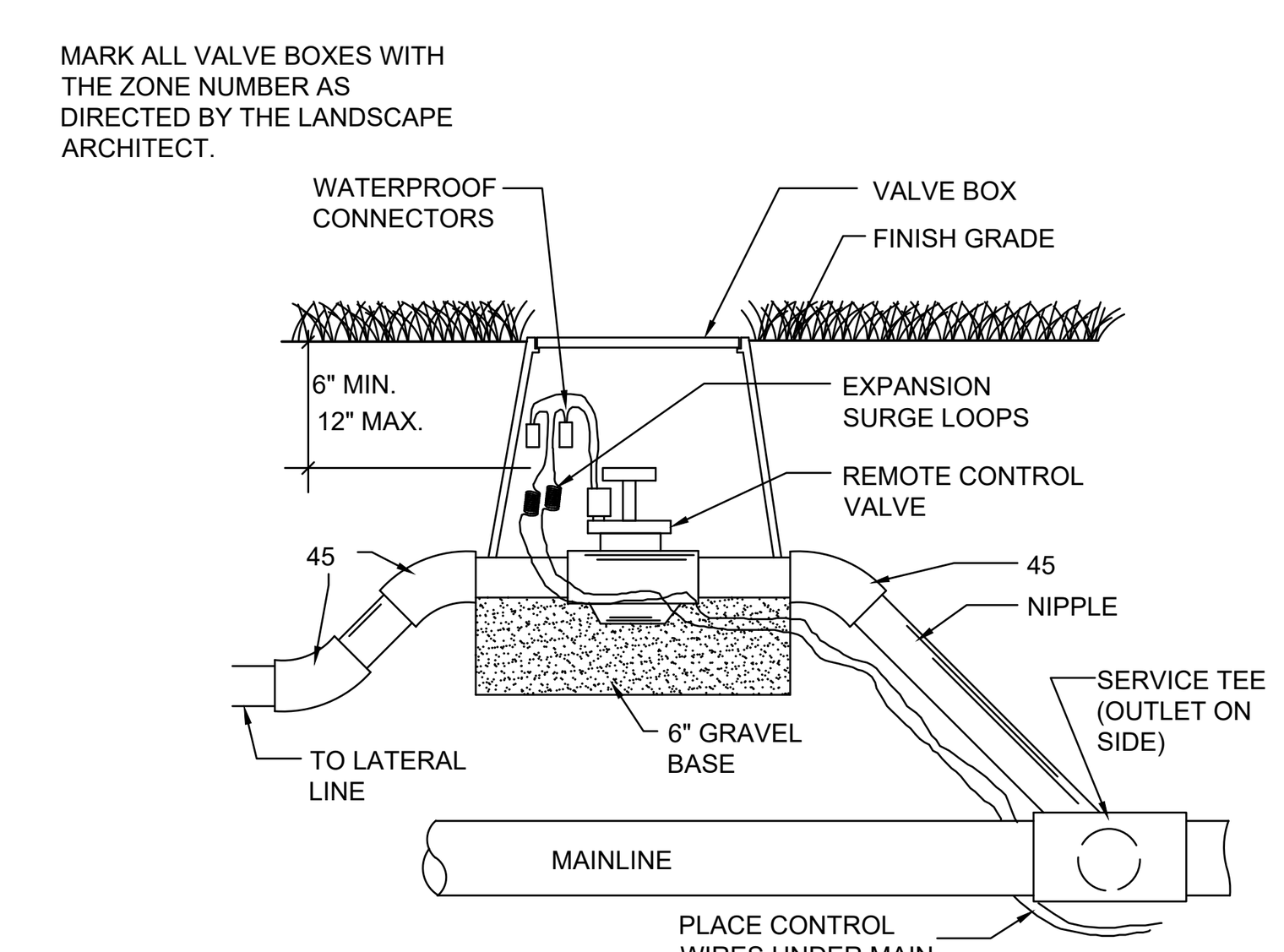
B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
7. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
8. Tape threaded connection with teflon tape.
9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.
D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
F. Well:
1. The well shall be a 4" well with a Goulds 1 hp submersible pump.
The system shall include the installation of a Zurn 375XL 1" dual check valve, pump start relay and $\frac{3}{4}$" pressure relief valve and all fittings required for a complete operating water system capable of providing 16 gpm @ 50 psi. The well shall have a Toro T-ALFS10150-S Filter with a 150 mesh screen installed at the discharge of the system. All equipment shall installed in a Allied AE100 fiberglass enclosure.
2. The well shall be capable of providing required water quantity with the following water quality:
a. At the required flow water shall be clear and free of sand and other debris larger than .030" in diameter.
b. Water shall be considered sand free when no sample, taken during test pumping, contains more than 2 parts per million of suspended solid weight.
c. Maximum iron allowed in the water shall be less than 1.3 parts per million.
d. Maximum salt content allowed in the water shall be less than 300 parts per million.

3.3 ADJUSTMENT AND CLEANING:
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
C. Adjust watering time of valves to provide proper amounts of water to all plants.

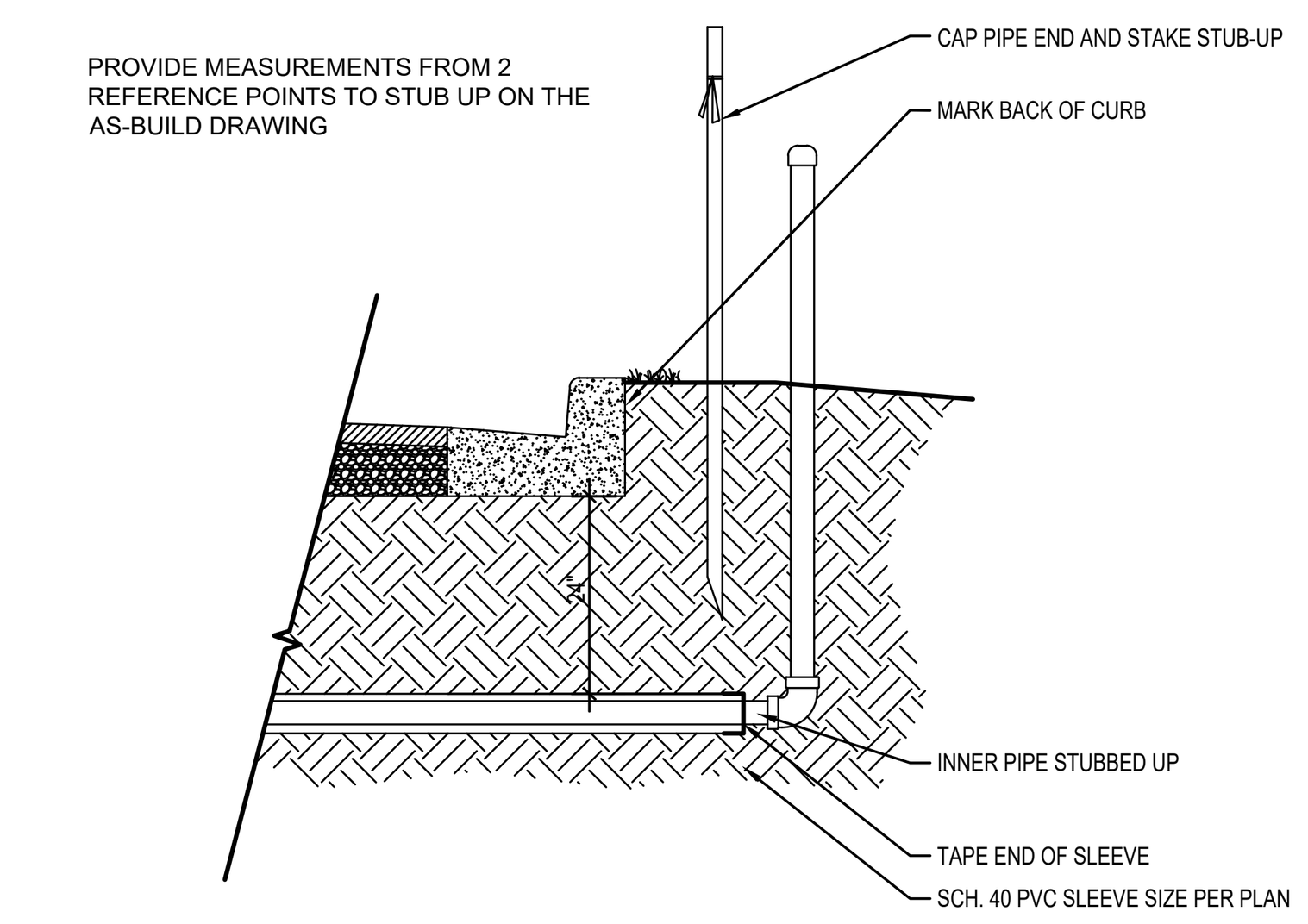
3.4 Testing:
A. The irrigation contractor shall test the mainline at 100 psi for the period of two hours. The mainline shall maintain a minimum of 95 psi throughout the test. Notify the owner representative 48 hours prior to the test

3.5 DEMONSTRATION:
A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

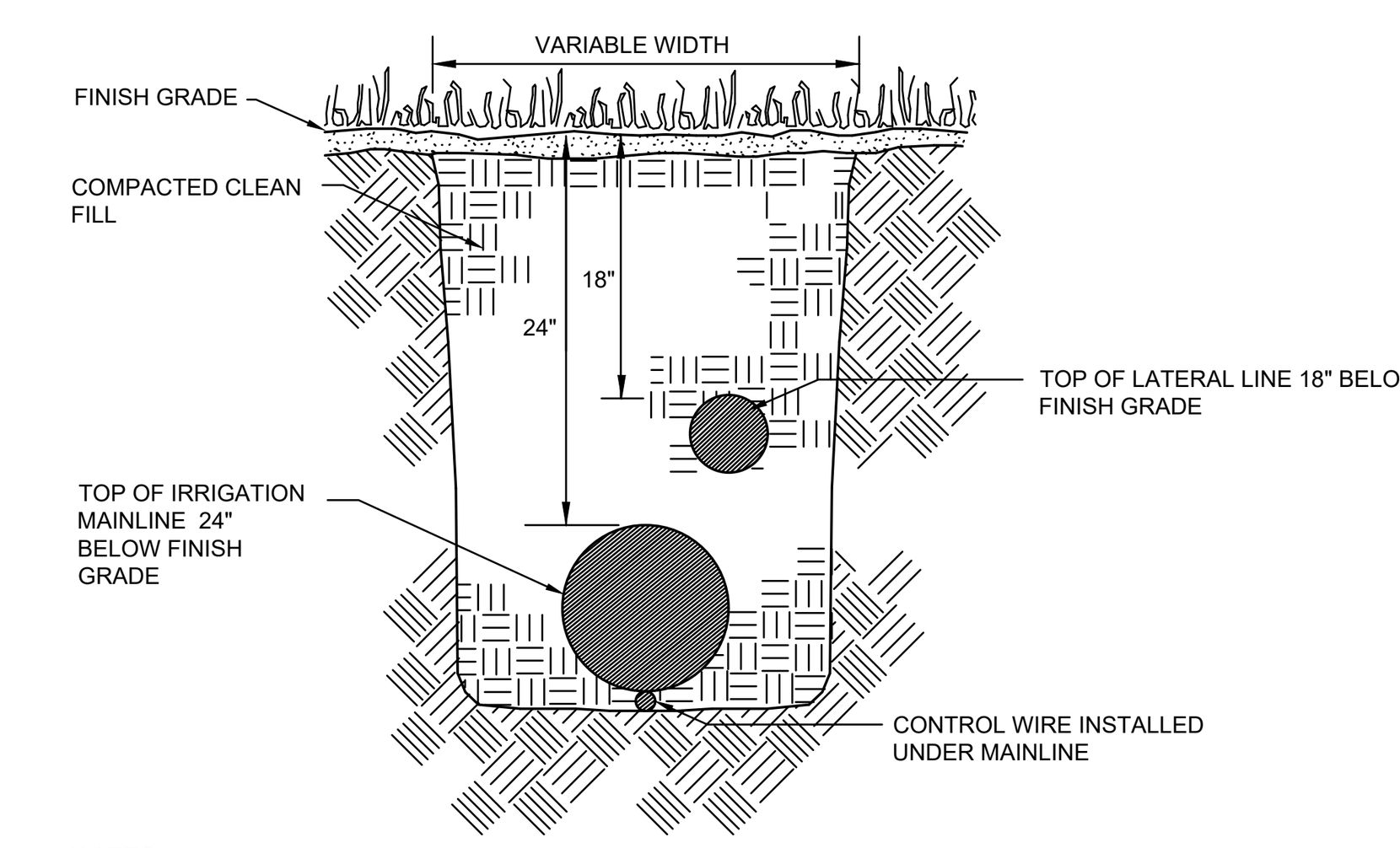
END OF SECTION



3 ELECTRIC VALVE INSTALLATION DETAIL
SCALE: N.T.S.

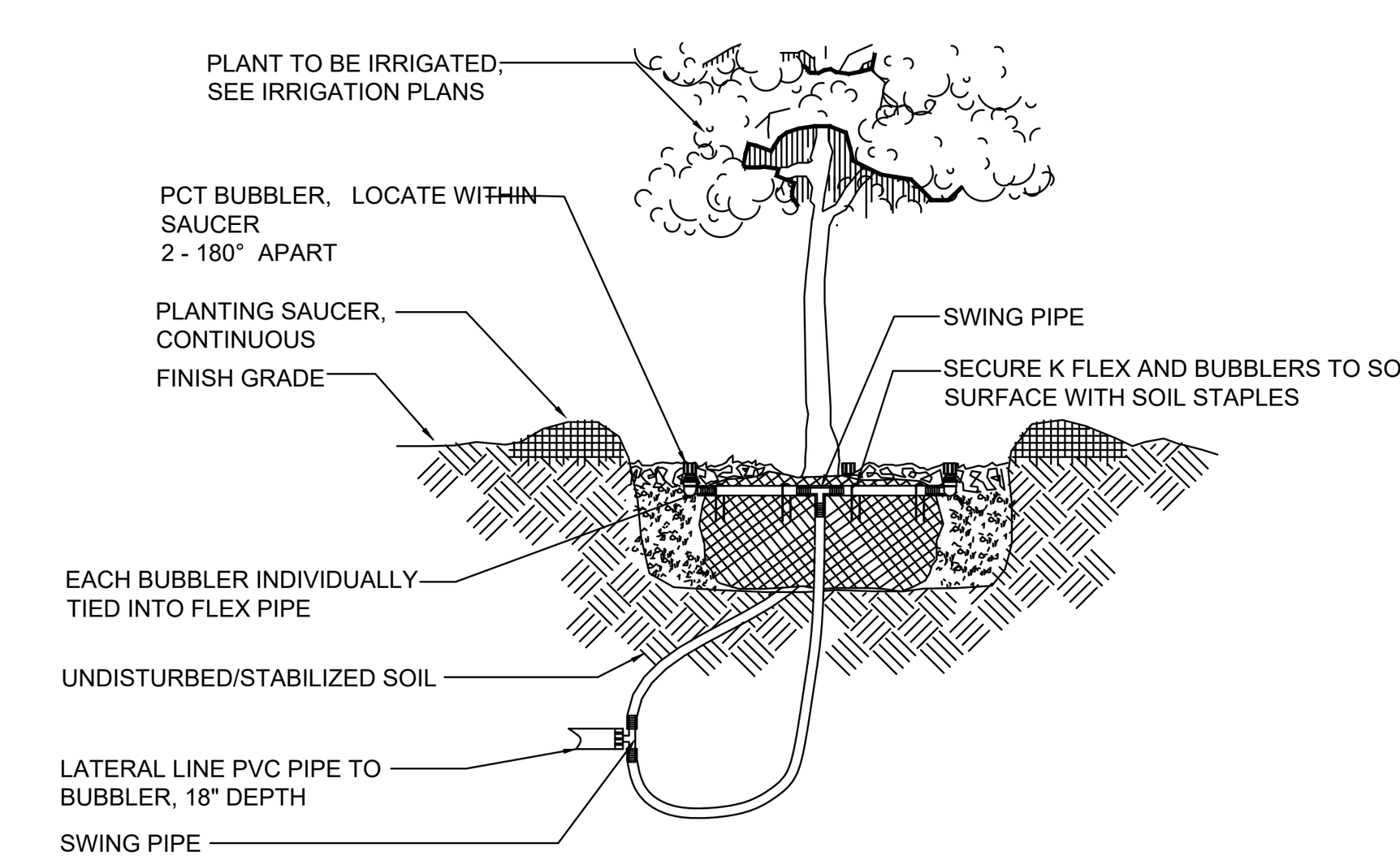


1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



NOTES:
1. DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
2. PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
3. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS.

2 TRENCHING DETAIL
SCALE: N.T.S.



NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

4 BUBBLER APPLICATION
SCALE: N.T.S.

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

Tech: leenar Plot Date: May 04,2023 9:31am Filename: N:\2021\21-0105\Departments\03_Design\02_DWGs\01_Permitting - .16 Convergence Subdivision East\21-0105.16-Design-IRR.dwg

11801 Research Drive
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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/2022 - SUBMITTAL TO CITY OF ALACHUA
03/30/2023 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD EAST
SHEET TITLE: IRRIGATION NOTES, DETAILS, AND SCHEDULE

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: IR-1



GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
VERIFY SCALE BAR IS TRUE ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/2022 - SUBMITTAL TO CITY OF ALACHUA
10/30/2023 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT

PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD EAST

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: LR
DESIGNER: ---
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: IR-2

Tech: trevor Plot Date: May 04,2023 9:31am Filename: M:\2021\21-0105\Department\03_Design\02_DWGs\01_Permitting - 16 Convergence Subdivision East\21-0105.16-Design-IRR.dwg



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SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/2022 - SUBMITTAL TO CITY OF ALACHUA
03/30/2023 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD EAST
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.16

SHEET NO.: IR-3

Tech: leenor Plot Date: May 04,2023 9:31am Filename: N:\2021\21-0105\Departments\03_Design\02_DWGs\01_Permitting - .16 Convergence Subdivision East\21-0105.16-Design-IRR.dwg



CONVERGENCE COTTAGES - 1A

RESEARCH PARK

COTTAGE STYLE 1A

SINGLE STORY 1 BED / 1 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

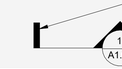
PROJECT NUMBER: 22023

ABBREVIATIONS

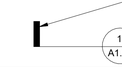
ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER



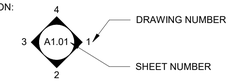
DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER



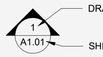
BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER



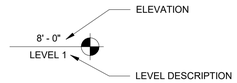
INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER



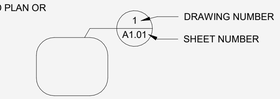
EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER



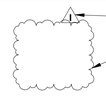
ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION



ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER



REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION



ROOM TAG: ROOM NAME; ROOM NUMBER



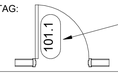
WALL TAG: WALL TYPE



GLAZED OPENING TAG: WINDOW TYPE



DOOR ASSEMBLY TAG: DOOR MARK



SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
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A1.02	COTTAGE 1A - ELECTRICAL, MECHANICAL, & ROOF PLANS					
A2.01	COTTAGE 1A - EXTERIOR ELEVATIONS					
A3.01	COTTAGE 1A - BUILDING SECTIONS					
A3.02	COTTAGE 1A - TYPICAL WALL SECTIONS					
A4.01	COTTAGE 1A - KITCHEN & BATH DETAILS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

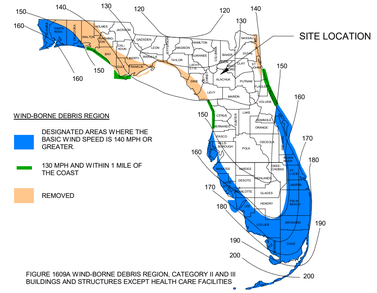

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

wse WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.



ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

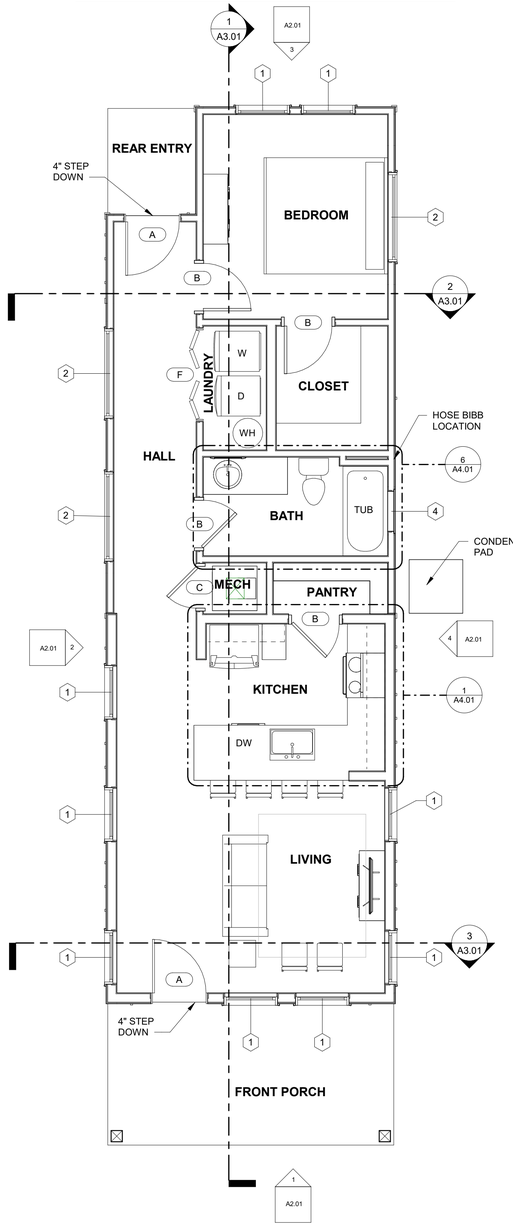
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

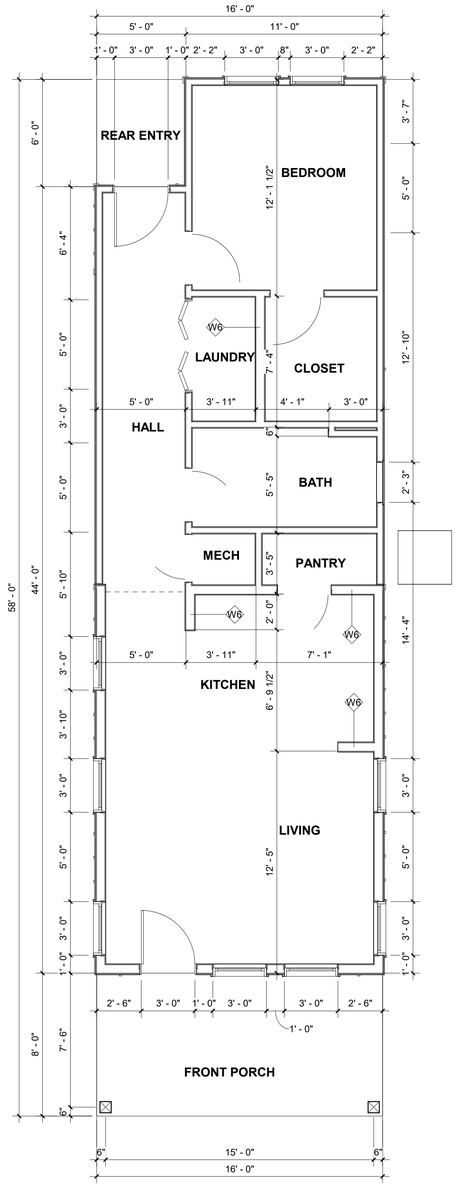
SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 2:45:45 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	770 SQ FT	0 SQ FT	770 SQ FT



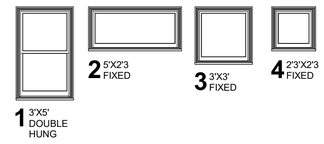
1 COTTAGE 1A - NOTES FLOOR PLAN
1/4" = 1'-0"



2 COTTAGE 1A - DIMENSION FLOOR PLAN
1/4" = 1'-0"



3 COTTAGE 1A - FINISH FLOOR PLAN
1/4" = 1'-0"



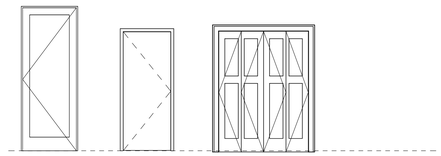
WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
3	3030 FIXED	3' - 0"	3' - 0"	15' - 0"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



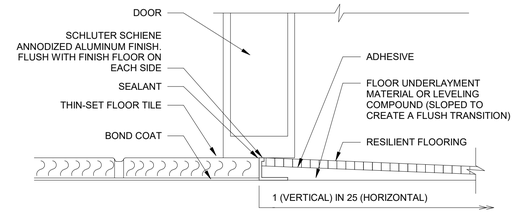
DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRUE FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	

FLOOR PATTERN LEGEND

TILE
LVT
BRUSHED CONCRETE
TRANSITION NEEDED



THIN-SET FLOOR TILE/RESILIENT FLOORING FLOORING TRANSITION
NTS

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
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CONCEPT COMPANIES

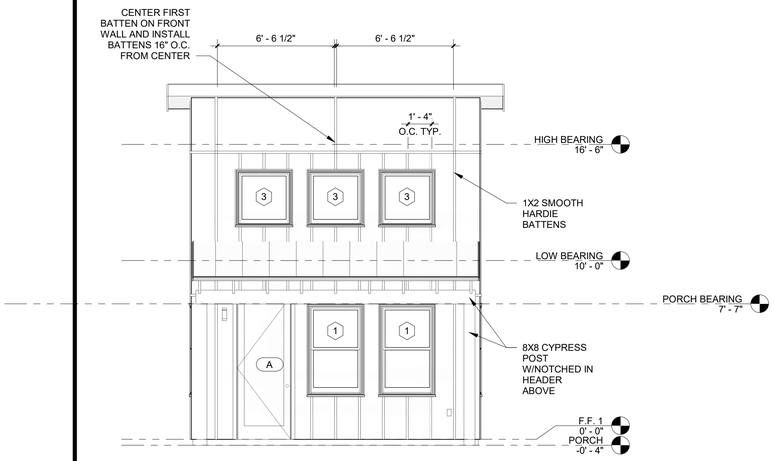
CONVERGENCE COTTAGES - 1A
RESEARCH PARK

REVISIONS			
NO:	DATE:	REF:	BY:

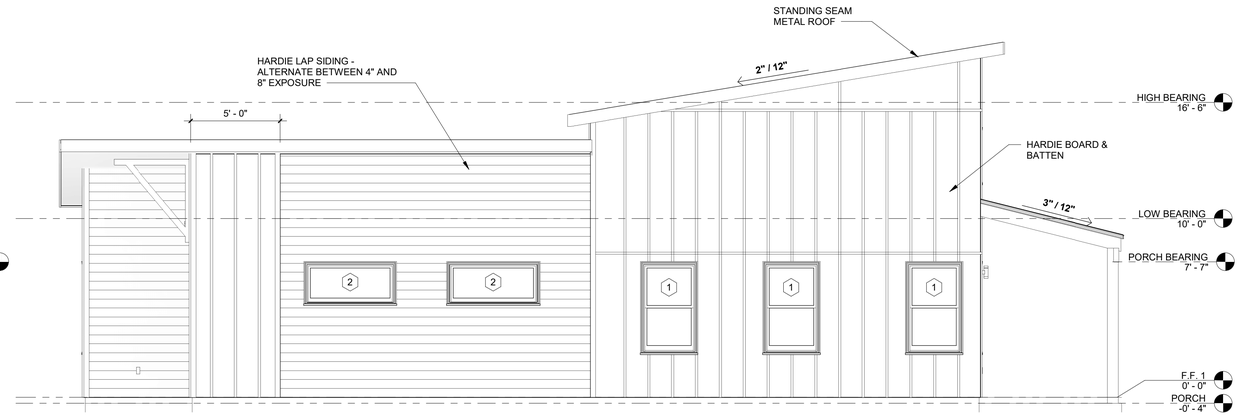
DRAWING STATUS: DESIGN DEVELOPMENT
ISSUE DATE: 05.04.2023
DRAWN BY: NRJ | CHECKED BY: ARG
PROJECT NUMBER: 22023
DRAWING TITLE: COTTAGE 1A - FLOOR PLANS
SHEET NO. A1.01
DATE/TIME STAMP: 5/4/2023 2:45:20 PM

FLORIDA PRODUCT APPROVAL

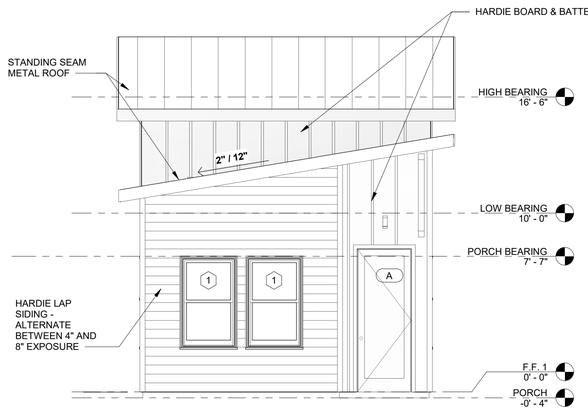
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



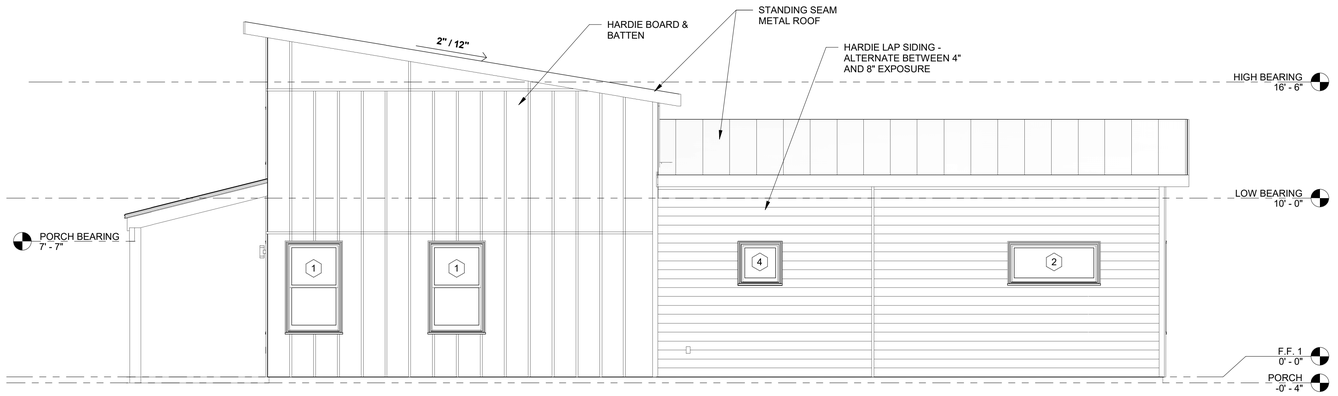
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

LEVEL ARCHITECTURE + INTERIORS
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

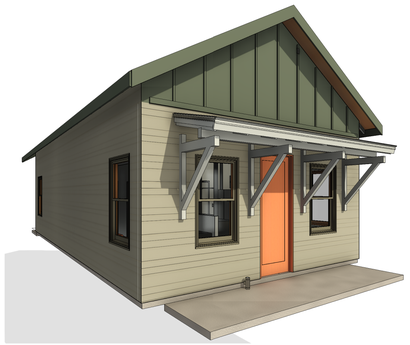
DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 1A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:45:26 PM



CONVERGENCE COTTAGES - 1B

RESEARCH PARK

COTTAGE STYLE 1B

SINGLE STORY 1 BED / 1 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

SHEET INDEX

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G0.01	GENERAL NOTES					
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A1.02	COTTAGE 1B - ELECTRICAL, MECHANICAL, & ROOF PLANS					
A2.01	COTTAGE 1B - EXTERIOR ELEVATIONS					
A3.01	COTTAGE 1B - BUILDING & WALL SECTIONS					
A4.01	COTTAGE 1B - KITCHEN AND BATH ELEVATIONS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

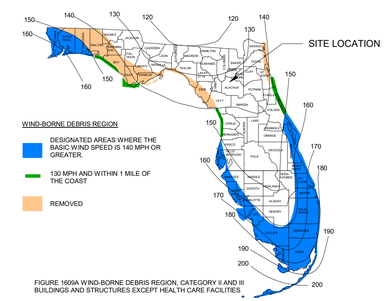

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

LEVEL ARCHITECTURE + INTERIORS
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352-448-7738
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B
RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

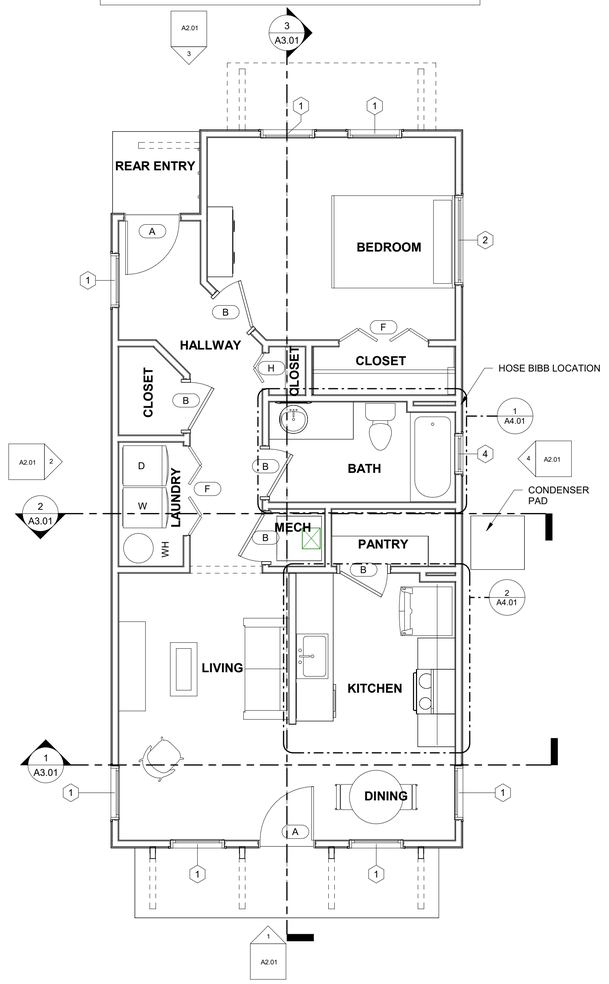
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

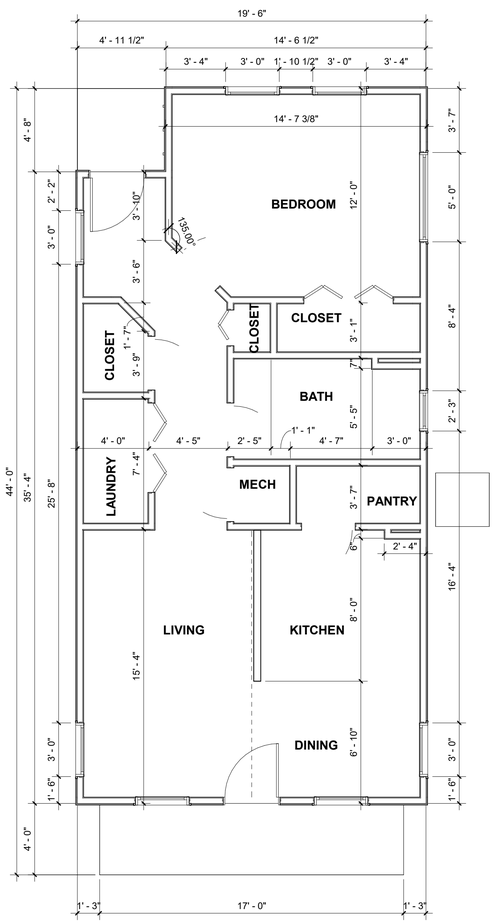
DATE/TIME STAMP: 5/4/2023 2:40:10 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	757 SQ FT	0 SQ FT	757 SQ FT



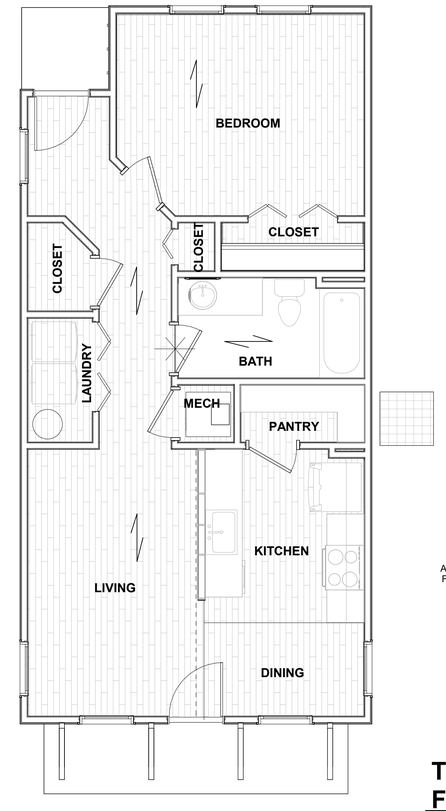
1 COTTAGE 1B - NOTES FLOOR PLAN

1/4" = 1'-0"



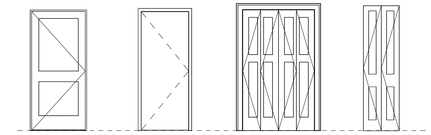
2 COTTAGE 1B - DIMENSION FLOOR PLAN

1/4" = 1'-0"



3 COTTAGE 1B -FINISH FLOOR PLAN

1/4" = 1'-0"



WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

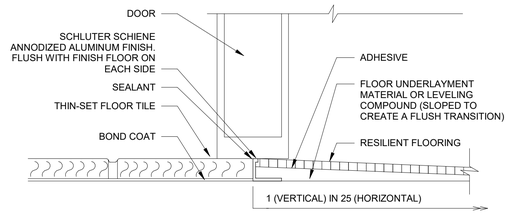
DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	7' - 0"	
H	INTERIOR	2' - 0"	7' - 0"	

FLOOR PATTERN LEGEND

TILE
LVT
BRUSHED CONCRETE
TRANSITION NEEDED



THIN-SET FLOOR TILE/RESILIENT FLOORING FLOORING TRANSITION

NTS

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER: 22023

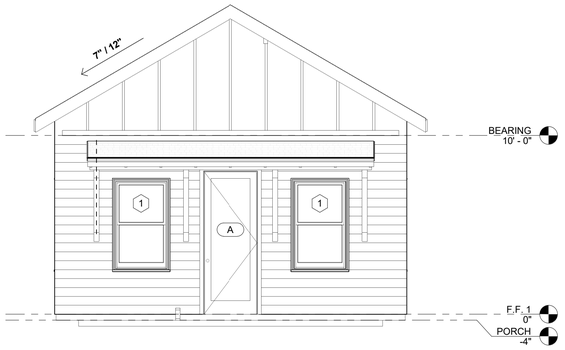
DRAWING TITLE: COTTAGE 1B - FLOOR PLANS

SHEET NO. A1.01

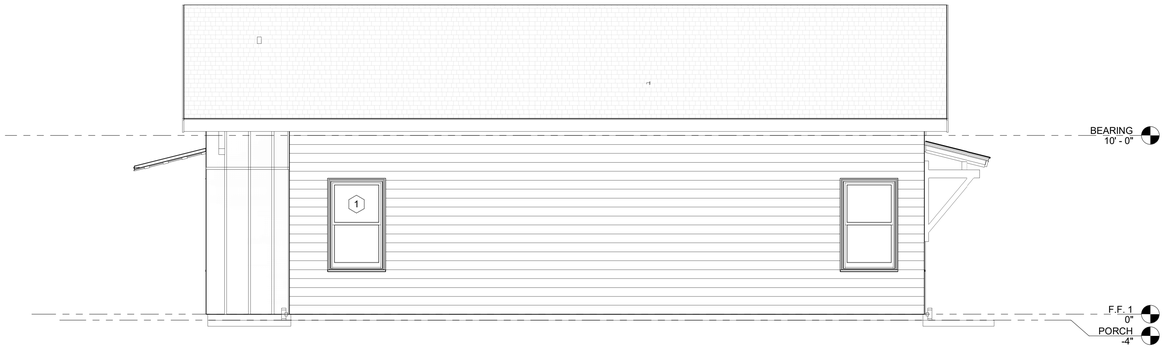
DATE/TIME STAMP: 5/4/2023 2:39:52 PM

FLORIDA PRODUCT APPROVAL

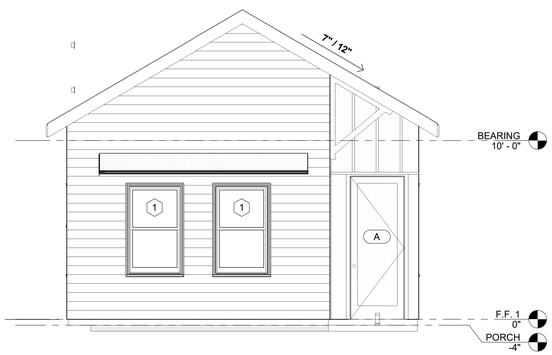
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



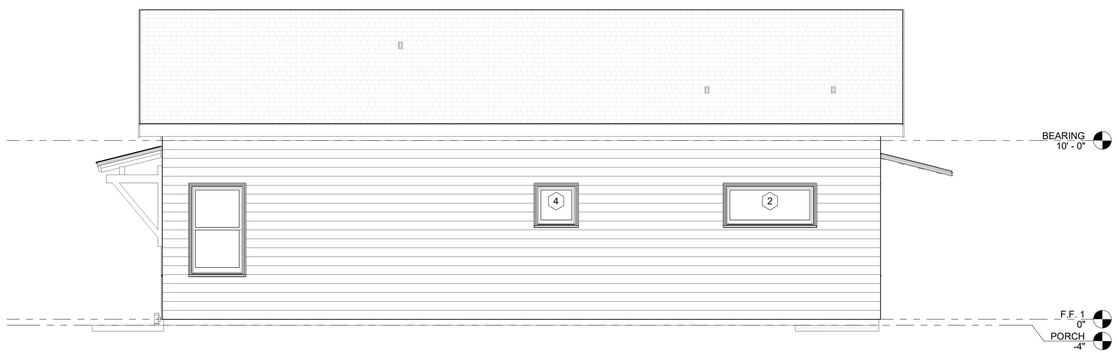
1 1B FRONT ELEVATION
1/4" = 1'-0"



2 1B LEFT ELEVATION
1/4" = 1'-0"



3 1B REAR ELEVATION
1/4" = 1'-0"



4 1B RIGHT ELEVATION
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

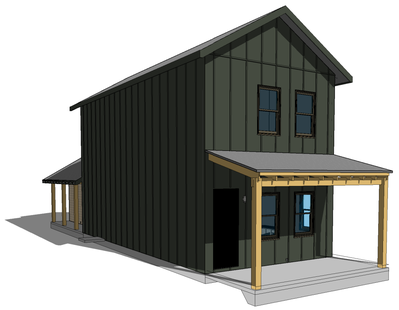
DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 1B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:40:01 PM



CONVERGENCE COTTAGES - 2A

RESEARCH PARK

COTTAGE STYLE 2A

TWO STORY 2 BED / 2-1/2 BATH

LEVEL
ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
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NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

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02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
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WIND MAP:

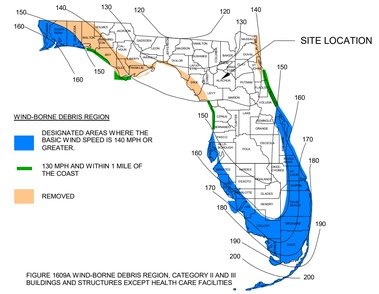

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

wse WAYLAND
STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 61ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

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ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL
ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A
RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

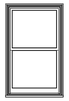
DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 2:35:13 PM



1 3'X5' DOUBLE HUNG



4 2'3"X2'3 FIXED

WINDOW TYPES

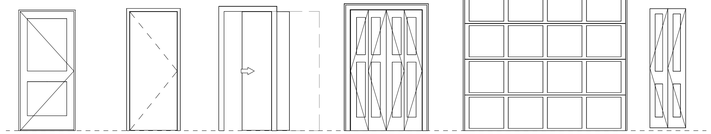
WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

	CONDITIONED		UNCONDITIONED		TOTAL	
FIRST FLOOR	682	SQ FT	325 SQ FT		1007	SQ FT
SECOND FLOOR	702	SQ FT	0 SQ FT		702	SQ FT
TOTAL	1384	SQ FT	325 SQ FT		1709	SQ FT

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	INTERIOR	9' - 0"	8' - 0"	
H	INTERIOR	2' - 0"	6' - 8"	

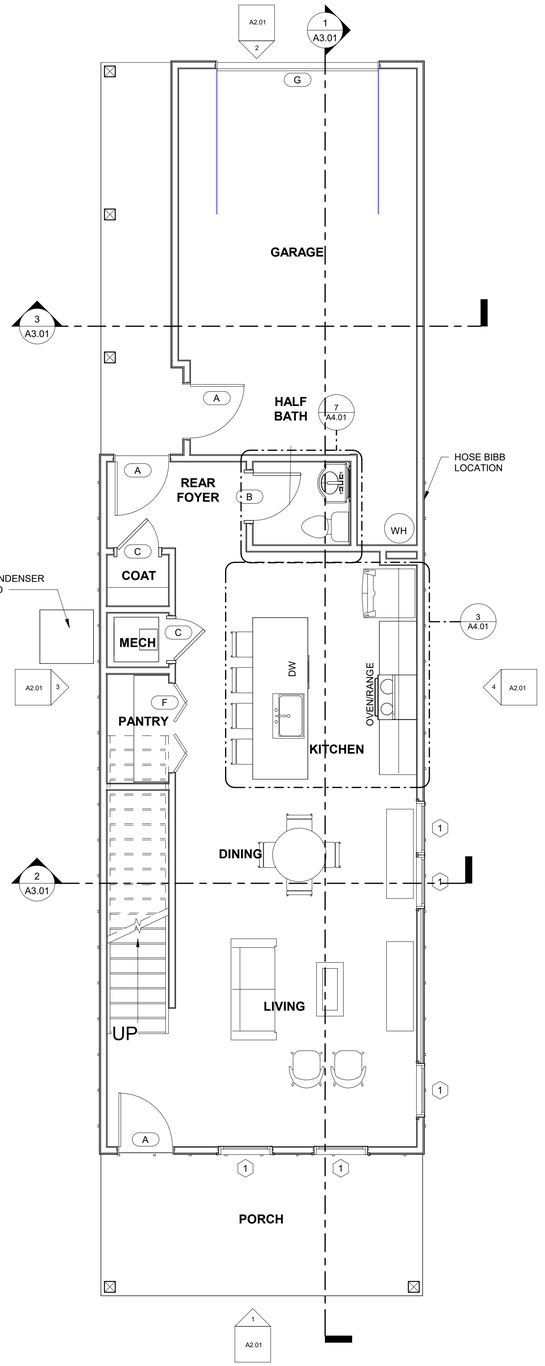


A FLUSH DOOR W/ HALF GLASS **B/C** FLUSH DOOR **E** POCKET DOOR **F** BI-FOLD DOOR **G** GARAGE DOOR **H** BI-FOLD DOOR

DOOR TYPES

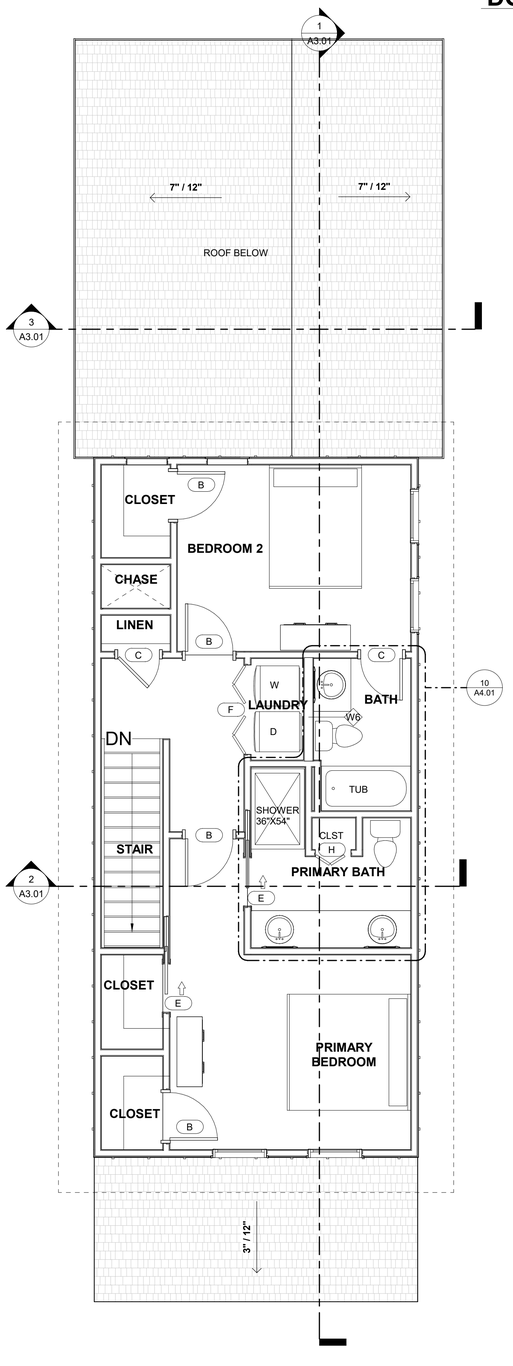
GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



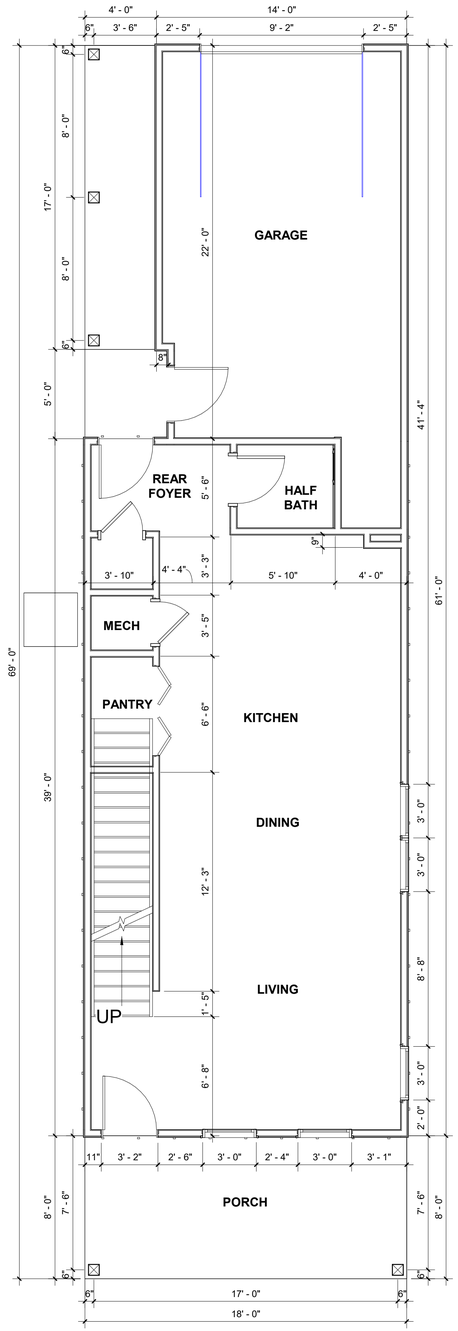
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



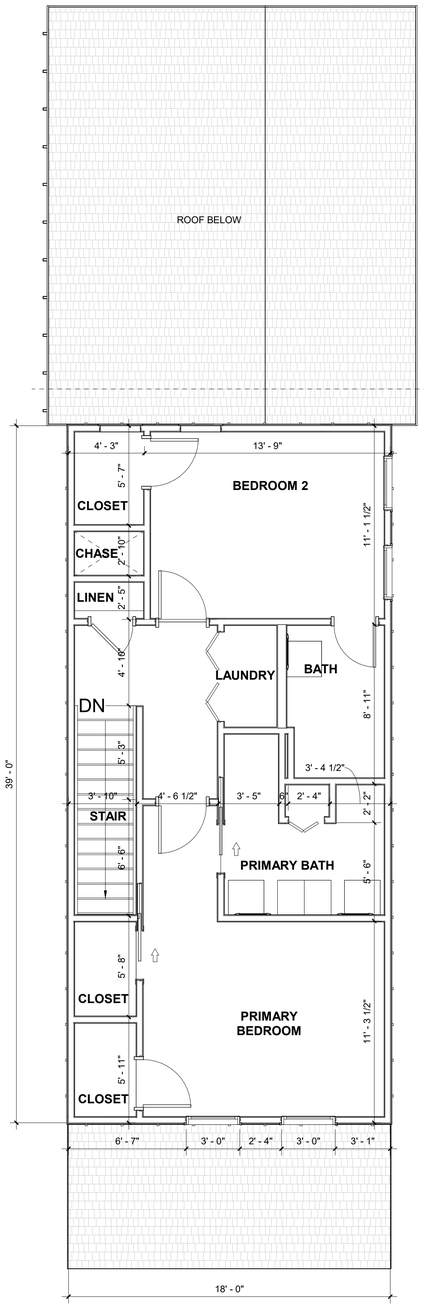
2 NOTES FLOOR PLAN LEVEL 2

1/4" = 1'-0"



3 DIMENSION FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 DIMENSION FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

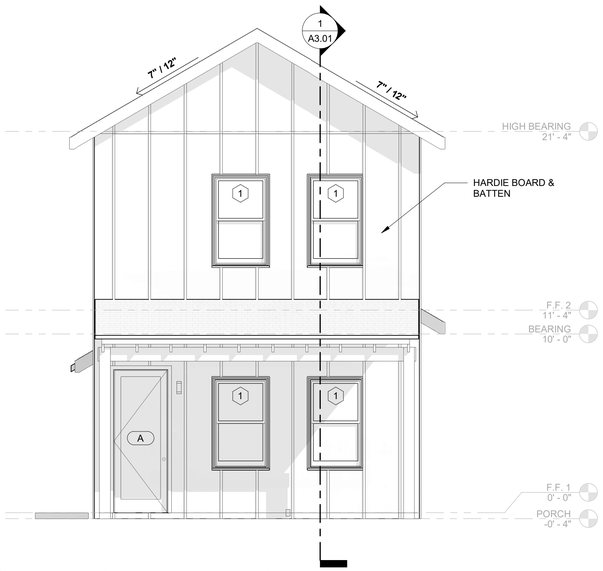
DRAWING TITLE: COTTAGE 2A - FLOOR PLANS

SHEET NO. A1.01

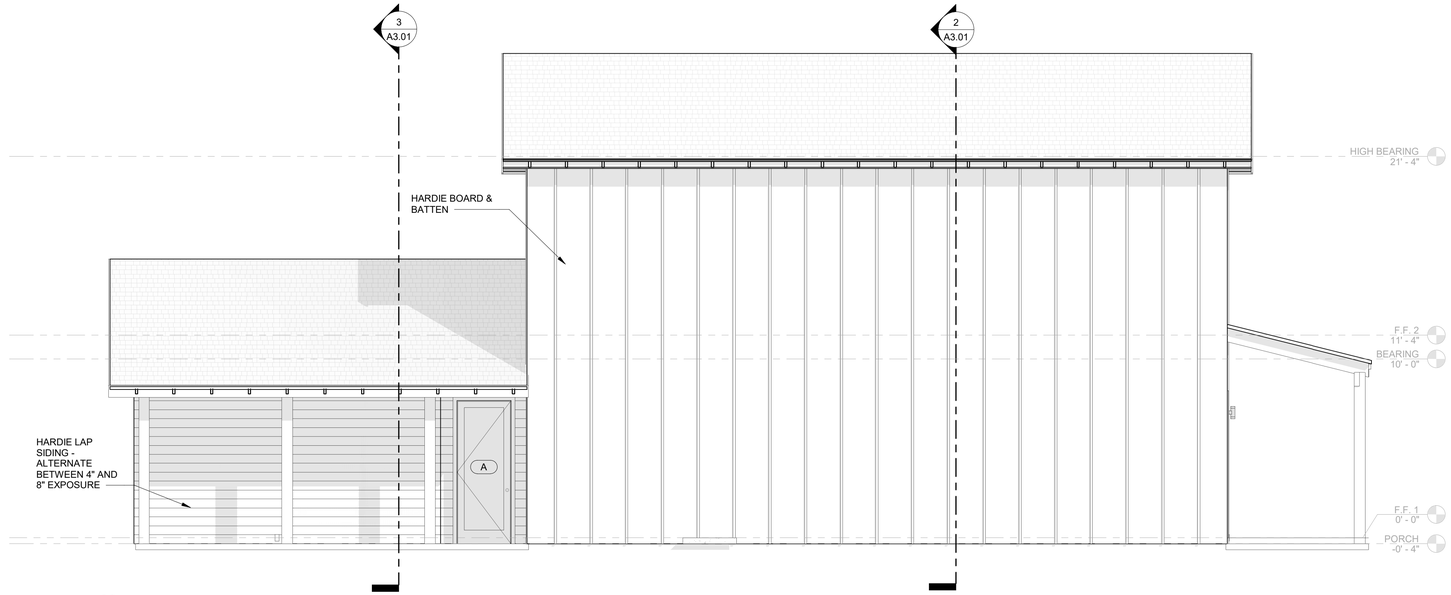
DATE/TIME STAMP: 5/4/2023 2:34:44 PM

FLORIDA PRODUCT APPROVAL

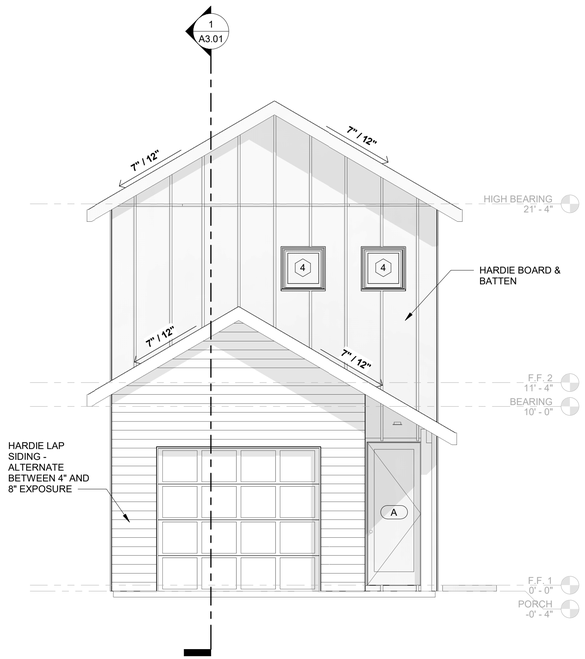
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



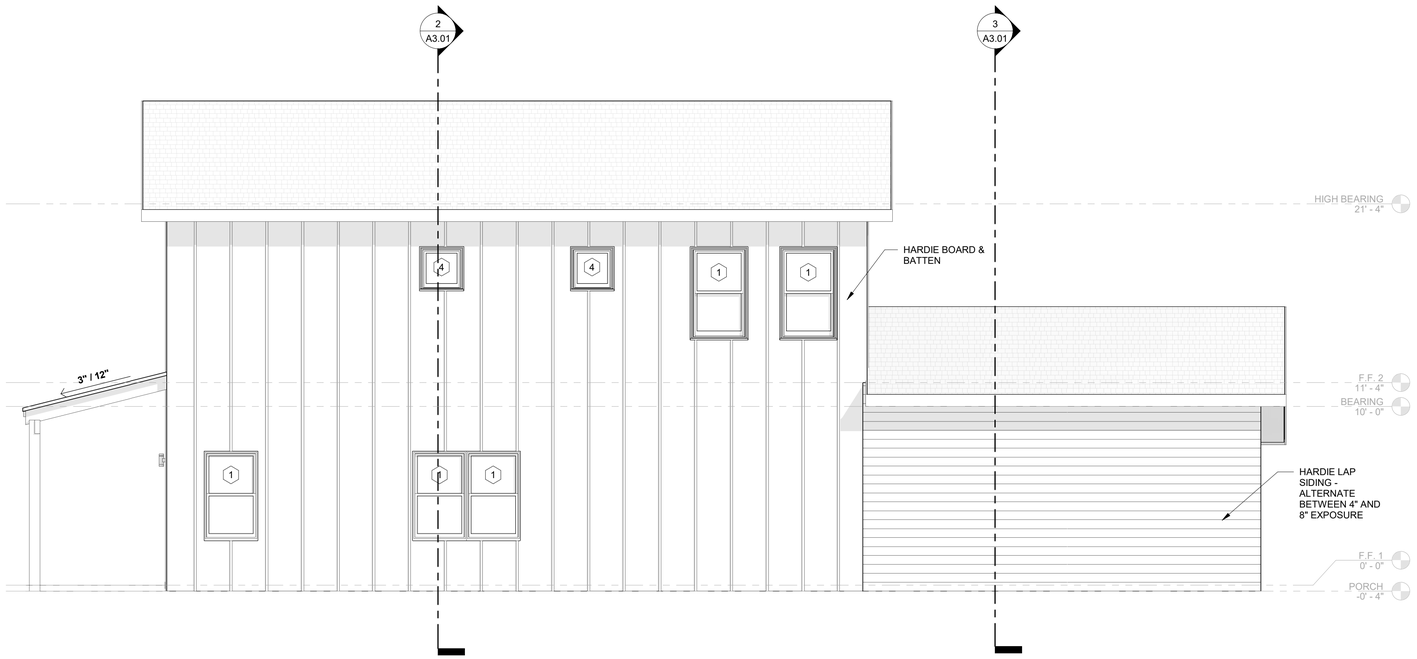
1 **2A FRONT ELEVATION**
1/4" = 1'-0"



3 **2A LEFT ELEVATION**
1/4" = 1'-0"



2 **2A REAR ELEVATION1**
1/4" = 1'-0"



4 **2A RIGHT ELEVATION**
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 2A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:34:58 PM



CONVERGENCE COTTAGES - 2B

RESEARCH PARK

COTTAGE STYLE 2B

SINGLE STORY 2 BED / 2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
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TOS	TOP OF STEEL
TOW	TOP OF WALL
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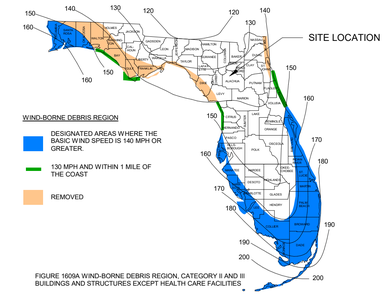

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITETCURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

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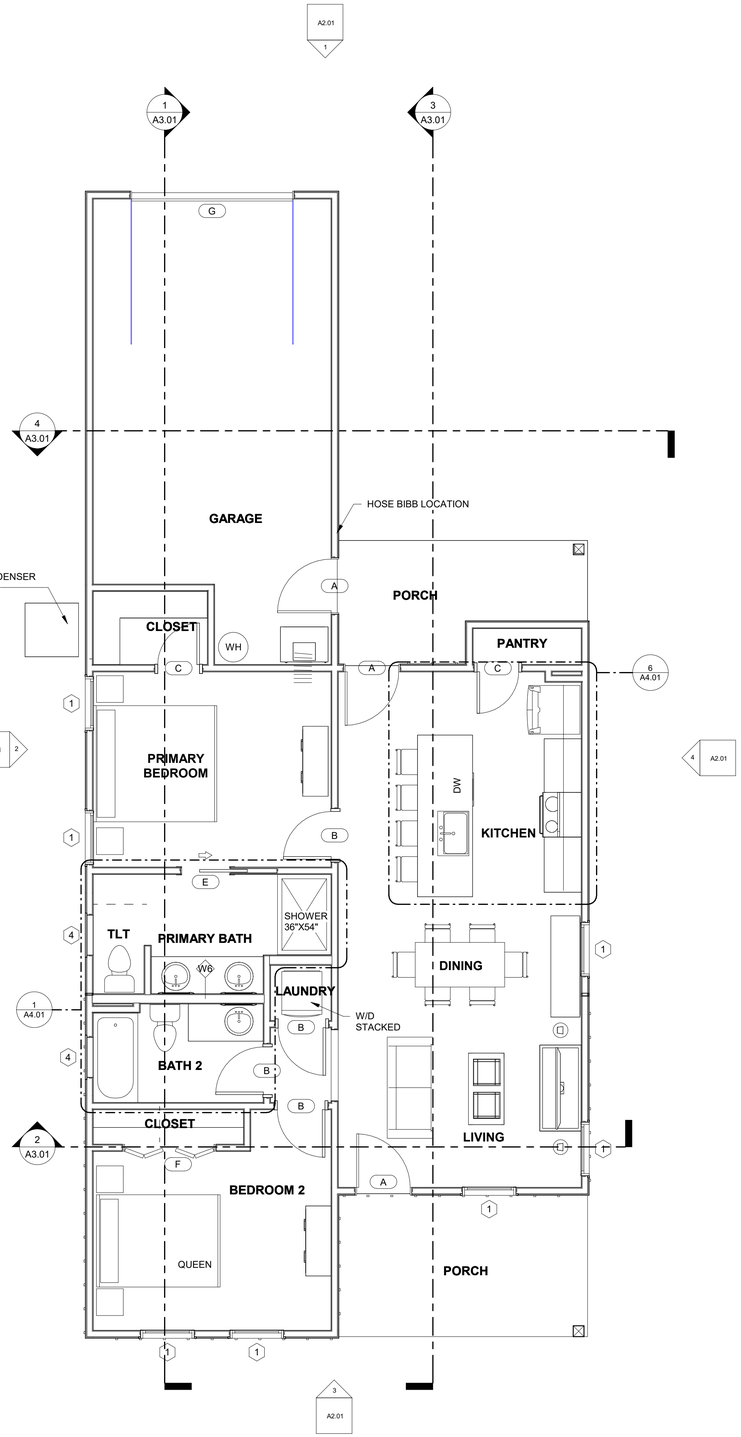
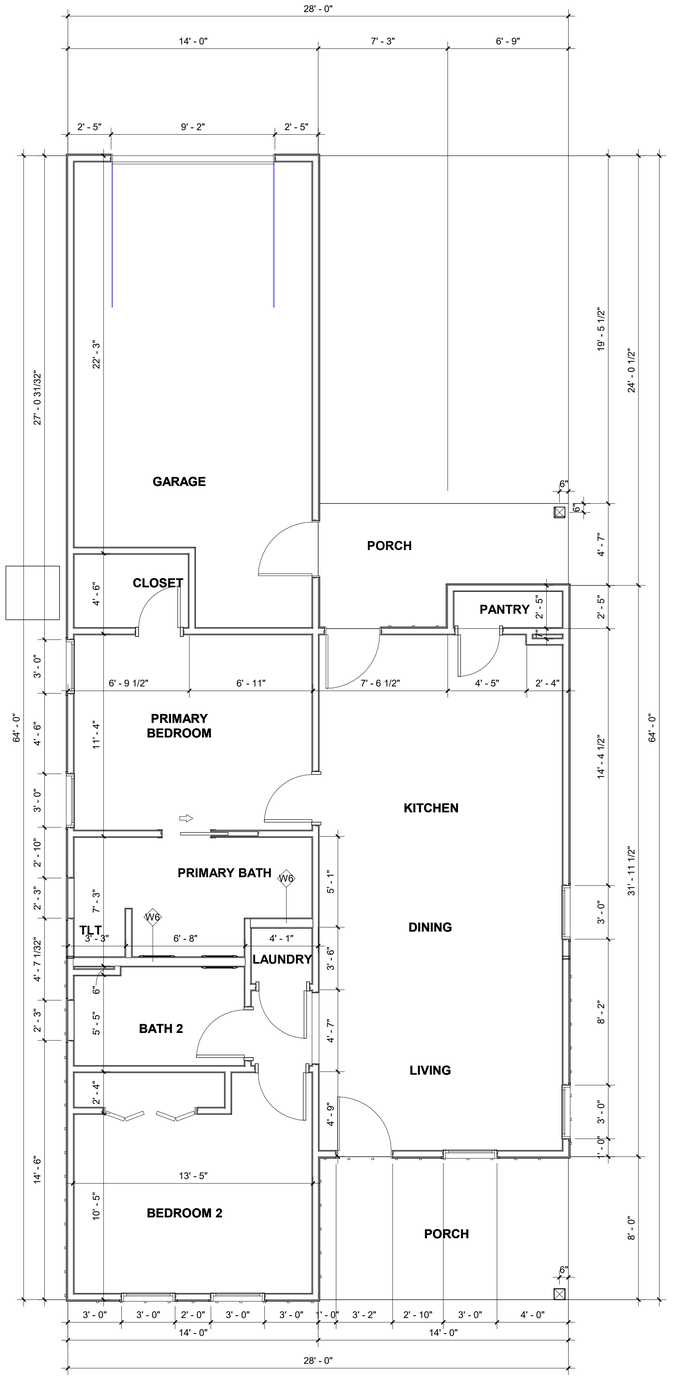


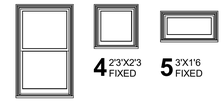
1 NOTES FLOOR PLAN

1/4" = 1'-0"



2 DIMENSION FLOOR PLAN

1/4" = 1'-0"



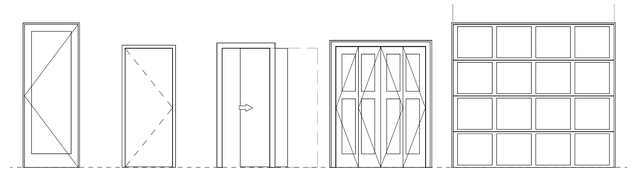
WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"
5	3016 FIXED	3' - 0"	1' - 6"	9' - 6"

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	9' - 0"	8' - 0"	

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	987 SQ FT	339 SQ FT	1326 SQ FT

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
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352-448-7788
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B
RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: JBP

PROJECT NUMBER: 22023

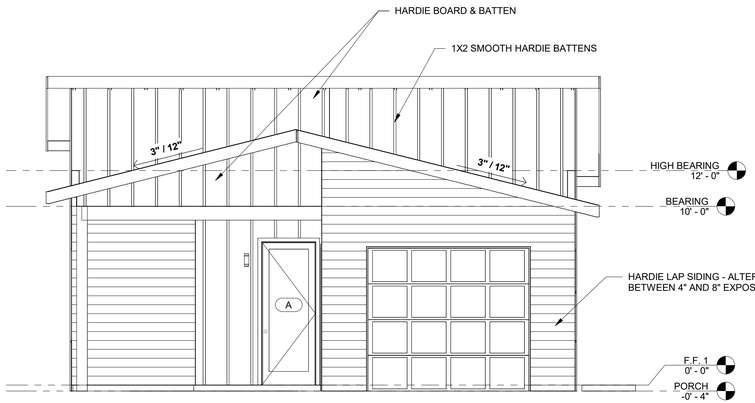
DRAWING TITLE: COTTAGE 2B - FLOOR PLANS

SHEET NO. A1.01

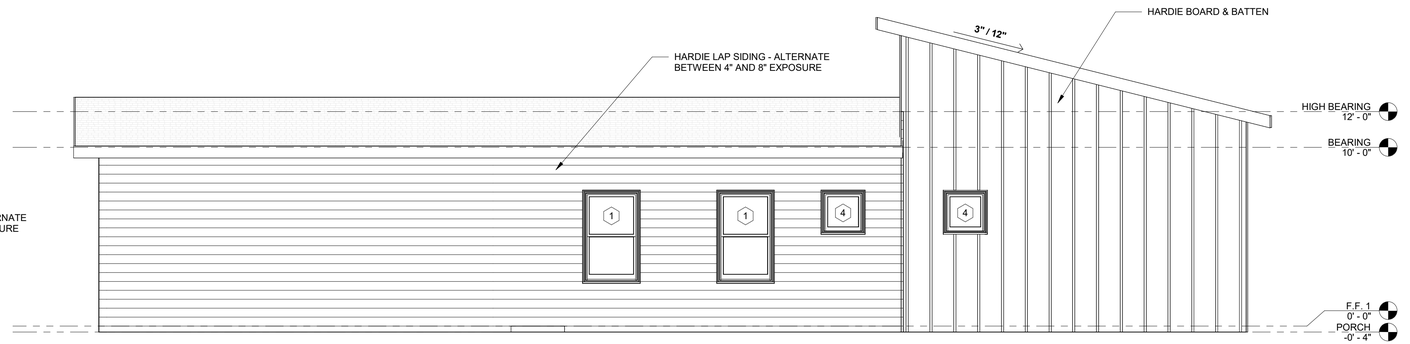
DATE/TIME STAMP: 5/4/2023 2:43:00 PM

FLORIDA PRODUCT APPROVAL

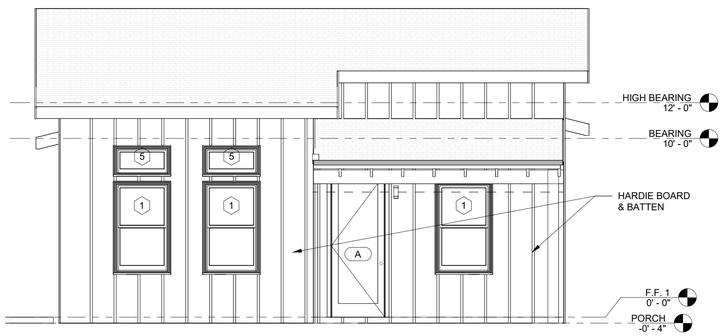
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



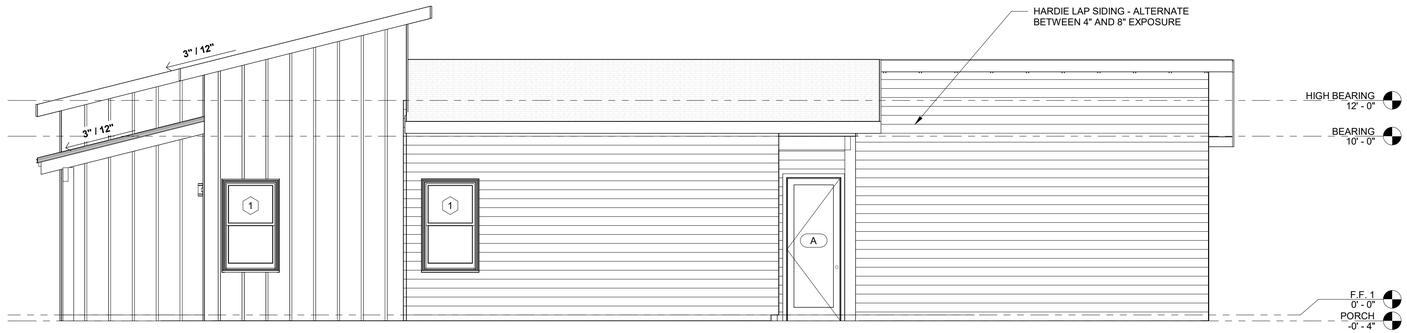
1 **2B FRONT ELEVATION**
1/4" = 1'-0"



2 **2B LEFT ELEVATION**
1/4" = 1'-0"



3 **2B REAR ELEVATION**
1/4" = 1'-0"



4 **2B RIGHT ELEVATION**
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	JPB

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 2B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:43:06 PM



CONVERGENCE COTTAGES - 3A

RESEARCH PARK

COTTAGE STYLE 3A

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

THESE DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN VERIFICATION OF ITS ACCURACY. ALL WORK SHALL COMPLY WANY & ALL APPLICABLE CODES & ORDINANCES. SUPERINTENDENTS ARE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL INFORMATION, DESIGN AND BUILDING TECHNIQUES HELD WITHIN ARE THE EXCLUSIVE PROPERTY OF THE PARTIES NOTED ON THIS TITLE BLOCK.

GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
00 GENERAL						
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G0.01	GENERAL NOTES					
01 ARCHITECTURAL						
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A1.02	COTTAGE 3A - ROOF PLAN & FINISH PLANS					
A1.03	COTTAGE 3A - ELECTRICAL & MECHANICAL PLANS					
A2.01	COTTAGE 3A - EXTERIOR ELEVATIONS					
A3.01	COTTAGE 3A -BUILDING & STAIR SECTIONS					
A3.02	COTTAGE 3A - TYPICAL WALL SECTIONS					
A4.01	COTTAGE 3A - KITCHEN & BATH DETAILS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF & FLOOR FRAMING PLAN & DETAILS					

WIND MAP:

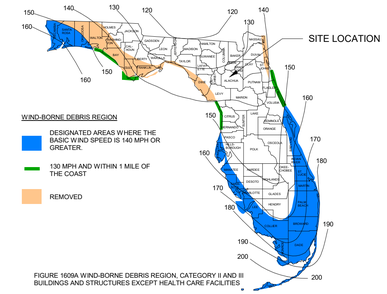

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: SGE | CHECKED BY: STB

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 5:16:08 PM

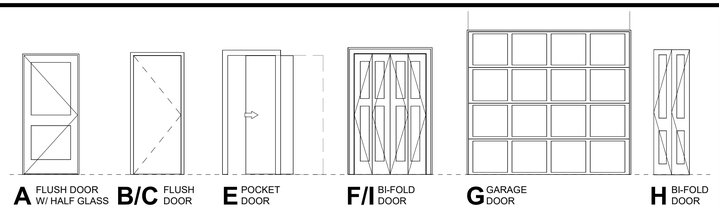


WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	9' - 0"	8' - 0"	
H	INTERIOR	2' - 0"	6' - 8"	
I	INTERIOR	4' - 0"	6' - 8"	



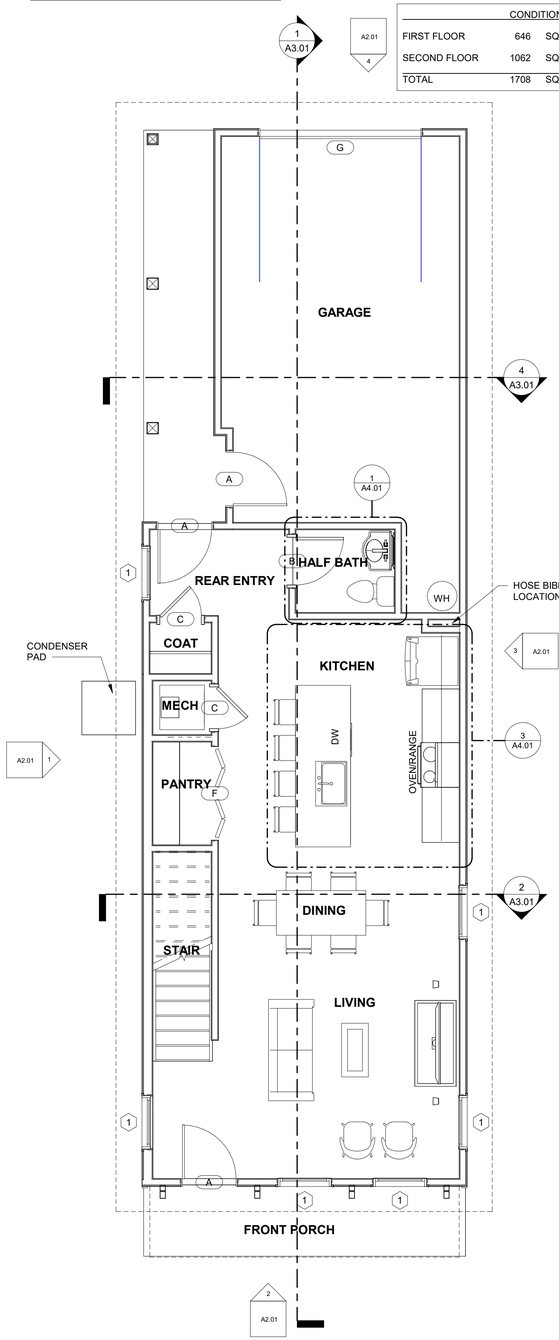
GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED, INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

WINDOW TYPES

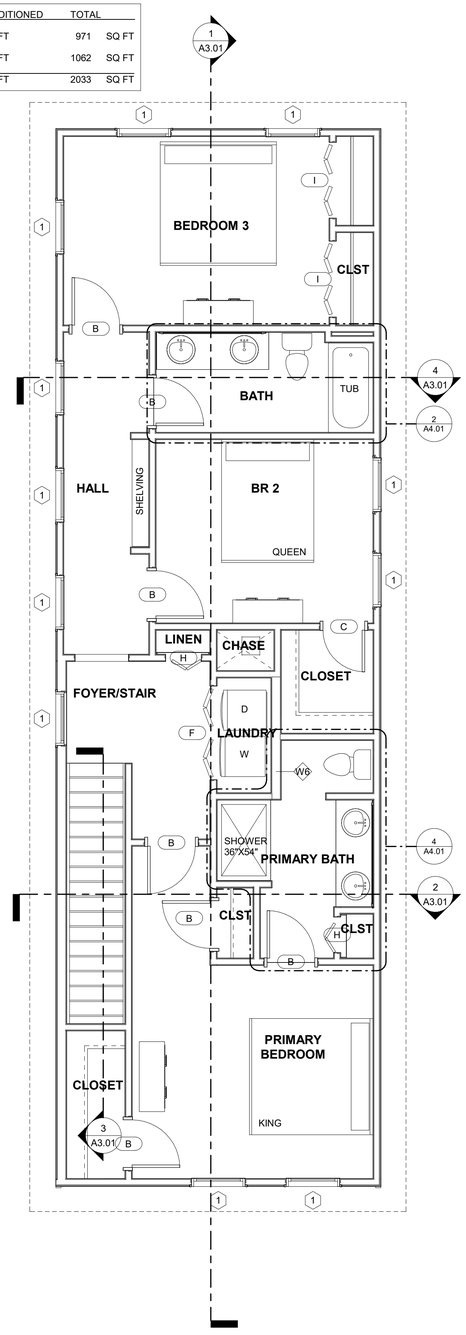
DOOR TYPES

	CONDITIONED		UNCONDITIONED		TOTAL	
FIRST FLOOR	646	SQ FT	325 SQ FT		971	SQ FT
SECOND FLOOR	1062	SQ FT	0 SQ FT		1062	SQ FT
TOTAL	1708	SQ FT	325 SQ FT		2033	SQ FT



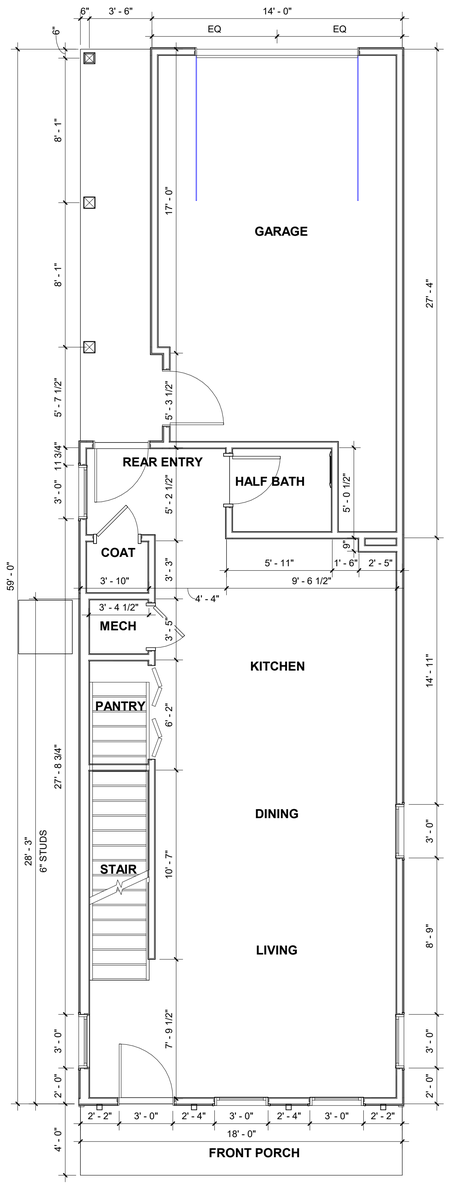
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



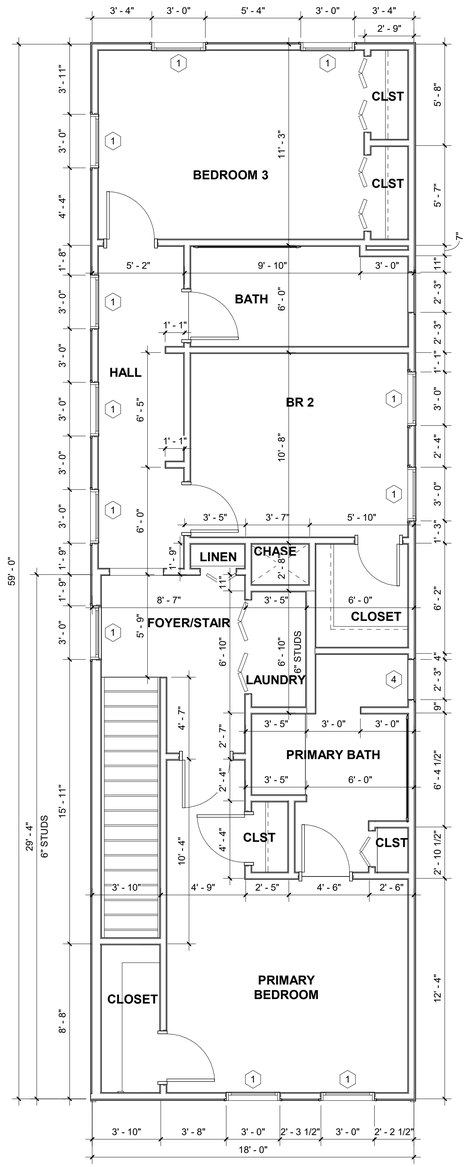
2 NOTES FLOOR PLAN LEVEL 2

1/4" = 1'-0"



3 DIMENSION FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 DIMENSION FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

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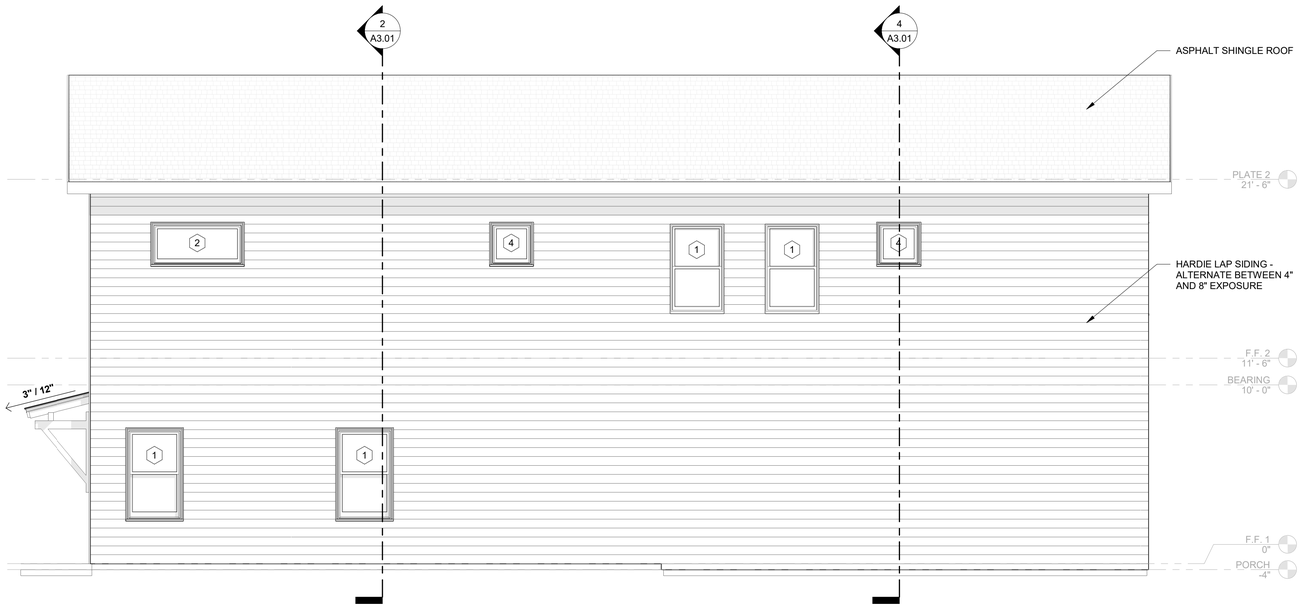
SHEET NO. A1.01

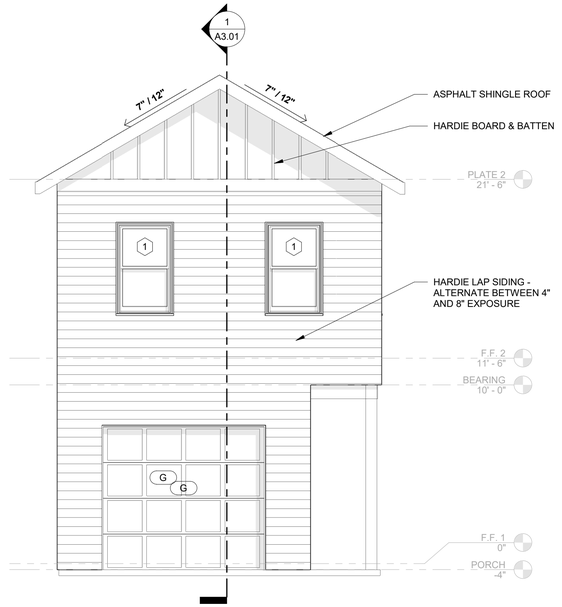
DATE/TIME STAMP: 5/4/2023 5:15:42 PM

FLORIDA PRODUCT APPROVAL

PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



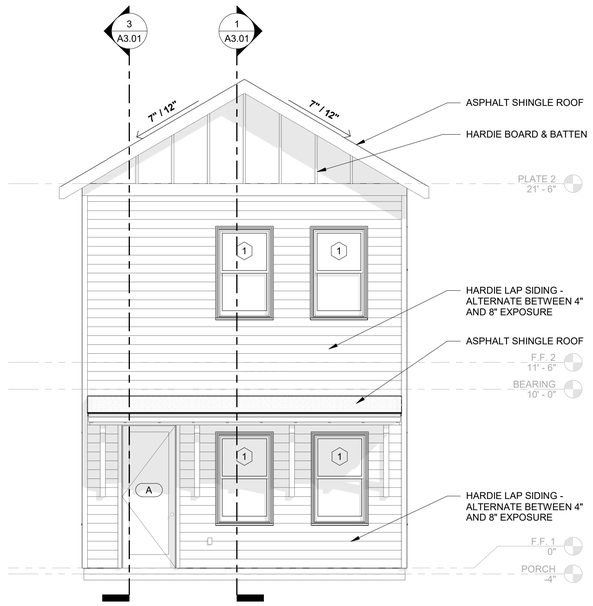
3 3A - RIGHT ELEVATION
1/4" = 1'-0"



4 3A - REAR ELEVATION
1/4" = 1'-0"



1 3A - LEFT ELEVATION
1/4" = 1'-0"



2 3A - FRONT ELEVATION
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
SGE	Checker

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 5:15:55 PM



CONVERGENCE COTTAGES - 3B

RESEARCH PARK

COTTAGE STYLE 3B

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

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02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF & FLOOR FRAMING PLANS & DETAILS					

WIND MAP:

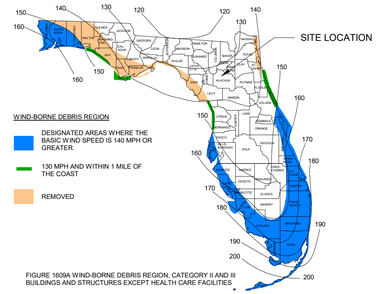

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

THESE DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN VERIFICATION OF ITS ACCURACY. ALL WORK SHALL COMPLY WANY & ALL APPLICABLE CODES & ORDINANCES. SUPERINTENDENTS ARE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL INFORMATION, DESIGN AND BUILDING TECHNIQUES HELD WITHIN ARE THE EXCLUSIVE PROPERTY OF THE PARTIES NOTED ON THIS TITLE BLOCK.

GRAPHIC MATERIAL SYMBOLS

EARTH; CONCRETE; STEEL; ALUMINUM; RIGID INSULATION; WOOD; GYPSUM BOARD; AREA NOT IN SCOPE; CONT. FRAMING; BLOCKING; BATT INSULATION

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.



ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B
RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: KJP | CHECKED BY: NRJ

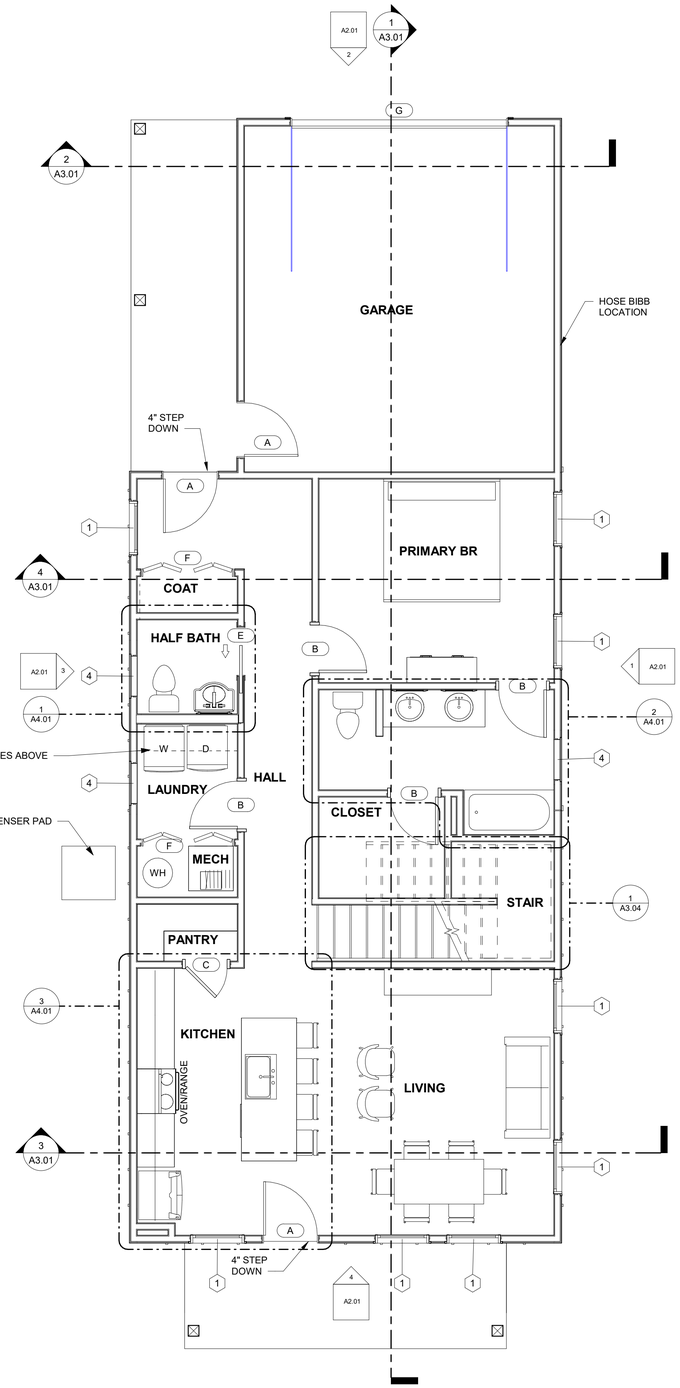
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

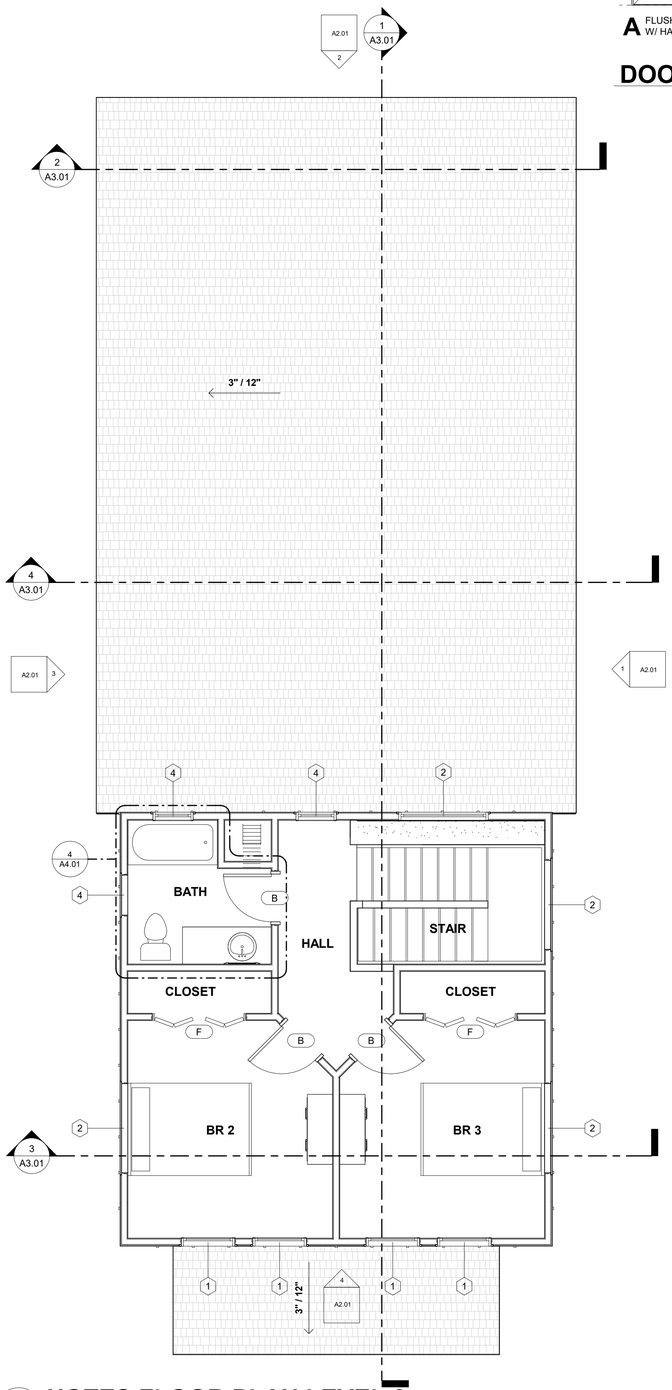
DATE/TIME STAMP: 5/4/2023 2:59:59 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	1000 SQ FT	356 SQ FT	1356 SQ FT
SECOND FLOOR	610 SQ FT	0 SQ FT	610 SQ FT
TOTAL	1610 SQ FT	356 SQ FT	1966 SQ FT



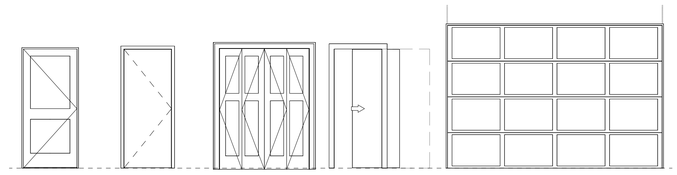
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



2 NOTES FLOOR PLAN LEVEL 2

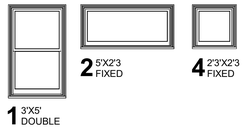
1/4" = 1'-0"



DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRUE FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	12' - 0"	8' - 0"	



WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

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GAINESVILLE, FLORIDA 32607
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER: 22023

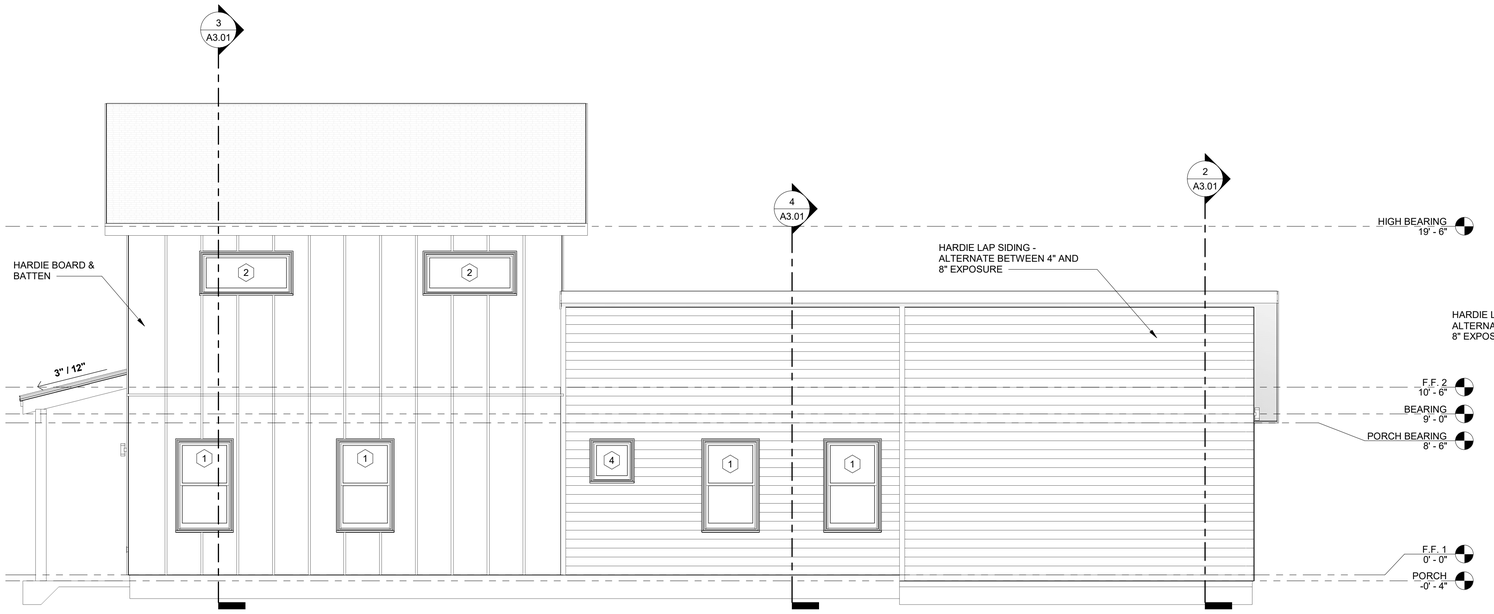
DRAWING TITLE: COTTAGE 3B - NOTES FLOOR PLANS

SHEET NO. A1.01

DATE/TIME STAMP: 5/4/2023 2:59:28 PM

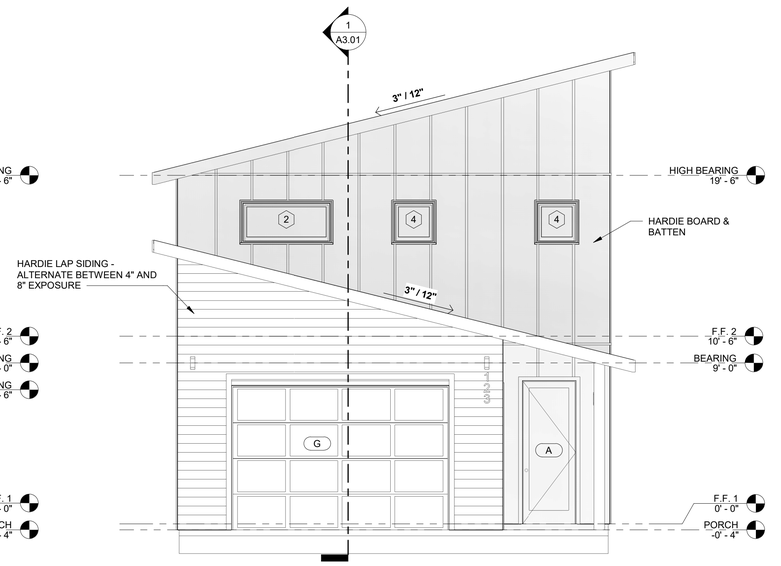
FLORIDA PRODUCT APPROVAL

PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



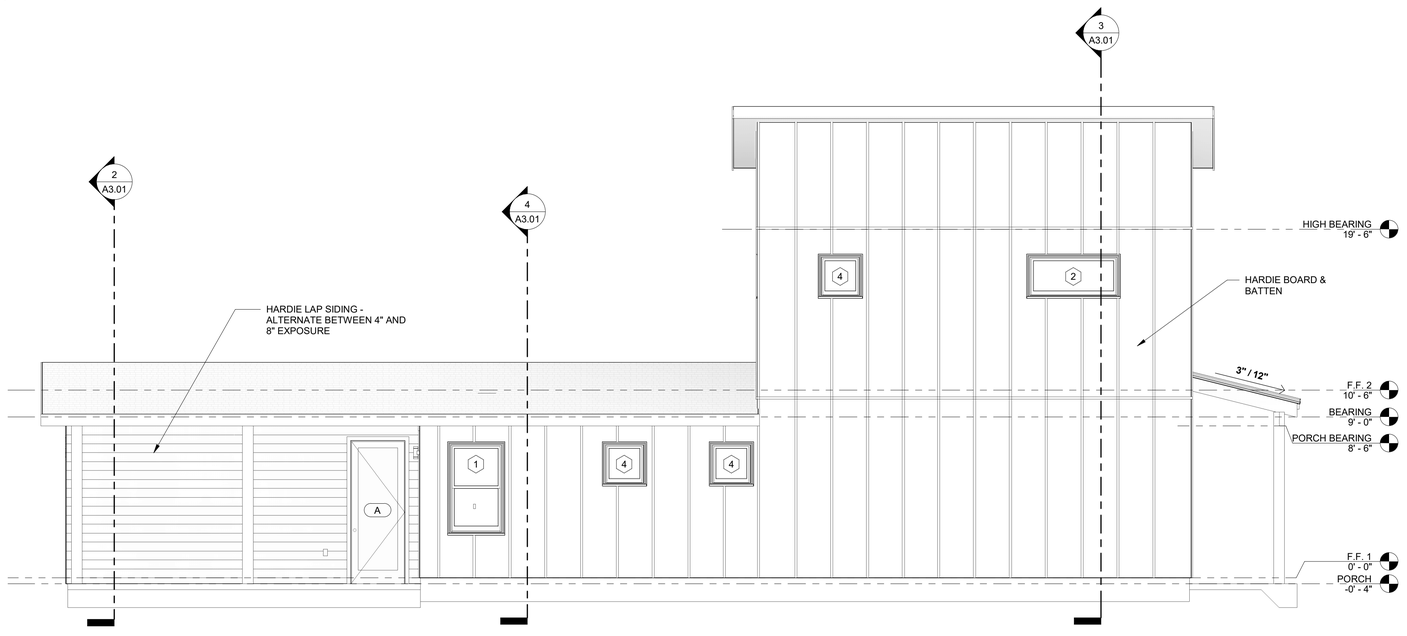
1 3B RIGHT SIDE ELEVATION

1/4" = 1'-0"



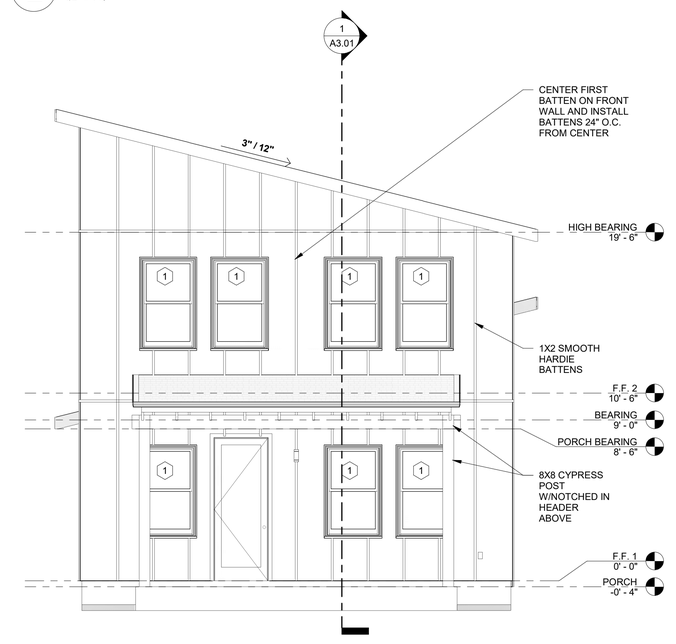
2 3B REAR ELEVATION - GARAGE

1/4" = 1'-0"



3 3B LEFT SIDE ELEVATION

1/4" = 1'-0"



4 3B FRONT ELEVATION - MAIN HOUSE

1/4" = 1'-0"

LEVEL
ARCHITECTURE • INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:59:46 PM



CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

COTTAGE STYLE 3BC

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

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VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER (4 / 3 / A1.01 / 1 / 2)

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION (8" - 0" / LEVEL 1)

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION (1)

ROOM TAG: ROOM NAME; ROOM NUMBER (ROOM / 101)

WALL TAG: WALL TYPE (WA5C)

GLAZED OPENING TAG: WINDOW TYPE (W22)

DOOR ASSEMBLY TAG: DOOR MARK (101.1)

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S301	ROOF & FLOOR FRAMING PLANS & DETAILS					

WIND MAP:

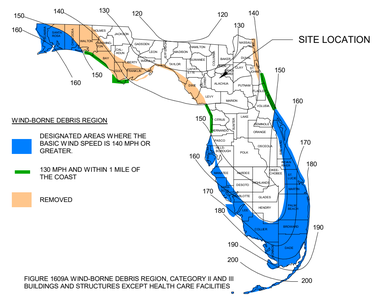

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

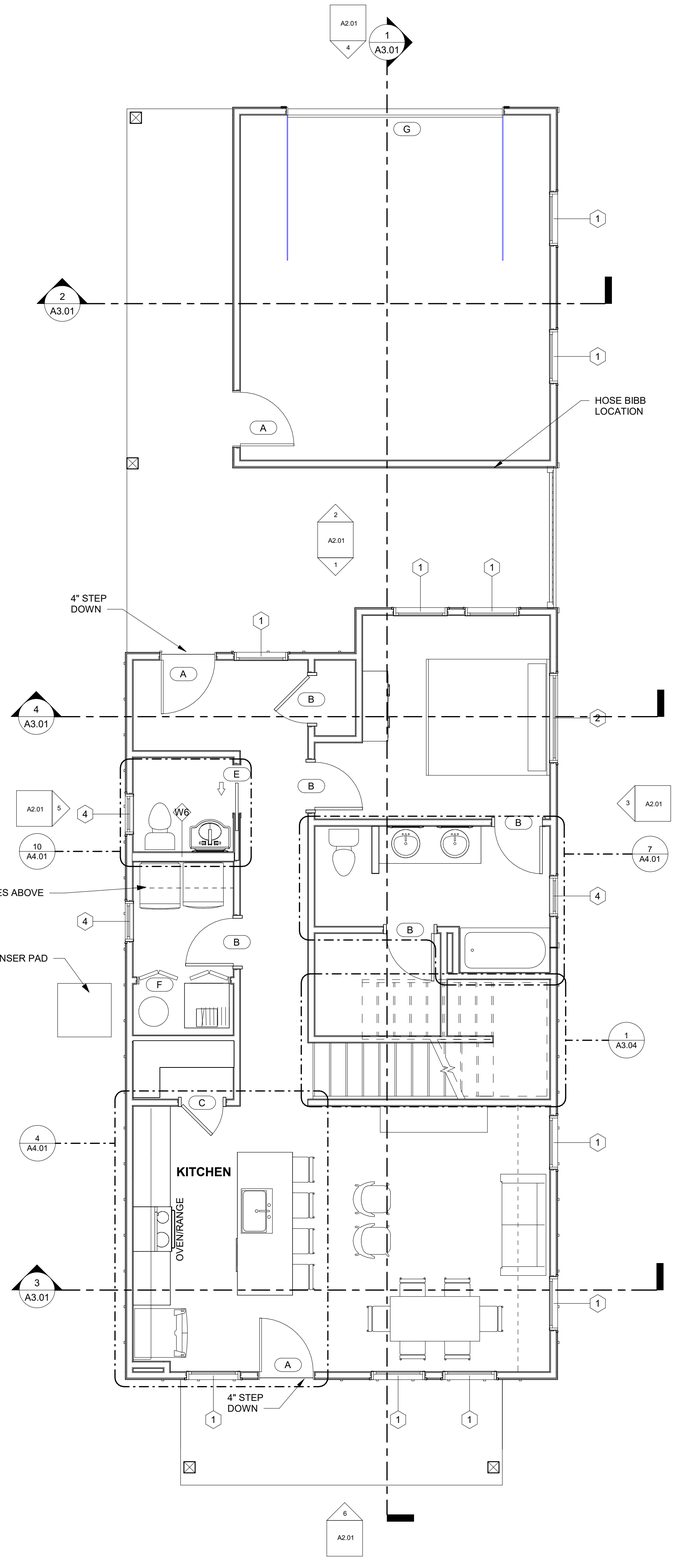
DRAWN BY: KJP | CHECKED BY: NRJ

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

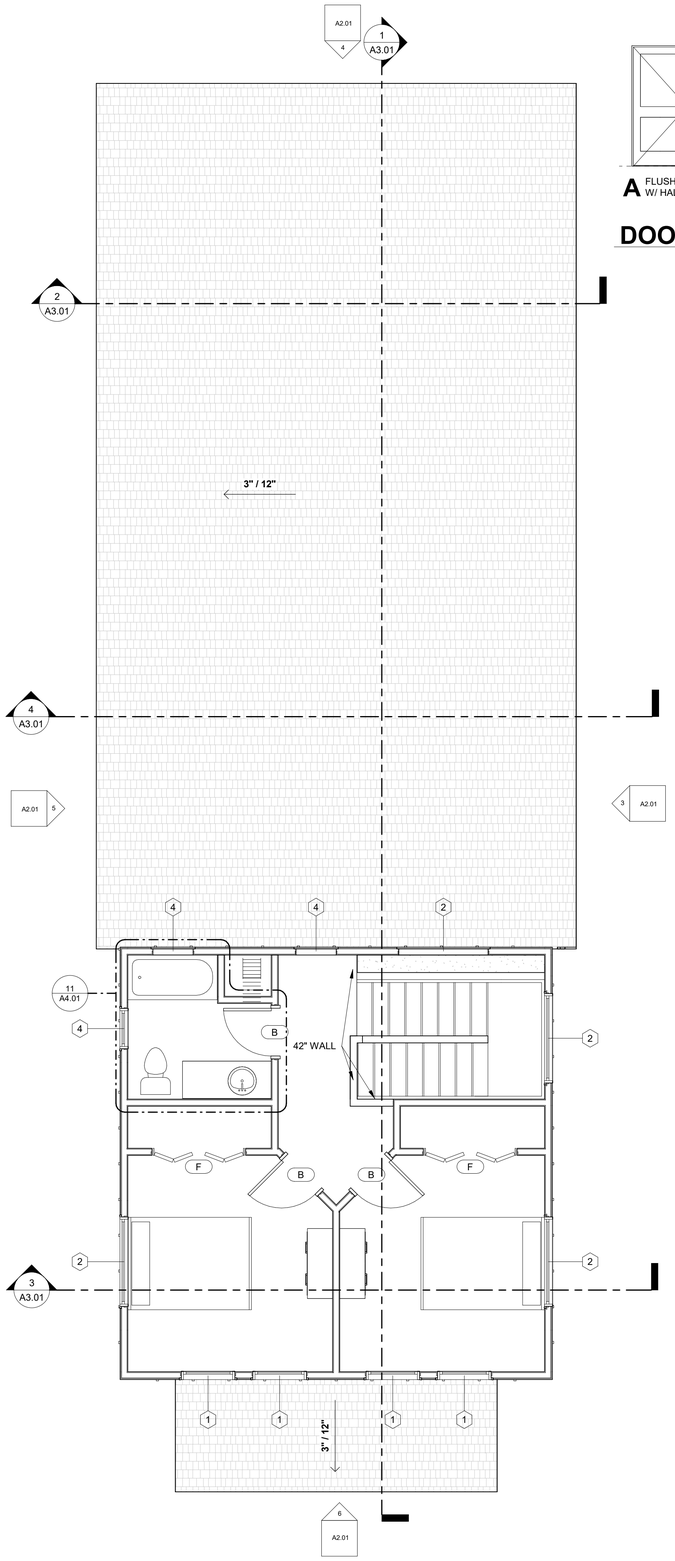
SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 3:27:46 PM



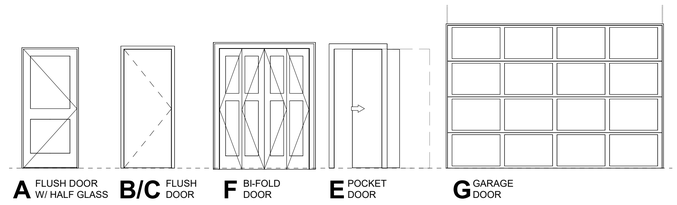
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



2 NOTES FLOOR PLAN LEVEL 2

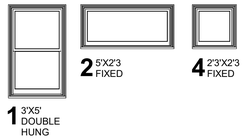
1/4" = 1'-0"



DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRUE FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	12' - 0"	8' - 0"	



WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	1000 SQ FT	360 SQ FT	1360 SQ FT
SECOND FLOOR	576 SQ FT	0 SQ FT	576 SQ FT
TOTAL	1576 SQ FT	360 SQ FT	1936 SQ FT

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: KJP | CHECKED BY: NRJ

PROJECT NUMBER: 22023

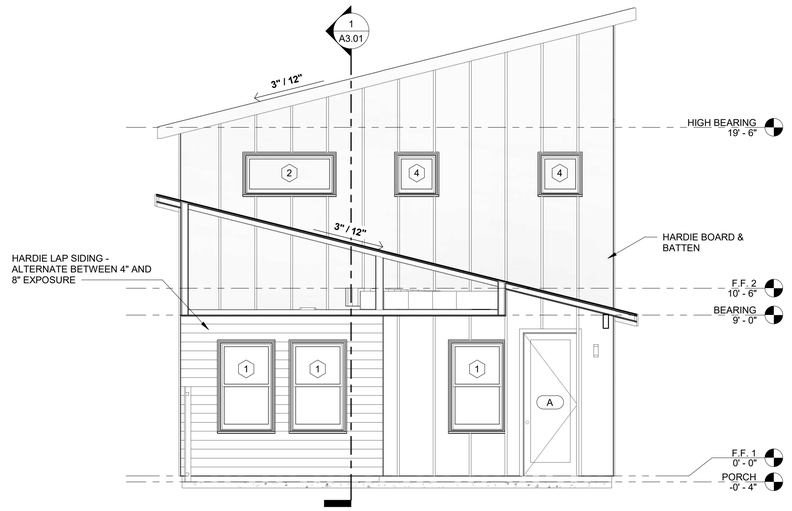
DRAWING TITLE: COTTAGE 3BC - NOTES FLOOR PLANS

SHEET NO. A1.01

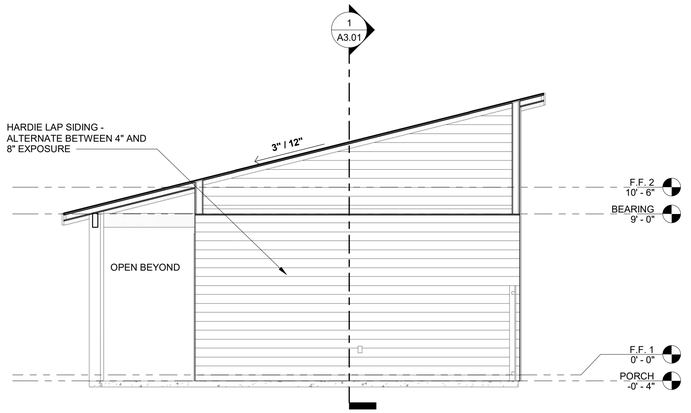
DATE/TIME STAMP: 5/4/2023 3:27:16 PM

FLORIDA PRODUCT APPROVAL

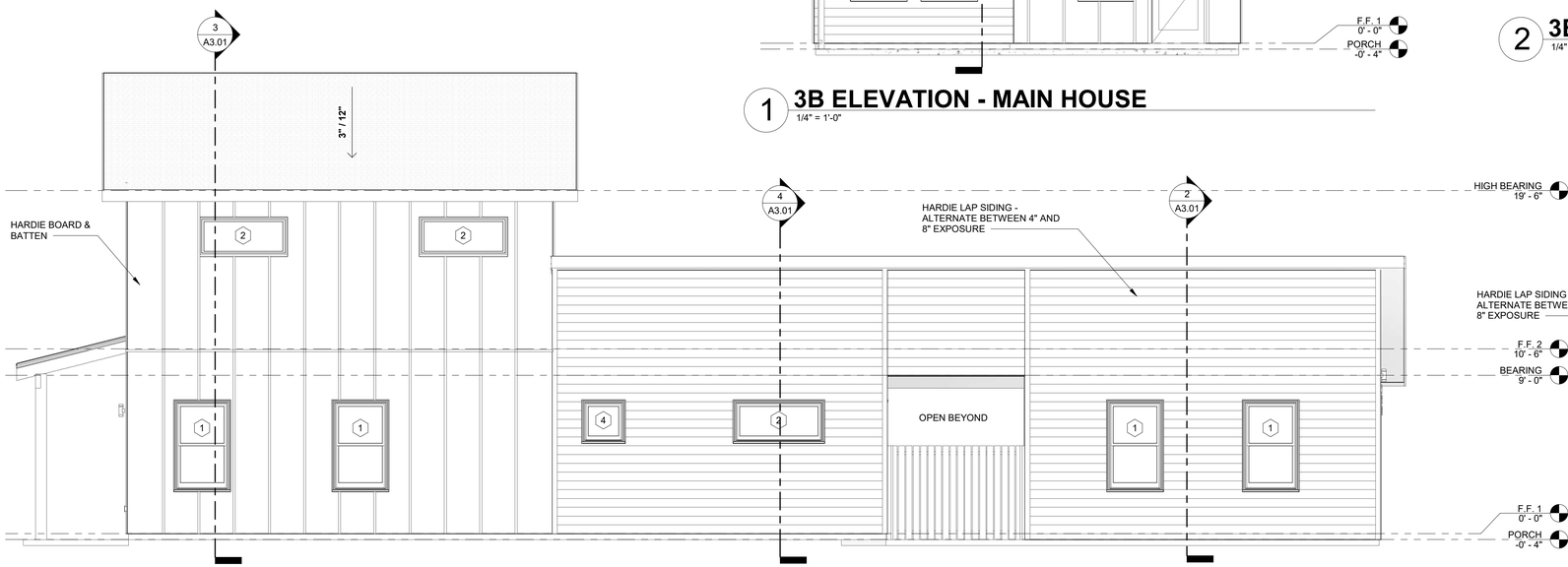
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



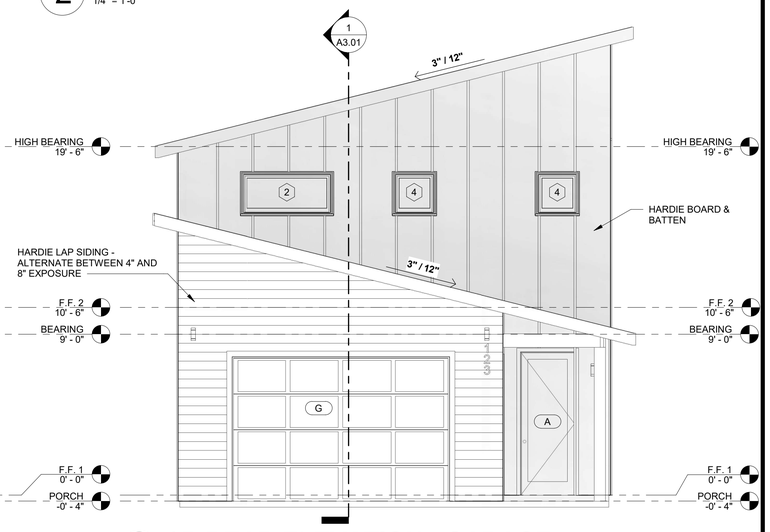
1 **3B ELEVATION - MAIN HOUSE**
1/4" = 1'-0"



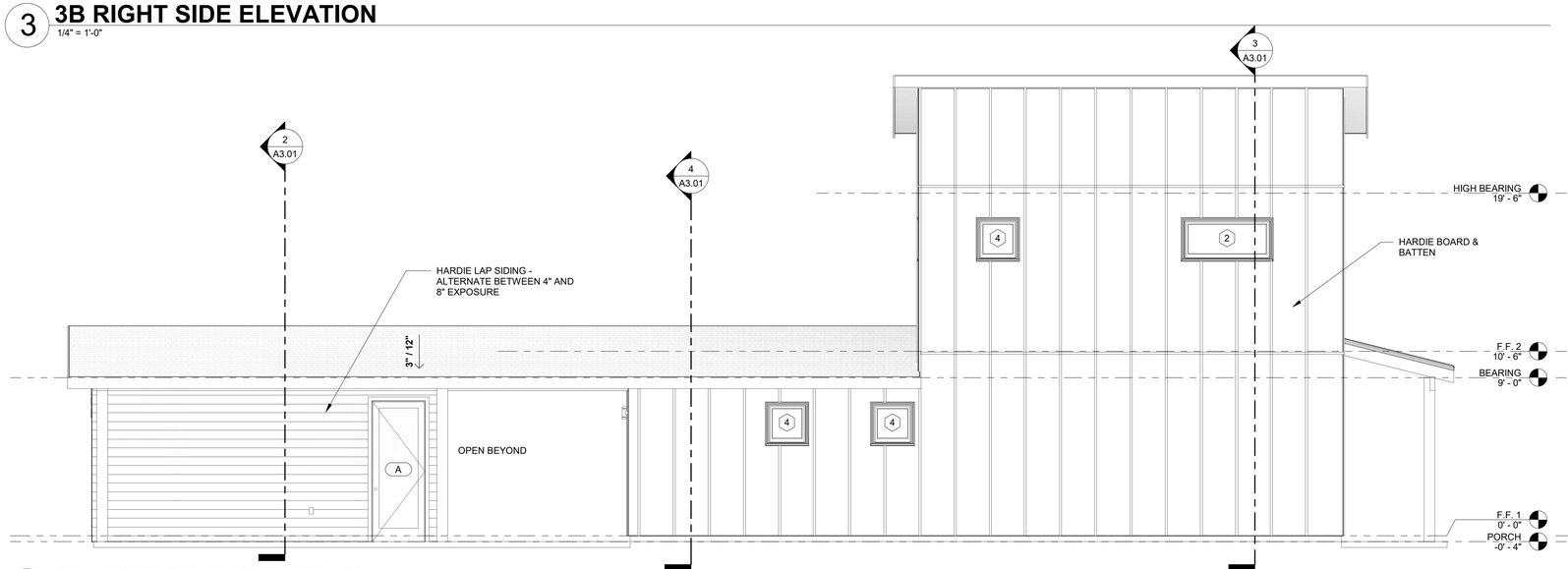
2 **3B ELEVATION - GARAGE**
1/4" = 1'-0"



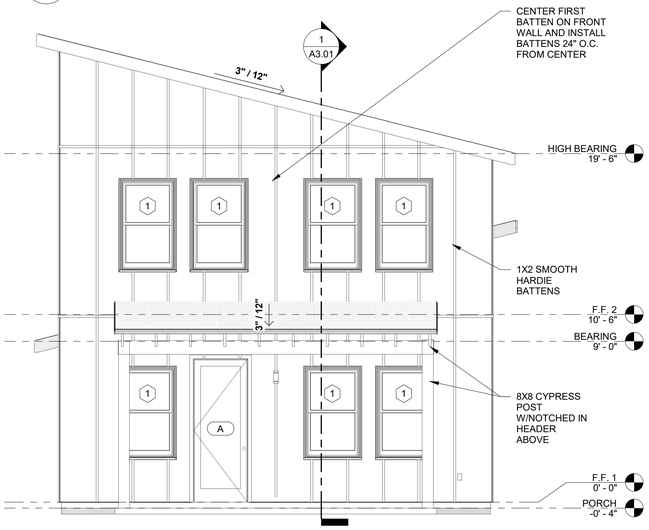
3 **3B RIGHT SIDE ELEVATION**
1/4" = 1'-0"



4 **3B REAR ELEVATION - GARAGE**
1/4" = 1'-0"



5 **3B LEFT SIDE ELEVATION**
1/4" = 1'-0"



6 **3B FRONT ELEVATION - MAIN HOUSE**
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3BC - ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 3:27:28 PM

SHEET KEY MAP & PRIMARY ROUTING

EXISTING 3-4/0 PRIMARY LOOP

1-1/0 PRIMARY LOOP

EX. SWITCHGEAR

EXISTING 3-4/0 PRIMARY LOOP

EX. SWITCHGEAR

1-1/0 PRIMARY LOOP

1-1/0 PRIMARY LOOP

1-1/0 PRIMARY LOOP

1-1/0 PRIMARY LOOP

1-1/0 PRIMARY LOOP

SHEET E2
SHEET E3

SHEET E2
SHEET E3

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03968-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

GRAPHIC SCALE
0 25 50 100

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CONSTRUCTION/REC REVISIONS:
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SUBMITTALS:
10/31/22 SUBMITTAL
04/06/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES EAST

SHEET TITLE:
KEY SHEET & PRIMARY ROUTING

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT
LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E1

Tech: storm_t Plot Date: May 03,2023 9:41pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Routing

GRAPHIC SCALE
0 15 30 60

NOTE:
1. CONDUITS SHALL BE NO CLOSER THAN 3' FROM WATER, STORM AND SEWER UTILITIES.
2. LIGHTS ARE TYPICALLY LOCATED 2' FROM SIDEWALKS, 8' - 11' FROM PAVING AND 3' FROM OTHER UTILITIES.

SHEET E2
SHEET E3

SHEET E2
SHEET E3

Tech: storm_l Plot Date: May 05,2023 9:42pm Filename: C:\Users\storm_l\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.dwg

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05/04/23 SUBMITTAL

CLIENT:

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: ELECTRICAL AND LIGHTING PLAN

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.: E2

SHEET E2
SHEET E3

SHEET E2
SHEET E3

GRAPHIC SCALE
0 15 30 60

NOTE:
1. CONDUITS SHALL BE NO CLOSER THAN 3' FROM WATER, STORM AND SEWER UTILITIES.
2. LIGHTS ARE TYPICALLY LOCATED 2' FROM SIDEWALKS, 8' - 11' FROM PAVING AND 3' FROM OTHER UTILITIES.

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SUBMITTALS:
10/31/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES EAST

SHEET TITLE:
ELECTRICAL & LIGHTING PLAN

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:
WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 44156

SHEET NO.:
E3

Tech: storm_t Plot Date: May 03,2023 9:42pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.dwg

GRAPHIC SCALE

0 15 30 60

SHEET E4
SHEET E5

SHEET E4
SHEET E5

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10/31/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES EAST

SHEET TITLE:
PHOTOMETRIC PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT
LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E4

Tech: storm_t Plot Date: May 03,2023 9:42pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.dwg



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SUBMITTALS:
05/04/23 SUBMITTAL
10/31/22 SUBMITTAL

CLIENT:
PROJECT:
CONVERGENCE COTTAGES EAST
SHEET TITLE:
PHOTOMETRIC PLAN

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:

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LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156
SHEET No. E5

Xrefs: xrom_3 Plot Date: May 02,2023 9:43pm Filename: C:\Users\storm_\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.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 SINGLE PHASE 1/0 URD CABLE LOOP, CONDUIT STUB OUTS FOR FUTURE SERVICES AND PRIVATE LIGHTING SYSTEMS FOR THE PROJECT. 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 ELECTRICAL SERVICE AND TO PROVIDE THE TRANSFORMERS SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL FURNISH AND INSTALL THE UTILITY UNDERGROUND SECONDARY CABLE, CONDUIT AND RELATED INFRASTRUCTURE. THE CABLE SHALL BE OF SUFFICIENT LENGTH TO ALLOW A MINIMUM OF A FIVE-FOOT TAIL FOR MAKE UP PURPOSES.

1.4 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER TO THE BUILDINGS AND THE PRIVATE LIGHTING SYSTEM.

1.5 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.

1.6 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND EQUIPMENT BASES AS NEEDED FOR THE UTILITY SYSTEM.

1.7 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.

1.8 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE STREET LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE. POLES ARE CONTROLLED BY PHOTOCELL AT THE LIGHTING CONTACTOR CABINET.

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.

1.11 "PROCURE" SHALL MEAN COA PROCURED AND INSTALLED AT CONTRACTOR'S EXPENSE.

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, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND ALL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1A. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UTILITY UNDERGROUND SECONDARY CABLES SHALL HAVE THERNOSETTING XLP INSULATION WITH YELLOW STRIPE TO IDENTIFY NEUTRAL.: 350 KCMIL TRIPLEX (350-350-4/0 WESLEYAN) IN 3" CONDUIT, 4/0 TRIPLEX (4/0-4/0-2/0 SWEETBRIAR) IN 2.5" CONDUIT, 6 TRIPLEX IN 1.5" CONDUIT. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI AND SOUTHWIRE, CONTRACTOR FURNISHED AND INSTALLED.

2.3. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL CODE REQUIREMENTS.

2.4. 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.

2.5. SINGLE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 240/120 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 TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND COVER SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED , PREFABRICATED CONCRETE PAD SUITABLE FOR THE THE TRANSFORMER. APPROVED BASE MANFACTURER IS SOUTHERN PRE-CAST DRAWING #0006795 OR APPROVED EQUAL. PAD PROVIDED BY CONTRACTOR, TRANSFORMER PROCURED AND INSTALLED BY COA.

2.6. SECONDARY CABLES SHALL BE TERMINATED BY COA WITHIN THE TRANSFORMERS ON TRANSFORMER TERMINALS.

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. CONTRACTOR PROVIDED.

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) FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - COA PROCURED.

2.10. CONTRACTOR TO PROVIDE PRIVATE LIGHTING SYSTEMS.

2.11 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.

2.12 UNDERGROUND BURIED WIRE "BWE" ENCLOSURE SHALL BE MADE OF HIGH DENSITY POLYETHYLENE. COVER IDENTIFIED AS "ELECTRIC. BASIS OF DESIGN IS PEN-CELL TYPE PE-20HDX. CONTRACTOR PROVIDED.

2.13 UNDERGROUND ROUND STREET WIRE ENCLOSURE "10"" SHALL BE MADE OF HIGH DENSITY POLYETHYLENE. COVER IDENTIFIED AS "ELECTRIC. ADD AT BASE OF EVERY LIGHT POLEE.BASIS OF DESIGN IS PEN-CELL TYPE PE-10X. CONTRACTOR PROVIDED.

2.14 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

2.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

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.

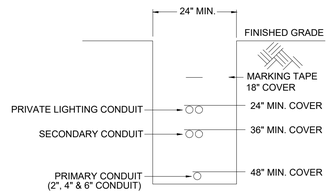
DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

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 ADOPTED EDITION
NATIONAL ELECTRICAL SAGETY CODE LATEST ADOPTED 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
CITY OF ALACHUA ELECTRIC SERVICE POLICY MANUAL
CITY OF ALACHUA CODE OF ORDINANCES
UNDERWRITER'S LABORATORY STANDARDS (UL)
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

TX	TRANSFORMER ON CONCRETE PAD, PROVIDE PADS
P-4/0P P-4/0P	3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER - EXISTING
A A A	1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 2" MIN. COVER. "A" INDICATES PHASE.
4/0 4/0 4/0	SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. NOTE: UNMARKED SECONDARY IS 4/0 TRIPLEX UNLESS NOTED.
#6 P-#6 P-#6	#6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/2"FOR STREETLIGHT SYSTEM.
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1"AT 24" MIN. OR AS CODE REQUIRES FOR PRIVATE LIGHTING
P-2-4in P-2-4in	CAP STUBS AND MARK WITH 4' STICK OF CONDUIT
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - PROVIDE AT LIGHTS)
BWE	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.
SG	600 AMP PAD MOUNTED PME SWITCHGEAR
	SYMBOL INDICATES COMBINATION LIGHTING CONTACTOR, METER AND BWE FOR PRIVATE LIGHTING SYSTEM.
D B	LIGHT POLES FOR THE PRIVATELY OWNED LIGHTING SYSTEM, SEE LIGHTING DETAIL SHEET FOR LUMINAIRE, POLE AND FOUNDATION DESCRIPTION AND SPECS.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
BIL	BASIC INSULATION LEVEL
BUG	BACK, UP AND GLARE RATING
C	CONDUIT
COA	CITY OF ALACHUA
CU	COPPER
EGC	EQUIPMENT GROUNDING CONDUCTOR
EX	EXISTING
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
M,H,	MOUNTING HEIGHT AFG OR AFF
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
UON	UNLESS OTHERWISE NOTED
URD	UNDERGROUND DISTRIBUTION

11801 Research Drive
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(386) 418-1555
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: LEGEND AND SPECS

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:
WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.: E6

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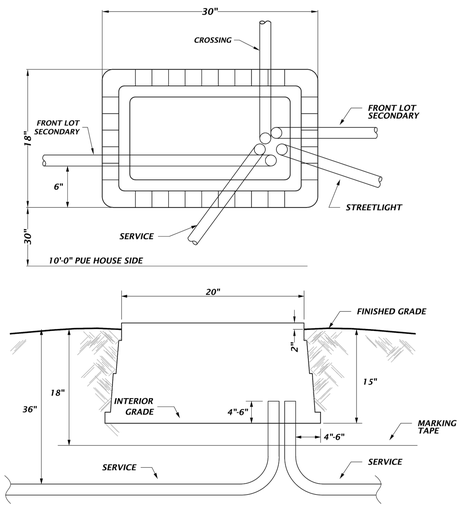
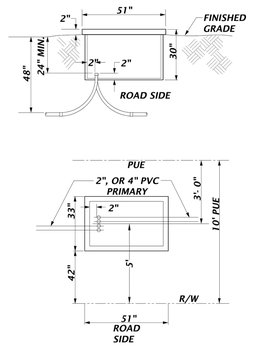
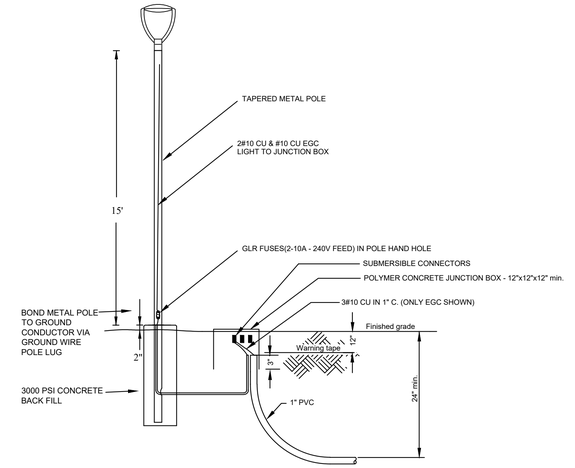


503 **SERVICE ENCLOSURE**
NTS



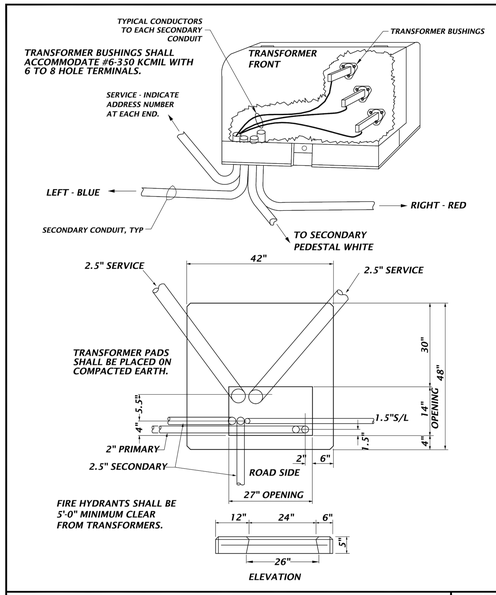
TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

530 **UNDERGROUND JUNCTION BOX**
NTS

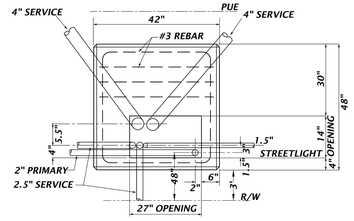


NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, POLE BASES AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

PEDESTRIAN LIGHTING DETAIL- PRIVATE SYSTEM
NOT TO SCALE

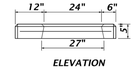


501 **SINGLE-PHASE TRANSFORMER AND PAD**
NTS



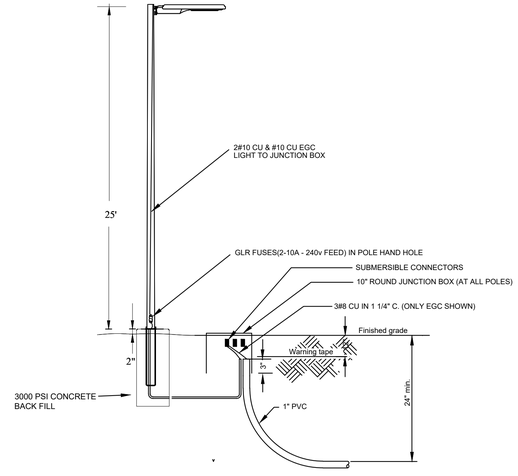
FIRE HYDRANTS SHALL BE 5'-0" MINIMUM CLEAR FROM TRANSFORMERS.

WARNING: CONTRACTOR SHALL NOT OPEN TRANSFORMER, PUSH CONDUIT UNDER TRANSFORMER, OR INSTALL CONDUCTORS WHEN TRANSFORMER IS ENERGIZED. LIFE THREATENING ELECTRICAL SHOCK MAY OCCUR.



TRANSFORMER BUSHINGS WILL ACCOMMODATE UP TO 8 SETS OF 500 KCMIL CONDUCTORS.

539 **TYPICAL SINGLE-PHASE TRANSFORMER PAD**
NTS



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

STREET LIGHTING DETAIL - PRIVATE SYSTEM
NOT TO SCALE

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CHW Professional Consultants

SCALE:
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CONSTRUCTION/REC. REVISIONS:
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SUBMITTALS:
10/31/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES EAST

SHEET TITLE:
DETAILS

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E7

Tech: storm_t Plot Date: May 05,2023 9:44pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.dwg

1 | 2 | 3 | 4

TYPE B

Control Number: AREA-VSX-II-AR-08_19_2022

VSX-II Array LED Specifications



Project Name:

Catalog Number:

Type:

The new **VSX-II Array LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 - 25,000. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	**T1** Type 1 **T2** Type 2 **T3** Type 3 **T3L** Type 3 Long **T4** Type 4 **T4L** Type 4 Long **T4A** Type 4 Automotive **T5SR** Type 5 Short Round **T5LR** Type 5 Long Round **T5LS** Type Long Square	5L 10L 15L 20L 25L	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **8** 347V **5** 480V	**AM** Arm Mount **SAM** Straight Arm Mount W/ Terminal Block (New Construction) **UAM** Universal ArmW/ Terminal Block Mount (Retrofit) **MAF** Mast Arm Fitter **KM** Knuckle Mount **WM** Wall Mount *Requires BAWP **AWM** Adjustable Wall Mount *Round Pole Plate Adapters (RPP) are to be ordered separately. *BAWP to be ordered separately	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle **PER** **5PINPER** **7PINPER** 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **DIM** 0-10v Dimming Driver **RPP-3"** **RPP-4"** **RPP-5"** Round Pole Plate Adaptor **VWC** Visionaire Wireless Controls *Consult Factory	**WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR 100 remote for programing **UMAP** Universal Mast arm fitter **ECLS** Egg Crate Louver Shield **ADJLS** Adjustable Louver Light Shield **BD** Barn Door Shield	**UPMA-S** Universal Square Pole Mount Adaptor **UPMA-R** Universal Round Pole Mount Adaptor **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side **CLS** Backside cutoff shield *Not to be used with KM **RCLS** Rightside cutoff shield *Not to be used with KM **LCLS** Leftside cutoff shield *Not to be used with KM **HS** House shield

VISIONAIRE LIGHTING

VL-PA-ING-001-F37 REV. 0 CRCABR22-03

GARDCO by Signify

Site & Area

PureForm

PPT post top with comfort optics



TYPE C,D & E

Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PPT-196L-450-NW-G2-T3-1-UNV-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Emergency	Voltage
PPT							
PPT PureForm post top, comfort optics	**196L** 196 LEDs **140L** 140 LEDs	**450** 450mA **650** 650mA **1150** 1150mA [1] **1675** 1675mA [1] **2100** 2100mA [1,2]	**WW-G2** Warm White 3000K, 80CRI Generation 2 **NW-G2** Neutral White 4000K, 80CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [3] **BW-G2** Balanced White 3500K (80 CRI) Generation 2 [3] **AM-G2** Amber Generation 2 [3,11]	**T3** Mounts to a 3" x 4" Tenon (standard) **T2** Mounts to a 2-3/8" x 4" Tenon (must be ordered and shipped as a separate accessory)	**1** Comfort Type 1 **2** Comfort Type 2 **3** Comfort Type 3 **5** Comfort Type 5	Leave blank for no battery **EBPC** Emergency battery pack cold weather [2,4,5,6,7] **EBP** Emergency battery pack [1,4,5,7]	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical/Shield	Finish
DD 0-10V External dimming (by others) [4] **FAWS** Field Adjustable Wattage Selector [4,5] **LLC** Integral wireless module [4,6,7,13] **BL** Bi-level functionality [4,13] DynaDimmer: Automatic Profile Dimming [4,7] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI3** Integral with #3 lens [12]	**PCB** Photocontrol Button [7,8] **TLRD5** Twist Lock Receptacle 5 Pin [9,14] **TLRD7** Twist Lock Receptacle 7 Pin [9,14] **TLRPC** Twist Lock Receptacle w/Photocell [8,10,14]	Fusing **F1** Single (120, 277, 347VAC) [8] **F2** Double (208, 240, 480VAC) [8] **F3** Canadian Double Pull (208, 240, 480VAC) [8] Surge Protection (10kA standard) **SP2** Increased 20kA **EHS** External house side shield (factory installed)	Textured **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray Customer specified **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. 1150, 1675, and 2100mA not available with emergency battery backup (EBP).
2. 2100mA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Dimming will not be connected to NEMA receptacle if ordering with other control options.
10. Not available in 480V.
11. Not available in 2100mA.
12. Not available with DD and FAWS dimming control options.
13. Must specify a motion sensor lens.
14. Cannot be combined with HVU and BL-IMR13.

LFI INNOVATION AWARDS · ida 3000K only · DLC · cULus

PPT_PureForm_post_top 04/22 page 1 of 5

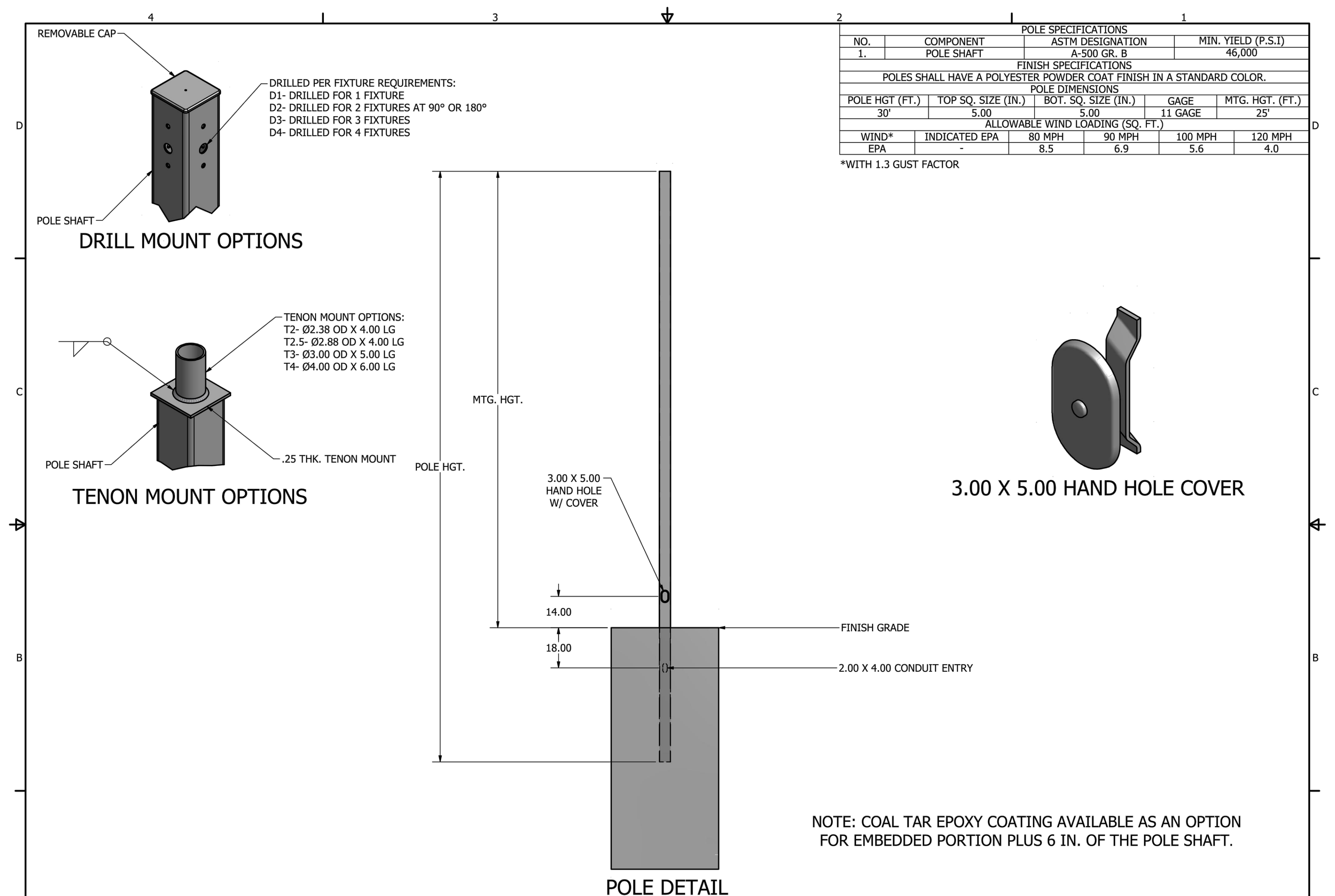
Lighting Schedule - PROVIDE ALL FIXTURES

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumen Multiplier	Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	B	40	SIGNFY GARDCO	PPT 196L 650 NW-G2 T3 208 BK PROVIDE 4" DIA POLE	PEDESTRIAN-SCALE LIGHT POST TOP	.9	3309	30	TYPE 4	15' M.H. 19' POLE	PRIVATE LIGHT AND POLE SEE 15' POLE SCHEDULE.
	C	13	VISIONAIRE LIGHTING LLC	VSX-II_T2_10L_4K_UNV_ AM_BK ADD 2 3/8" X 4" TENON OPTION	100-277V 50/60HZ 4000K FULL CUTOFF FIXTURE, ARM MOUNT, BLACK FINISH	.9	9620	70	TYPE 2 LONG	25' M.H. 30' POLE	PRIVATE LIGHT AND POLE SEE 25' POLE SCHEDULE.
	D	6	VISIONAIRE LIGHTING LLC	VSX-II_T3L_10L_4K_UNV_ AM_BK ADD 2 3/8" X 4" TENON OPTION	100-277V 50/60HZ 4000K FULL CUTOFF FIXTURE, ARM MOUNT, BLACK FINISH	.9	8982	70	TYPE 3 LONG	25' M.H. 30' POLE	PRIVATE LIGHT AND POLE SEE 25' POLE SCHEDULE.
	E	3	VISIONAIRE LIGHTING LLC	VSX-II_T5LS_10L_4K_UNV_ AM_BK ADD 2 3/8" X 4" TENON OPTION	100-277V 50/60HZ 4000K FULL CUTOFF FIXTURE, ARM MOUNT, BLACK FINISH	.9	9766	70	TYPE 5 LONG SQUARE	25' M.H. 30' POLE	PRIVATE LIGHT AND POLE SEE 25' POLE SCHEDULE.
	F	1 EXISTING	HOWARD LIGHTING	L403L-180W-40K-T3-10 -GR-M - EXISTING	100-277V 60HZ 4000K FULL CUTOFF COBRA HEAD FIXTURE, ON 10' ARM, GRAY FINISH	.9	17989	173	TYPE 3	30' M.H. 35' CONCRETE POLE	UTILITY POLE AND LIGHT WITH IN PUBLIC UTILITY EASEMENT -EXISTING LIGHT AND POLE

Pole Schedule - PROVIDE ALL POLES

Label	Quantity	Manufacturer	Catalog Number	Description	MOUNT HT/POLE LENGTH	Notes
25' Pole	22	UNITED LIGHTING STANDARDS	RPSQ-25-5-11-EMB-D1-BK	SQUARE STRAIGHT STEEL POLES, 5" SQUARE TO BE DIRECT BURIED. BLACK FINISH	25' M.H. 30' LENGTH DIRECT EMBEDMENT	SEE DETAIL, ADD COAL TAR EPOXY COATING TO EMBEDDED PORTION PLUS 6" OF THE POLE SHAFT. .
15' Pole	40	UNITED LIGHTING STANDARDS	RTS-15-5211-EMB-T2-BK	TAPERED ROUND POLE, 3.1" TOP, 5.2" BOTTOM TO BE DIRECT BURIED. BLACK FINISH	15' M.H. 19' LENGTH DIRECT EMBEDMENT	SEE DETAIL, ADD COAL TAR EPOXY COATING TO EMBEDDED PORTION PLUS 6" OF THE POLE SHAFT.

25' M.H. POLE



POLE SPECIFICATIONS			
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-500 GR. B	46,000

FINISH SPECIFICATIONS: POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
30'	5.00	5.00	11 GAGE	25'

ALLOWABLE WIND LOADING (SQ. FT.)

WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	8.5	6.9	5.6	4.0

*WITH 1.3 GUST FACTOR

NOTE: COAL TAR EPOXY COATING AVAILABLE AS AN OPTION FOR EMBEDDED PORTION PLUS 6 IN. OF THE POLE SHAFT.

180° / 270° / 90° / 0° HAND HOLE

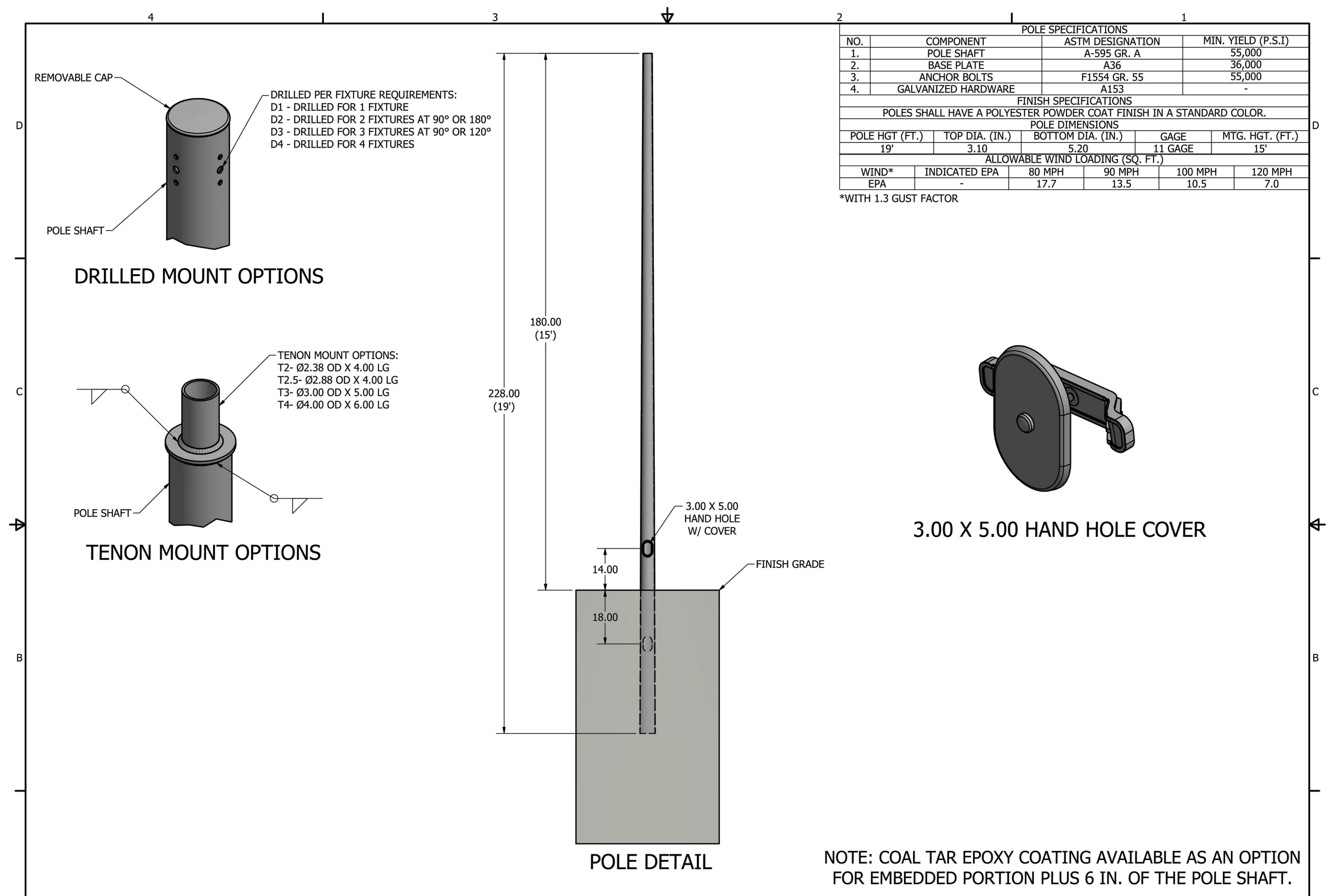
DRAWN: M. HARVALA 6/8/2015 | CHECKED | REVISION: DATE: | APPROVED: | QUOTE: | S.O.# | REF: | SCALE: NONE

UNITED LIGHTING STANDARDS, A DWM COMPANY, 23171 Groesbeck Hwy. Warren, MI 48089 P: (586) 774-5650 | F: (586) 774-5706 www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE: | CATALOG: | DWG NO: RPSQ-25-5-11-EMB | SIZE: C | SHEET 1 OF 1

15' M.H. POLE



POLE SPECIFICATIONS			
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-595 GR. A	55,000
2.	BASE PLATE	A36	36,000
3.	ANCHOR BOLTS	F1554 GR. 55	55,000
4.	GALVANIZED HARDWARE	A153	-

FINISH SPECIFICATIONS: POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
19'	3.10	5.20	11 GAGE	15'

ALLOWABLE WIND LOADING (SQ. FT.)

WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	17.7	13.5	10.5	7.0

*WITH 1.3 GUST FACTOR

NOTE: COAL TAR EPOXY COATING AVAILABLE AS AN OPTION FOR EMBEDDED PORTION PLUS 6 IN. OF THE POLE SHAFT.

180° / 270° / 90° / 0° HAND HOLE

DRAWN: D. KONCHADA DATE: 7/7/2020 | REVISION: DATE: | QUOTE: PO.# | APPROVAL SIGNATURE:

UNITED LIGHTING STANDARDS, A DWM COMPANY, 23171 Groesbeck Hwy. Warren, MI 48089 P: (586) 774-5650 | F: (586) 774-5706 www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

WARNING: DO NOT INSTALL LIGHT POLE WITHOUT INTENDED LOADING.

TITLE: | CATALOG: | DWG NO: RTS-15-5211-EMB | SIZE: C | SHEET 1 OF 1

Tech: storm_t Plot Date: May 03,2023 9:44pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence Cottages East 04_04_23 Electric Plan.dwg

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS: 0

SUBMITTALS:
10/31/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: LIGHTING SCHEDULE AND SPECS

TECHNICIAN: | DESIGNER: | QUALITY CONTROL: | PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

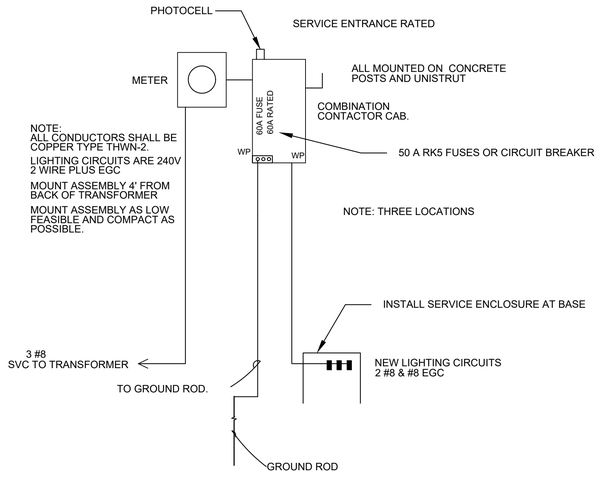
FL PE No. 44156

SHEET NO.: E8

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
STREETS	+	1.1 fc	2.7 fc	0.4 fc	6.8:1	2.7:1	NOTES C AND D, IESNA RP 8-18
SIDEWALKS	+	1.0 fc	2.7 fc	0.4 fc	6.8:1	2.7:1	MEETS IESNA DG 5-94

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 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 FOR ROADWAY AND 15' ABOVE FINISHED GRADE FOR SIDEWALKS AS PER COA 6.4.5.1.
H. LIGHT POLES ARE BLACK METAL. MOUNTING HEIGHTS ABOVE GRADE FOUNDATION ARE SHOWN IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLES ARE INSTALLED 8' MIN. FROM PAVING TO FACE OF POLE OR 1' BACK OF SIDEWALK.
I. LIGHTS ARE CONTROLLED BY PHOTOCELL AT CONTACTORS.
J. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
K. ZERO FOOT CANDLES AT SOUTHERN AND EASTERN PROJECT BOUNDARIES. NOT SHOWN DUE TO SIZE OF SITE.

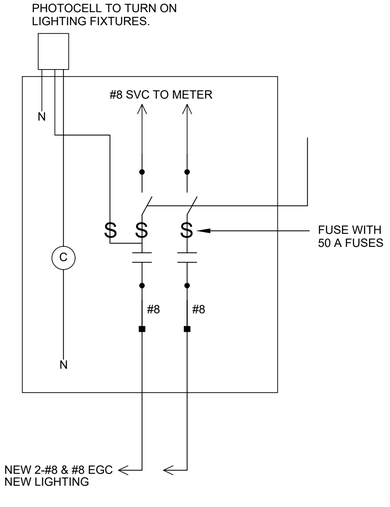


ELECTRICAL DISTRIBUTION RISER DIAGRAM

NOT TO SCALE

COMBINATION LIGHTING CONTACTOR SPECIFICATIONS:

A. SHALL BE UL LISTED FOR SERVICE ENTRANCE DUTY.
B. ENCLOSURE SHALL BE NEMA 3R RATED.
C. DISCONNECT AND OVER CURRENT PROTECTION SHALL BE RATED FOR 60A
D. SHALL HAVE PAD LOCKING PROVISIONS.
E. SHALL HAVE A CABINET MOUNTED PHOTOCELL
F. APPROVED MANUFACTURER: SQUARE D - NIGHT MAST SHORT VERSION CABINET.



CONTACTOR CABINET DIAGRAM

SOME WIRING NOT SHOWN FOR CLARITY

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
Professional Consultants

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

CONSTRUCTION/BID REVISIONS:
0

SUBMITTALS:
10/27/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: LIGHTING STATS AND ONE LINE

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E9

Tech: storm_t Plot Date: May 03,2023 9:45pm Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\Convergence East 04_04_23 Electric Plan.dwg

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: Convergence Research Park Cottage Neighborhood East
2. Pre-Application Conference Date: 9/15/22
3. Neighborhood Meeting Date: 9/15/22
4. Address of Subject Property: TBD - south of Progress Blvd
5. Parcel ID Number(s): 03929-000-000, 03969-000-000
6. Existing Use of Property: CROPSOIL CLASS 2
7. Future Land Use Map Designation: Corporate Park District
8. Zoning Designation: Corporate Park District (CP)
9. Acreage: 25
10. Total Existing Building Square Footage, if applicable: NA
11. Total Existing Impervious Area (not including existing building area), if applicable: NA
12. Total Building Square Footage Proposed: 3.02
13. Total New Impervious Area Proposed (not including building area): 6.12 ac

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay, PE Title: Senior Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures LLC
   Mailing Address: PO Box 238
   City: Lake Butler State: FL ZIP: 32054

   ** 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

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this

day of 31st, 2022, 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: Tille 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: Robert Walpole, P.E. Title: President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com

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.

X _____

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 5th day of January, 2022 by Brian Crawford, who is/are personally known to me, or who has/have produced _____ as identification.

_____

Signature of Notary Public, State of Florida

MATTHEW D. CASON
MY COMMISSION # GG 276594
EXPIRES: March 4, 2023
Bonded Thru Notary Public Underwriters



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

Florida Department of State, Division of Corporations

MEMORANDUM

Convergence Cottages East

21-0105

CHW Professional Consultants

CA 5075

To:	City of Alachua
From:	Nicola R. Cowap, P.E.
Date:	October 28, 2022
RE:	Convergence Cottage East, Alachua, FL – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the most recent edition of NFPA 1: Fire Code and ISO Guide for Determination of Needed Fire Flow.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria.

NFPA Calculations:

Building: **Single Family Residential**
Construction Type: V(000)
Max. Fire Flow Area: <2,750 SF

Required Fire Flow for one- and two-family dwellings under 5,000 SF per NFPA 18.4.5.1.1: 1,000 gpm

Building: **Clubhouse**
Construction Type: V(000)
Max. Fire Flow Area: 2,500 SF

Required Fire Flow per NFPA Table 18.4.5.2.1: 1,500 gpm

Required Fire Flow per ISO Calculations: 1,000 gpm

Conclusions

Minimum Required Fire Flow to be provided: **1,500 gpm**

This project will use requirements for fire flow for the Clubhouse using NFPA criteria.



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ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	10/31/2022
Project:	Convergence Cottages East	**Engineer:**	N. R. Cowap, P.E.
	Worst Case	**Checked By:**	T.J. Hastay, P.E.
Location:	San Felasco Parkway		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1,700 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 1,700 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1113.238519

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 28
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 28
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.12

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 28
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 28
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.12

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 0 - 10 **Length of exposure wall:** 66
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 66
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.22

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 0 - 10 **Length of exposure wall:** 66
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 66
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.22

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1000 x 0.85 x [1 + (0.22 + 0)

NFF= 1037 gpm

NFF= 1000 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Convergence Cottage East

21-0105.16

Professional Consultants

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From:	Braxton Linton III, Project Planner
Date:	October 31st, 2022
RE:	Convergence Research Park, Convergence Cottage East – Comp. Plan Consistency Analysis

This application is for an 80-unit cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and 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), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

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.

The project site has Corporate Park FLU classification. This application seeks to permit 80 cottage neighborhood-style dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses within the master planned area include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector, and a principal arterial, respectively.

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

The proposed 80-lot cottage neighborhood subdivision is aligned with the intent of the Corporate Park FLU. Cottage neighborhoods are a permitted residential use type in the associated Corporate Park zoning district.

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Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site for the entire master plan area is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

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

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

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks providing interconnectivity. A combination of sidewalks, multi-use paths,will allow pedestrian and bicycle connectivity within the cottage neighborhood, throughout the Convergence Research Park, and to the San Felasco Parkway.

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

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers will utilize and retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

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

Convergence Research Park is a master planned mixed-use development with ample open space. The design intent is a community with housing and job opportunities that respects and works with natural features. The cottage neighborhood is designed around shared common open space, balancing the proportion of residences to green space. Detailed landscaping plans will be submitted with subsequent construction plan applications.

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

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

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

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

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

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

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

Detailed landscaping plans will be submitted with subsequent site plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

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

Existing vegetation is integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

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

Not applicable.

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

Not applicable for this application as this is a residential development.

12. Complementary residential uses.

This application seeks to permit an 80-unit cottage neighborhood. The resulting residential development will complement the planned nonresidential uses in the Convergence Research Park, as well as existing nonresidential uses in nearby Progress Park.

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.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached

plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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.

Convergence Research Park is a master planned corporate park development with ample open space. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications. At least 10% open space will be provided.

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

The project area for Convergence Research Park is currently vacant land. The land surrounding the project area is currently utilized, be it by existing neighborhoods, City- or State-owned land, or commercial development. The development of Convergence Research Park will "fill in" this remaining piece of undeveloped land, bound by developed and utilized land. Therefore, this development can be considered infill.

The overall Convergence Research Park master planned area includes both residential and nonresidential development. This overall development will not encroach on the unique character of existing neighborhoods or commercial developments, as it will be self-contained and adequately buffered along perimeters. A safe urban environment will be provided via roadway design that minimizes conflict points between pedestrians and drivers and the provision of safety features such as adequate lighting. The density and intensity of the area will be increased in a manner that is compatible with existing uses, with a residential density of 4 dwelling units/acre and an intensity comparable to nearby Progress Park. Linked open space will be provided throughout the master planned area, which is designed in harmony with its natural surroundings. Economic vitality will be enhanced through the provision of more commercial and business space. Cultural diversity may be increased by expanded housing options, offering access to the City to a broader swath of future residents.

The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development

review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 28th, 2021, determined that <u>no listed wildlife or plant species were observed on the project site</u>. These findings are the result of both field review and desktop review of available data.

The report notes that certain listed species have the potential to occur on the project site. These include:

- **Florida sandhill crane, with a low likelihood of occurrence due to little habitat being present**
- **Florida scrub-jay, with a low likelihood of occurrence due to lack of suitable habitat being present**
- **Little blue heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Tricolored heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Southeastern American kestrel, with a moderate likelihood of occurrence due to some habitat being present**
- **Bald eagle, with a low likelihood of occurrence due to little habitat being present**
- **Wood stork, with a low likelihood of occurrence due to little habitat being present**
- **Red-cockaded woodpecker, with a low likelihood of occurrence due to a lack of suitable habitat being present**
- **Eastern indigo snake, with a low likelihood of occurrence due to little habitat being present**
- **Gopher tortoise, with a moderate likelihood of occurrence due to some habitat being present**
- **Florida pine snake, with a moderate likelihood of occurrence due to some habitat being present**

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Conservation and Open Space Element

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Convergence Cottages East

21-0105.16

Professional Consultants

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

From: Braxton Linton III, Project Planner

Date: October 31, 2022

RE: Convergence Research Park, Convergence Cottages East – Concurrency Impact Analysis

This application is for an 80-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and 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), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2022 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 LU Code	Variable (Dwelling units)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single Family Detached Housing	210	80	822	61	16	45	81	51	30

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **822** 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 less than or equal to 1,000 external average daily trips (ADT), are those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Per City staff, based on this code provision, affected roadways for this project are Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 13, CR 241 from CR 235 to South City Limit. This is because the intersections of Progress Boulevard and US 441 and San Felasco Parkway and CR 241 are the two nearest major intersections to the development's ingress/egress.

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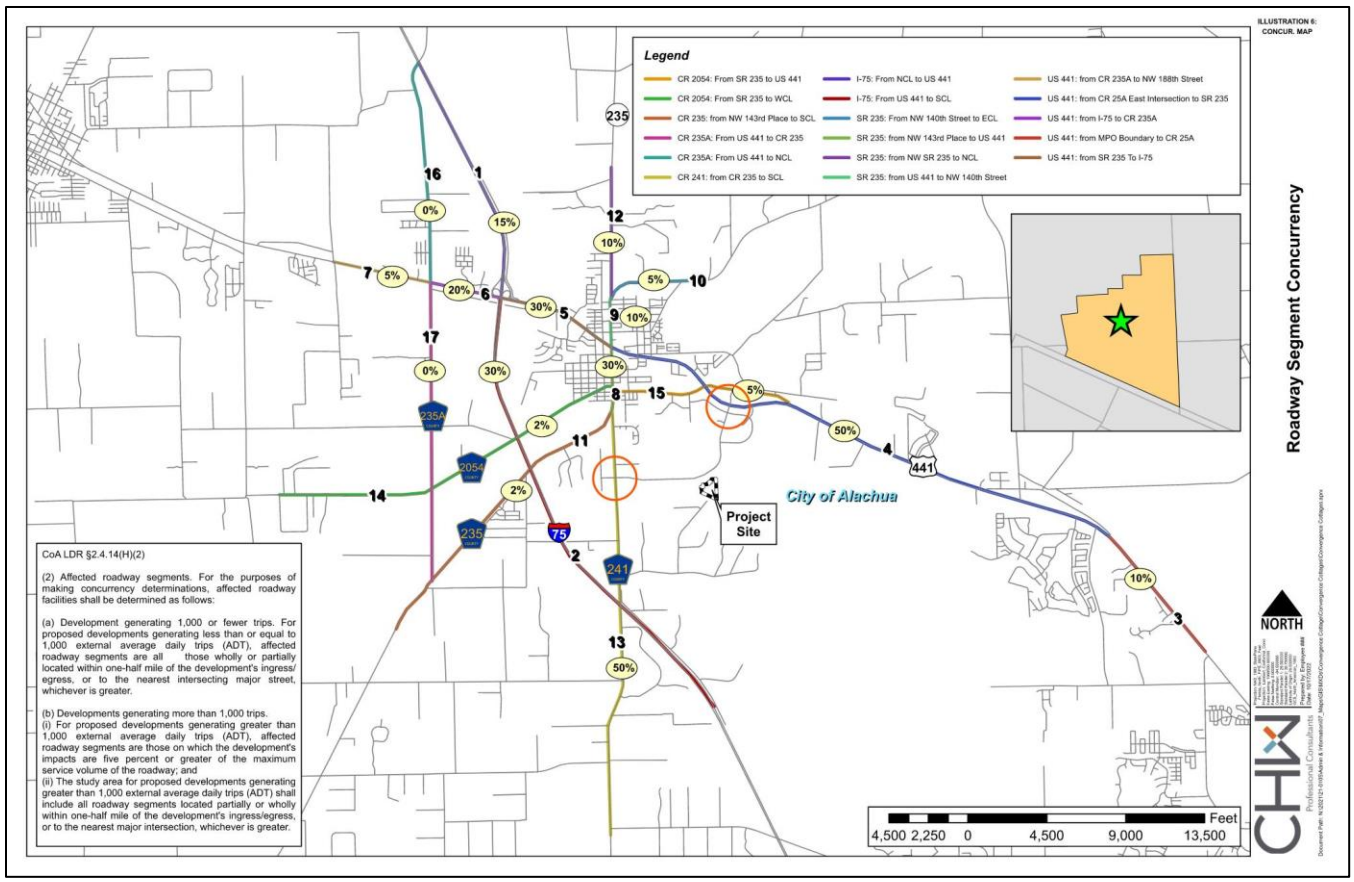

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major streets are US 441, which intersects with Progress Boulevard, and CR 241, which intersects San Felasco Parkway. Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 13	
	US 441 From CR 25A East Intersection to SR 235		CR 241 From CR 235 to South City Limit	
Maximum service volume[1]	45,700	4,110	20,880	1,881
Existing Traffic[1]	18,230	1,732	6,025	572
Reserved Trips[1]	6,861	581	1,670	131
Available Capacity	20,609	1,797	13,185	1,178
Projected Trip Generation[2]	411	41	411	41
Available Capacity with Application Approval	20,198	1,756	12,774	1,137

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 50% for Segment 13.*

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]	291,079
Residual Capacity[1]	699,504
Percentage of Permitted Design Capacity Utilized[1]	69.59%
Projected Potable Water Demand from Proposed Project[2]	22,000
Residual Capacity after Proposed Project	**677,504**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Community Facilities Element, Policy 4.1.c., subsection 2.*
   *Formulas used: # of dwelling units * 275 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]	265,540
Residual Capacity[1]	476,460
Percentage of Permitted Design Capacity Utilized[1]	68.24%
Projected Sanitary Sewer Demand from Proposed Project[2]	20,000
Residual Capacity after Proposed Project	**456,460**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Capital Improvement Element*
   *Formulas used: # of dwelling units * 250 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]	39,428.48	7,195.70
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**151.84**

1. *Source: City of Alachua September 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

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.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	80	0.12	**10**	0.06	**5**	0.09	**7**

1. *Source: City of Alachua September 2022 Development Monitoring Report.*

Conclusion: This submittal would generate an additional demand of 10 elementary, 5 middle, and 7 high school-age student stations to the system. The proposed development would be within the following school zone boundaries: Irby Elementary School (Grades K-2), Alachua Elementary School (Grades 3-5), Mebane Middle School, and Santa Fe High School.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	6.68
Available Recreation Acreage	75.02
Proposed Recreational Impact[2]	1.04
Residual Capacity After Proposed Project	**73.98**

1. *Source: City of Alachua September 2022 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as a part of Convergence Research Park, including, but not limited to, passive trails and a bike depot. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0105.16&17

To: Neighbors of the NW 140th Street / San Felasco Parkway Intersection

From: Travis Hastay, PE

Date: 1 September 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on a ±25-acre portion of Alachua County Tax Parcels # 03929-000-000 and 03069-000-000. The Site Plan application proposes the development of up to 126 cottage homes and associated infrastructure. The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park in the City of Alachua.

The property's Future Land Use classification is Corporate Park. The property's zoning district is Corporate Park (CP).

Date: September 15, 2022

Time: 6:00 p.m.

Location: 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.

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

Mailing Labels

03926-025-011
EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOTTI
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN & WALKO
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 L
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 RESI
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
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 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 HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
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

03968-100-024
BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

03969-000-000
SAN FELASCO RESEARCH VENTURES L
PO BOX 238
LAKE BUTLER, FL 32054

03970-000-000
SAN FELASCO RESEARCH VENTURES L
PO BOX 238
LAKE BUTLER, FL 32054

03974-000-000
GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President, TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP, Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau, FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman, County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

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

Newspaper Advertisement

PUBLIC NOTICE

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The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park. Its Future Land Use classification is Corporate Park; its zoning district is Corporate Park.

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 September 15, 2022
Meeting 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

UF Health employee accessed patients' medical records

Gershon Harrell
Gainesville Sun | USA TODAY NETWORK

An employee of University of Florida Health Shands Hospital "inappropriately" accessed the medical records of more than 900 patients, according to a UF Health press release.

The employee managed to access or view 941 patients' demographic information (name, date of birth, mailing address and phone number), medical record numbers, physicians' names and "limited clinical information" (such as diagnosis/conditions and visit dates). Social Security numbers were not involved, the release states.

UF Health Shands reported that the 941 affected patients have been notified by mail about this incident.

"UF Health Shands has no reason to believe that the information was further used or disclosed; however, out of an abundance of caution, free identity theft protection services, including credit monitoring, were provided to all patients whose insurance group and subscriber/policy numbers may have also been involved," the release stated.

The employee accessed the information between April 27, 2021, and July 21, 2022.

After learning of this incident Aug. 9, UF Health Shands began an investigation to assess the information that the employee had access to. Since then, all of the employee's access to all medical records and other information systems were terminated.

Access to medical records and patient information was outside of the employee's jobs duties, according to the release. The individual is no longer an employee at UF Health Shands.

Trump

Continued from Page 1A

It also included a picture of some of the seized documents with colored cover sheets indicating their classified status, perhaps as a way to rebut suggestions that whoever packed them or handled them at Mar-a-Lago could have easily failed to appreciate their sensitive nature.

The photo shows the cover pages of a smattering of paperclip-bound classified documents – some marked as "TOP SECRET//SCI" with bright yellow borders and one marked as "SECRET//SCI" with a rust-colored border – along with whited-out pages, splayed out on a carpet at Mar-a-Lago. Beside them sits a cardboard box filled with gold-framed pictures, including a Time magazine cover.

Though it contains significant new details on the investigation, the Justice Department filing does not resolve a core question that has driven public fascination with the investigation – why Trump held onto the documents after he left the White House and why he and his team resisted repeated efforts to give them back. In fact, it suggests officials may not have received an answer.

During a June 3 visit to Mar-a-Lago by FBI and Justice Department officials, the document states, "Counsel for the former President offered no explanation as to why boxes of government records, including 38 documents with classification markings, remained at the Premises nearly five months after the production of the Fifteen Boxes and nearly one-and-a-half years after the end of the Administration."

That visit, which came weeks after the Justice Department issued a subpoena for the records, receives substantial attention in the document and appears to be a key investigative focus.

Though Trump insisted again Wednesday that he had declassified the documents at Mar-a-Lago, his lawyers did not suggest that during the visit and instead "handled them in a manner that suggested counsel believed that the documents were classified," the Justice Department said.

FBI agents who went there to receive additional materials were given "a single Redweld envelope, double-wrapped in tape, containing the documents," the filing states.

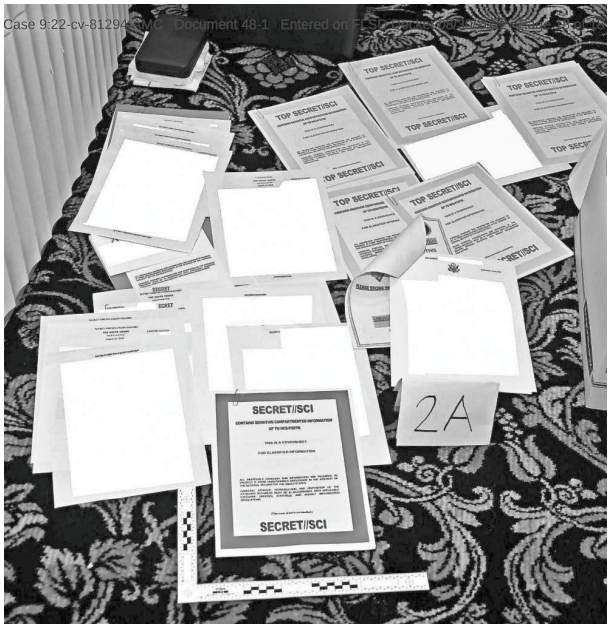
That envelope, according to the FBI, contained 38 unique documents with classification markings, including 16 documents marked secret and 17 marked top secret.

The investigators were permitted to visit the storage room but were not allowed to open or look inside any of the boxes, "giving no opportunity for the government to confirm that no documents with classification markings remained," the Justice Department says.

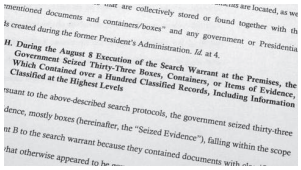
During that visit, the document says, Trump's lawyers told investigators that all the records that had come from the White House were stored in one location – a Mar-a-Lago storage room – and that "there were no other records stored in any private office space or other location at the Premises and that all available boxes were searched."

After that, though, the department, which had subpoenaed video footage for the property, "developed evidence that government records were likely concealed and removed from the Storage Room and that efforts were likely taken to obstruct the government's investigation." The filing does not identify the individuals who may have relocated the boxes.

In their August search, agents found classified documents both in the storage room as well as in the former president's office – including three classified documents found not in boxes, but in office desks.



This image contained in a court filing by the Department of Justice on Tuesday and partially obscured by the source, shows a photo of documents seized during the Aug. 8 search by the FBI of former President Donald Trump's Mar-a-Lago estate in Florida. The Justice Department says it has uncovered efforts to obstruct its investigation into the discovery of classified records at former President Donald Trump's Florida estate. DEPARTMENT OF JUSTICE VIA AP


mentioned documents and containers/boxes" and any government or Presidentia
ds created during the former President's Administration. *Id.* at 4.
H. During the August 8 Execution of the Search Warrant at the Premises, the Government Seized Thirty-Three Boxes, Containers, or Items of Evidence, Which Contained over a Hundred Classified Records, Including Information Classified at the Highest Levels
suant to the above-described search protocols, the government seized thirty-three
dence, mostly boxes (hereinafter, the "Seized Evidence"), falling within the scope
nt B to the search warrant because they contained documents with
that otherwise appeared to be

Pages from a Department of Justice court filing were released Tuesday in response to a request from the legal team of former President Donald Trump for a special master to review the documents seized during the Aug. 8 search of Mar-a-Lago. JON ELSWICK/AP

"That the FBI, in a matter of hours, recovered twice as many documents with classification markings as the 'diligent search' that the former President's counsel and other representatives had weeks to perform calls into serious question the representations made in the June 3 certification and casts doubt on the extent of cooperation in this matter," the document states.

It says, "In some instances, even the FBI counterintelligence personnel and DOJ attorneys conducting the review required additional clearances before they were permitted to review certain documents."

The investigation began from a referral from the National Archives and Records Administration, which recovered 15 boxes from Mar-a-Lago in January that were found to contain 184 documents with classified markings, including top secret information.

The purpose of the Tuesday night filing was to oppose a request from the Trump legal team for a special master to review the documents seized during this month's search and to return to him certain seized property. U.S. District Judge Aileen Cannon is set to hear arguments on the matter on Thursday.

Cannon on Saturday said it was her "preliminary intent" to appoint such a person but also gave the Justice Department an opportunity to respond.

On Monday, the department said it had already completed its review of potentially privileged documents and identified a "limited set of materials that potentially contain attorney-client privileged information." It said Tuesday that a special master was therefore "unnecessary" and that the presidential records that were taken from the home do not belong to Trump.

Taxes

Continued from Page 1A

In Wheeler's case, had she continued to keep the exemption outside her district, she ran the risk of being removed from office in the midst of her campaign for reelection.

"It was either pay $8,000 or lose my job," she said.

Merihelen Wheeler

Wheeler, who swept past her Democratic challenger Charlie Jackson in last week's primary race with nearly 73% of the vote, has said her situation is unusual compared to most. The former school teacher owns several properties around the county.

For years, however, she has claimed to primarily live with her husband at a property in District 4. A property she co-owns with one of her sons is roughly 15 minutes away, inside District 2. Wheeler says her driver's license matches the District 2 address, and that the utility bill is also in her name.

Wheeler was first sworn into office in November 2018. Property tax records show she was hit with homestead penalties for the past three years for a combined $12,221, which she has paid in full and included a 50% fee on top of the back taxes.

"Ignorance is expensive," said Wheeler, who will face Ed Braddy in the November election.

Mary Alford

In 2020, Alford handily defeated her opponent Gainesville attorney Raemi Eagle-Glenn with nearly 63% of the vote. But at the time, Alford claimed to live within District 1, despite homesteading a property in east Gainesville's District 4, represented by Ken Cornell.

The address she claimed to live at on her campaign documents was a former business she no longer operates. The building was sold and Alford was forced to vacate, leaving her with few options.

Alford told The Sun that personal and family issues, as well as a housing shortage, kept her from going back to the district she intended to live in.

"It's given me a real appreciation for the housing struggles that people are going through right now," she said Wednesday.

A couple of weeks after The Sun's article was published, Alford submitted her resignation to Gov. Ron DeSantis, who then appointed Eagle-Glenn to the seat. Alford has since closed on a home within District 1 and is seeking reelection against Eagle-Glenn come November.

The county's tax collector backdated two years' worth of exemptions claimed by Alford, billing her $3,556, which she has since paid in full and also included a 50% fee on top of the back taxes.

"I'm fully moved and living in the district for three months now," Alford said. "I'm looking to being in one of the outlying communities and better understanding rural issues."

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Contact: Travis Hastay, PE
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Email: TravisH@CHW-inc.com

CHW
Professional Consultants

Workshop Presentation

Convergence Cottages

Site Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 15, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

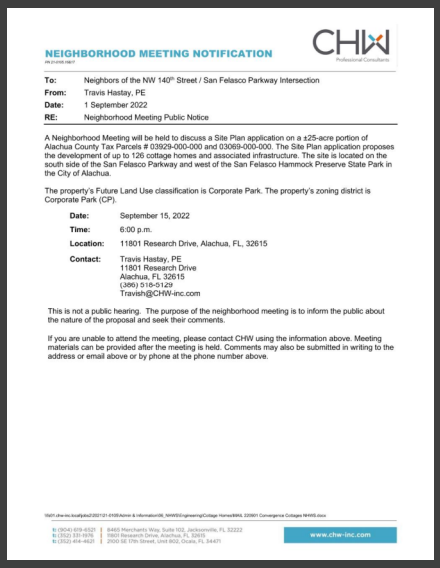
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the NW 140th Street / San Felasco Parkway Intersection
From: Travis Hastay, PE
Date: 1 September 2022
RE: Neighborhood Meeting Public Notice

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Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-0129
Travish@CHW-inc.com

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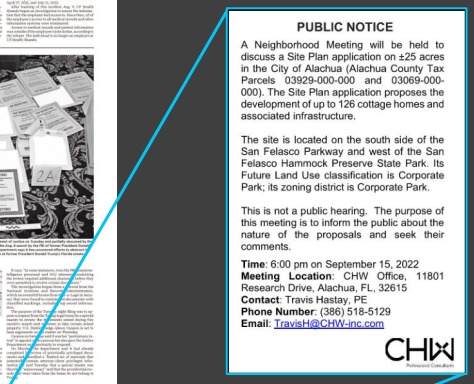
Sun - 09/01/2022

UF Health employee accessed patients' medical records

Trump

Taxes



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Phone Number: (386) 518-5129
Email: TravisH@CHW-inc.com

21-0105.16/17: Convergence Cottages

3

REQUEST:

Site Plan Applications

INTENT:

Permit the development of up to 126 cottage homes and associated infrastructure.



21-0105.16/17: Convergence Cottages

4

SITE PLAN
ESTIMATED TIMELINE

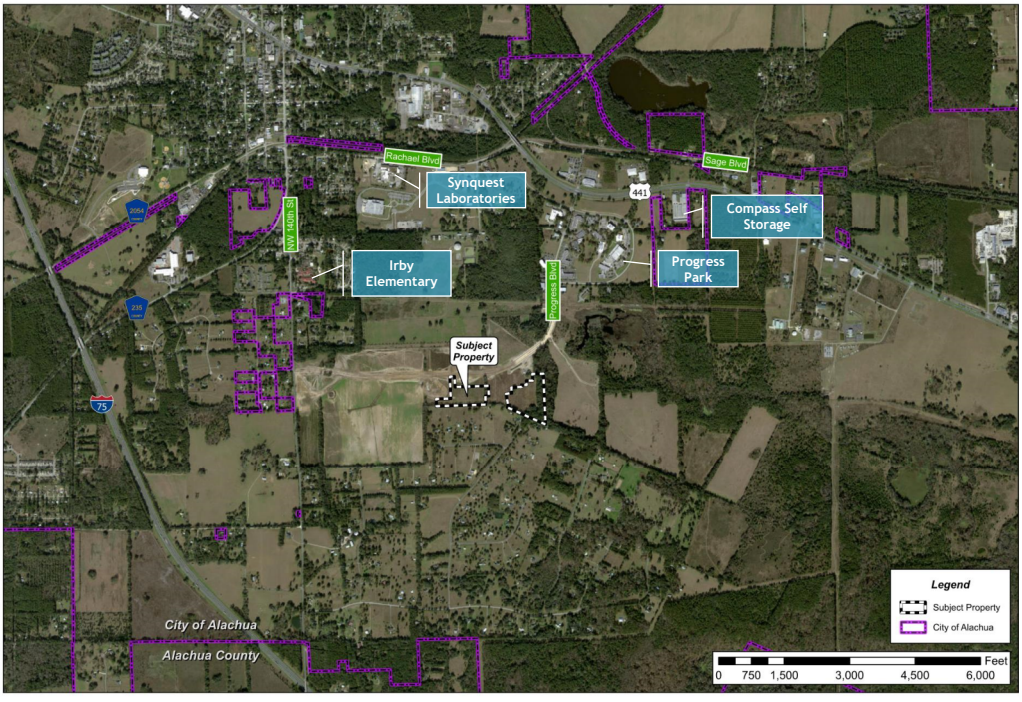
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	Receive Approval Letter, NOI
Sept. 15, 2022	Sept. 15, 2022	Oct. 31, 2022	Nov - Dec. 2022	January 2022 (Tentative)	Jan - Feb 2022 (Tentative)

21-0105.16/17: Convergence Cottages

CHW

5

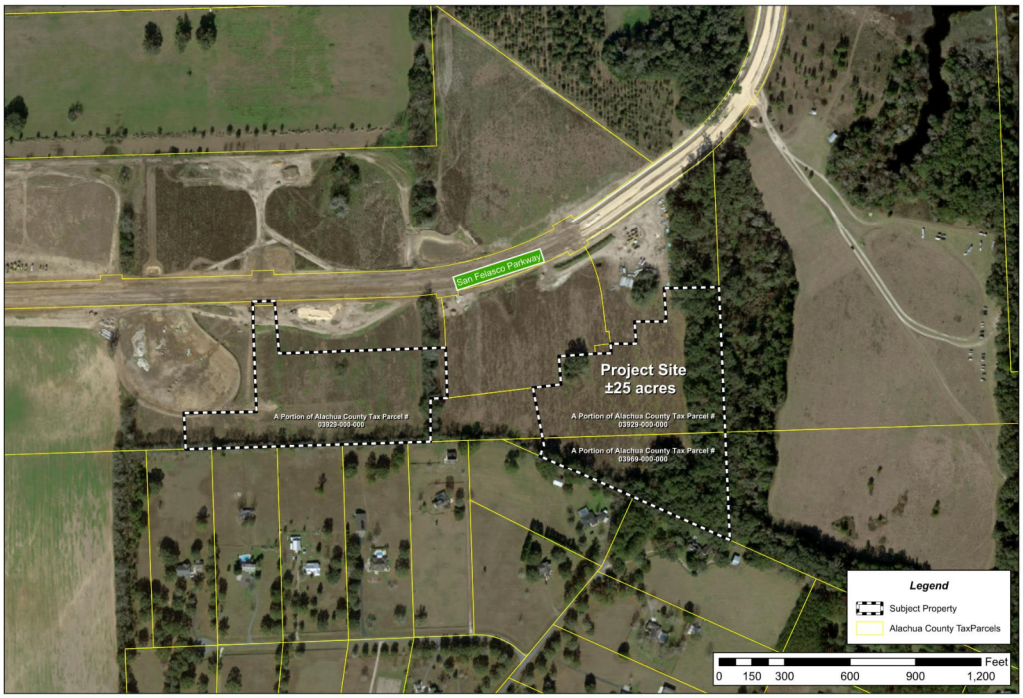
Context Map



CHW

6

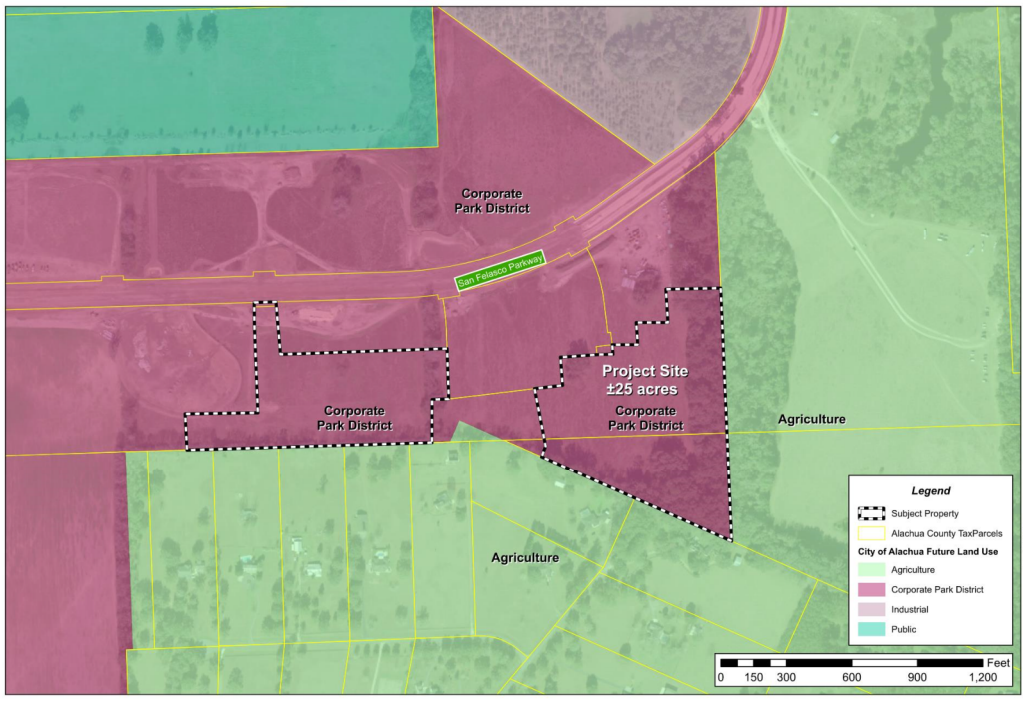
Aerial Map



7

Future Land Use (FLU) Map

FLU: Corporate Park District



8

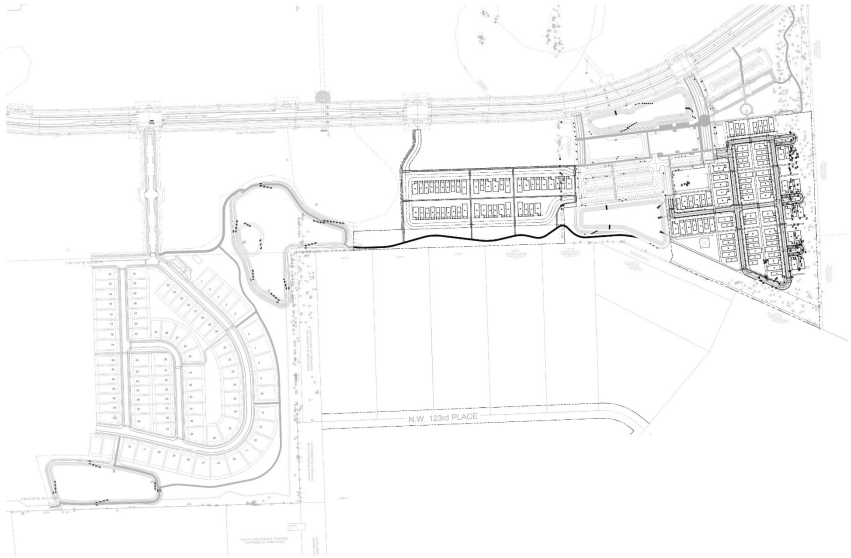
Zoning (ZON) Map

Zoning: (CP) Corporatee Park District



9

Site Plan



10

Contact Information

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

CHW
Professional Consultants

11

Sign-in Sheet

SIGN-IN SHEET

Convergence Cottages Neighborhood Meeting

21-0105.16 and .17

Professional Consultants

Event: Neighborhood Meeting

Date/Time: September 15, 2022 @ 6:00 PM

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

Re: Site Plan Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

No attendees.

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

Convergence Cottages Neighborhood Meeting

21-0105.16 and .17

Event:	Neighborhood Meeting
Date/Time:	September 15, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Applications

CHW (Agent) Attendees: Travis Hastay, PE
Public Attendees: 0

CHW, on behalf of the applicant, hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a fifteen minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

t: (904) 619-6521 | 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

LEGAL DESCRIPTION

DATE: October 28, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105.04
DESCRIPTION FOR: San Felasco – Cottage East Neighborhood

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, 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:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 869.57 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 24°02'16" EAST, A DISTANCE OF 30.90 FEET; THENCE NORTH 06°51'45" WEST, A DISTANCE OF 324.63 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 50.26 FEET; THENCE NORTH 6°21'15" WEST, A DISTANCE OF 123.50 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 172.82 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 83°08'30" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; THENCE SOUTH 83°08'31" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 135.25 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 456.71 FEET TO THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 654.23 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAINING 15.208 ACRES, MORE OR LESS.

TOGETHER WITH:

A DRAINAGE EASEMENT, SITUATED IN FRACTIONAL SECTIONS 23, 26 AND THE FR SANCHEZ GRANT, 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 THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 26; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SAID FR SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 869.57 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 268.87 FEET; THENCE SOUTH 88°11'15" WEST, ALONG THE NORTHERLY LINE OF SAID SHAW FARMS, A DISTANCE OF 312.50 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 01°48'45" WEST, A DISTANCE OF 186.33 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 541.46 FEET; THENCE SOUTH 06°51'45" EAST, A DISTANCE OF 324.63 FEET; THENCE SOUTH 24°02'23" WEST, A DISTANCE OF 30.90 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED EASEMENT CONTAINING 3.00 ACRES, MORE OR LESS.

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

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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

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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

Florida Department of State, Division of Corporations

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	22.0463
Acreage	165.910
Homestead	N



View Map

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$48,768	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$313,506	$340,776	$340,800	$340,800
Just (Market) Value	**$313,506**	**$313,506**	**$340,776**	**$340,800**	**$340,800**
Assessed Value	$48,768	$48,768	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$48,768	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
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.

Map



Photos



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/19/2022, 4:51:45 AM

Version 2.3.213

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03969-000-000
Prop ID	15895
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	LOT 1 OR 4964/1044 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	26-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.000
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	$1,680	$1,500	$1,500	$1,500	$1,500
Agricultural (Market) Value	$120,000	$48,000	$48,000	$48,000	$48,000
Just (Market) Value	**$120,000**	**$48,000**	**$48,000**	**$48,000**	**$48,000**
Assessed Value	$1,680	$1,500	$1,500	$1,500	$1,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,680	$1,500	$1,500	$1,500	$1,500
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

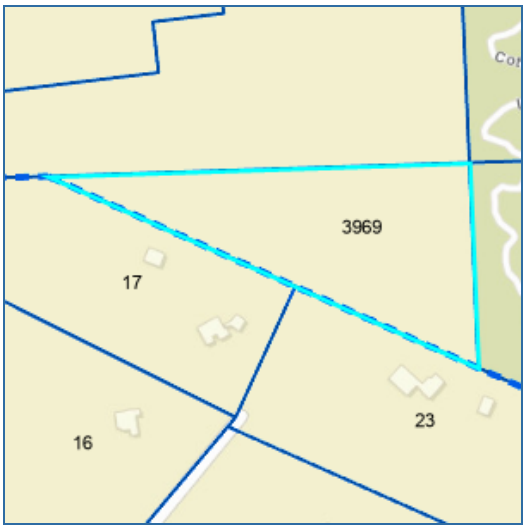
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	6.00	261360	0	0	CP

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.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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

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Last Data Upload: 9/30/2022, 3:37:06 AM

Version 2.3.224

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)

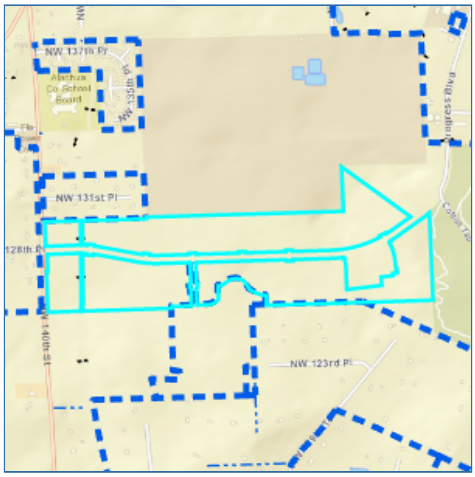
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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

Developed by Schneider GEOSPATIAL

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

Parcel ID	03969-000-000
Prop ID	15895
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	LOT 1 OR 4964/1044 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	26-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	21.5087
Acreage	6.000
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	$1,680	$1,500	$1,500	$1,500	$1,500
Agricultural (Market) Value	$120,000	$48,000	$48,000	$48,000	$48,000
Just (Market) Value	**$120,000**	**$48,000**	**$48,000**	**$48,000**	**$48,000**
Assessed Value	$1,680	$1,500	$1,500	$1,500	$1,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,680	$1,500	$1,500	$1,500	$1,500
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

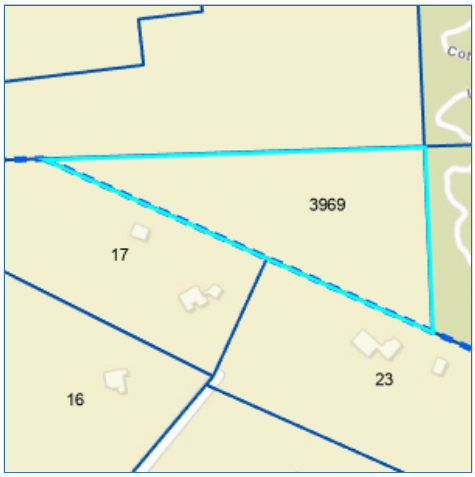
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	6.00	261360	0	0	CP

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.

Map



Photos



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/30/2023, 10:45:16 AM

Version 2.3.254

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

April 4, 2022

Brian Crawford
San Felasco Research Ventures, LLC
12469 West State Road 100
Lake Butler, FL 32054

SUBJECT: Permit Number ERP-001-205889-6
Momentum Labs

Dear Brian Crawford:

Enclosed is your permit issued by the Suwannee River Water Management District on April 01, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

ERP Individual Permit

PERMITTEE:
Brian Crawford
San Felasco Research Ventures, LLC
12469 West State Road 100
Lake Butler, FL 32054

PERMIT NUMBER: ERP-001-205889-6
DATE ISSUED: April 01, 2022
DATE EXPIRES: April 01, 2027
COUNTY: Alachua
TRS: S26 T8S R18E, S23 T8S R19E, S26 T8S R19E

PROJECT: Momentum Labs

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Brian Crawford
San Felasco Research Ventures, LLC
12469 West State Road 100
Lake Butler, FL 32054

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

The previous permit was a major modification for the construction of 17.93 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 21 acres of impervious surfaces on a total project area of 43.44 acres. This major modification authorizes the construction of 6.56 acres of impervious area on a total project area of 11.5 acres and the construction, operation, and maintenance of a stormwater management system to serve a total of 13.2 acres of impervious area. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Travis Hastay, P.E., of CHW on or before April 1, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

_____

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental

Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Brian Crawford
San Felasco Research Ventures, LLC
12469 West State Road 100
Lake Butler, FL 32054
352-333-3233

This April 04, 2022



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-205889-6

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # _____ **APPLICATION DATE** _____

NAME & DESCRIPTION OF PROJECT Convergence Park Cottage Neighborhood East

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03929-000-000 & 03969-000-000

Acreage 25

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: _____
- [ ] Multi Family — Number of Units: _____
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [ ] Revised
- [ ] Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	80	**units X 0.12 Elementary School Multiplier**	9.6	**Student Stations**
MIDDLE	80	**units X 0.06 Middle School Multiplier**	4.8	**Student Stations**
HIGH	80	**units X 0.09 High School Multiplier**	7.2	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: (CHW) Travis Hastay

Mailing Address: 11801 Research Dr

Alachua, FL 32615

Phone: (352) 331-1976

Email: travish@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures, Brian Crawford

Mailing Address: PO Box 236

Lake Butler, FL 32054

Phone:

Email

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

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

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Convergence Cottage East

21-0105.16

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From:	Braxton Linton III, Project Planner
Date:	May 4th, 2023
RE:	Convergence Research Park, Convergence Cottage East – Comp. Plan Consistency Analysis

This application is for an 80-unit cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and 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), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

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.

The project site has Corporate Park FLU classification. This application seeks to permit 80 cottage neighborhood-style dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses within the master planned area include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector, and a principal arterial, respectively.

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

The proposed 80-lot cottage neighborhood subdivision is aligned with the intent of the Corporate Park FLU. Cottage neighborhoods are a permitted residential use type in the associated Corporate Park zoning district.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site for the entire master plan area is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

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

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

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks providing interconnectivity. A combination of sidewalks, multi-use paths, will allow pedestrian and bicycle connectivity within the cottage neighborhood, throughout the Convergence Research Park, and to the San Felasco Parkway.

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

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers will utilize and retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

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

Convergence Research Park is a master planned mixed-use development with ample open space. The design intent is a community with housing and job opportunities that respects and works with natural features. The cottage neighborhood is designed around shared common open space, balancing the proportion of residences to green space. Detailed landscaping plans will be submitted with subsequent construction plan applications.

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

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

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

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

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

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

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

Detailed landscaping plans will be submitted with subsequent site plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

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

Existing vegetation is integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

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

Not applicable.

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

Not applicable for this application as this is a residential development.

12. Complementary residential uses.

This application seeks to permit an 80-unit cottage neighborhood. The resulting residential development will complement the planned nonresidential uses in the Convergence Research Park, as well as existing nonresidential uses in nearby Progress Park.

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.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached

plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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.

Convergence Research Park is a master planned corporate park development with ample open space. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications. At least 10% open space will be provided.

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

The project area for Convergence Research Park is currently vacant land. The land surrounding the project area is currently utilized, be it by existing neighborhoods, City- or State-owned land, or commercial development. The development of Convergence Research Park will "fill in" this remaining piece of undeveloped land, bound by developed and utilized land. Therefore, this development can be considered infill.

The overall Convergence Research Park master planned area includes both residential and nonresidential development. This overall development will not encroach on the unique character of existing neighborhoods or commercial developments, as it will be self-contained and adequately buffered along perimeters. A safe urban environment will be provided via roadway design that minimizes conflict points between pedestrians and drivers and the provision of safety features such as adequate lighting. The density and intensity of the area will be increased in a manner that is compatible with existing uses, with a residential density of 4 dwelling units/acre and an intensity comparable to nearby Progress Park. Linked open space will be provided throughout the master planned area, which is designed in harmony with its natural surroundings. Economic vitality will be enhanced through the provision of more commercial and business space. Cultural diversity may be increased by expanded housing options, offering access to the City to a broader swath of future residents.

The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development

review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 28th, 2021, determined that <u>no listed wildlife or plant species were observed on the project site</u>. These findings are the result of both field review and desktop review of available data.

The report notes that certain listed species have the potential to occur on the project site. These include:

- **Florida sandhill crane, with a low likelihood of occurrence due to little habitat being present**
- **Florida scrub-jay, with a low likelihood of occurrence due to lack of suitable habitat being present**
- **Little blue heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Tricolored heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Southeastern American kestrel, with a moderate likelihood of occurrence due to some habitat being present**
- **Bald eagle, with a low likelihood of occurrence due to little habitat being present**
- **Wood stork, with a low likelihood of occurrence due to little habitat being present**
- **Red-cockaded woodpecker, with a low likelihood of occurrence due to a lack of suitable habitat being present**
- **Eastern indigo snake, with a low likelihood of occurrence due to little habitat being present**
- **Gopher tortoise, with a moderate likelihood of occurrence due to some habitat being present**
- **Florida pine snake, with a moderate likelihood of occurrence due to some habitat being present**

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Conservation and Open Space Element

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

From: Braxton Linton III, Project Planner

Date: May 4th, 2023

RE: Convergence Research Park, Convergence Cottages East – Concurrency Impact Analysis

This application is for an 80-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and 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), which allows up to four (4) dwelling units per acre.

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 LU Code	Variable (Dwelling units)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single Family Detached Housing	210	80	822	61	16	45	81	51	30

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **822** 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 less than or equal to 1,000 external average daily trips (ADT), are those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Per City staff, based on this code provision, affected roadways for this project are Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 13, CR 241 from CR 235 to South City Limit. This is because the intersections of Progress Boulevard and US 441 and San Felasco Parkway and CR 241 are the two nearest major intersections to the development's ingress/egress.

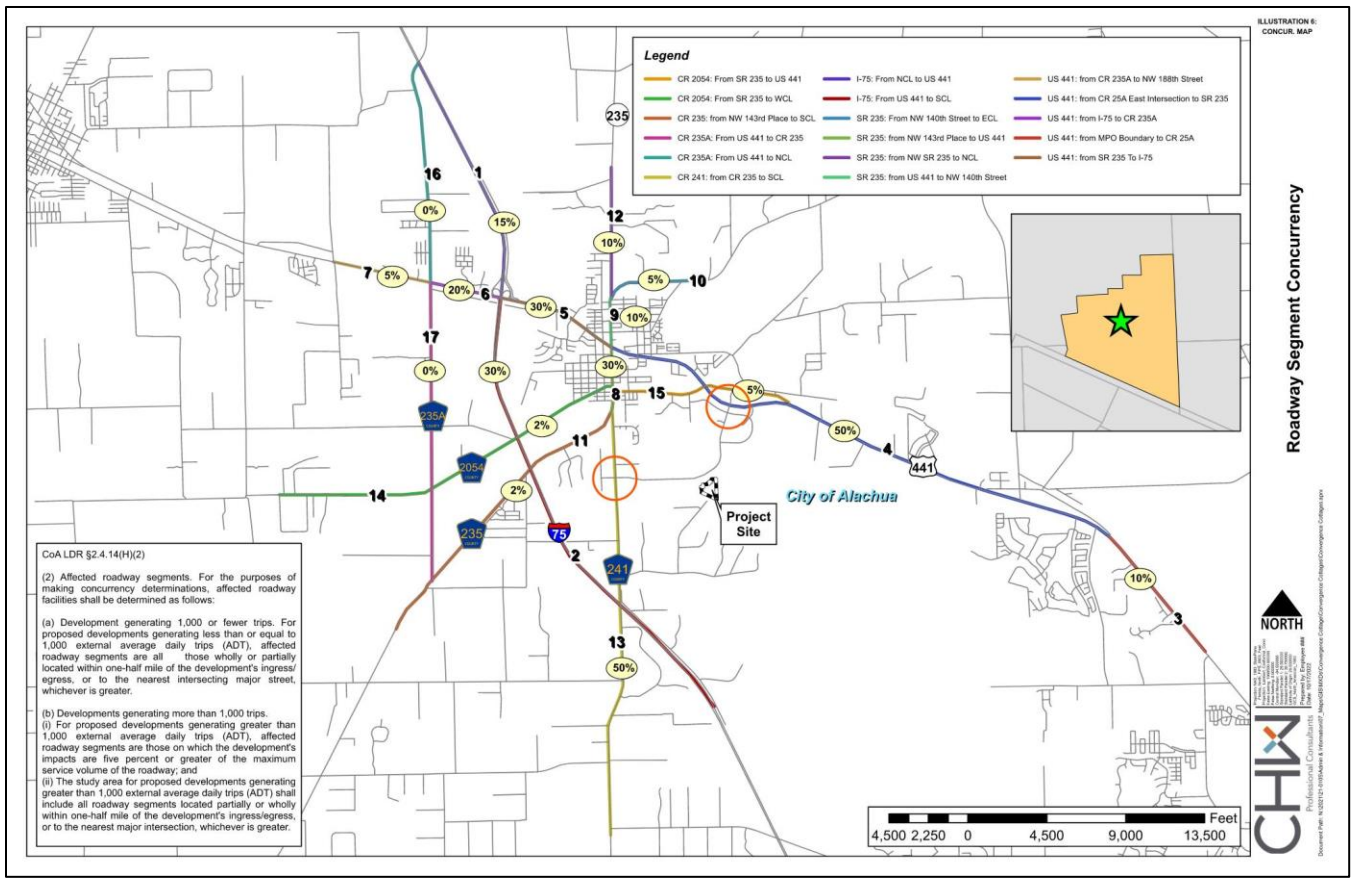


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major streets are US 441, which intersects with Progress Boulevard, and CR 241, which intersects San Felasco Parkway. Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 13	
	US 441 From CR 25A East Intersection to SR 235		CR 241 From CR 235 to South City Limit	
Maximum service volume[1]	45,700	4,110	20,880	1,881
Existing Traffic[1]	18,230	1,732	6,025	572
Reserved Trips[1]	7,494	685	1,670	131
Available Capacity	19,976	1,693	13,185	1,178
Projected Trip Generation[2]	411	41	411	41
Available Capacity with Application Approval	19,565	1,652	12,774	1,137

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 50% for Segment 13.*

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]	22,000
Residual Capacity after Proposed Project	**627,274**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Community Facilities Element, Policy 4.1.c., subsection 2.*
   *Formulas used: # of dwelling units * 275 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]	20,000
Residual Capacity after Proposed Project	**410,781**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Capital Improvement Element*
   *Formulas used: # of dwelling units * 250 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]		**151.84**

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: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

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.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	80	0.12	**10**	0.06	**5**	0.09	**7**

1. *Source: City of Alachua April 2023 Development Monitoring Report.*

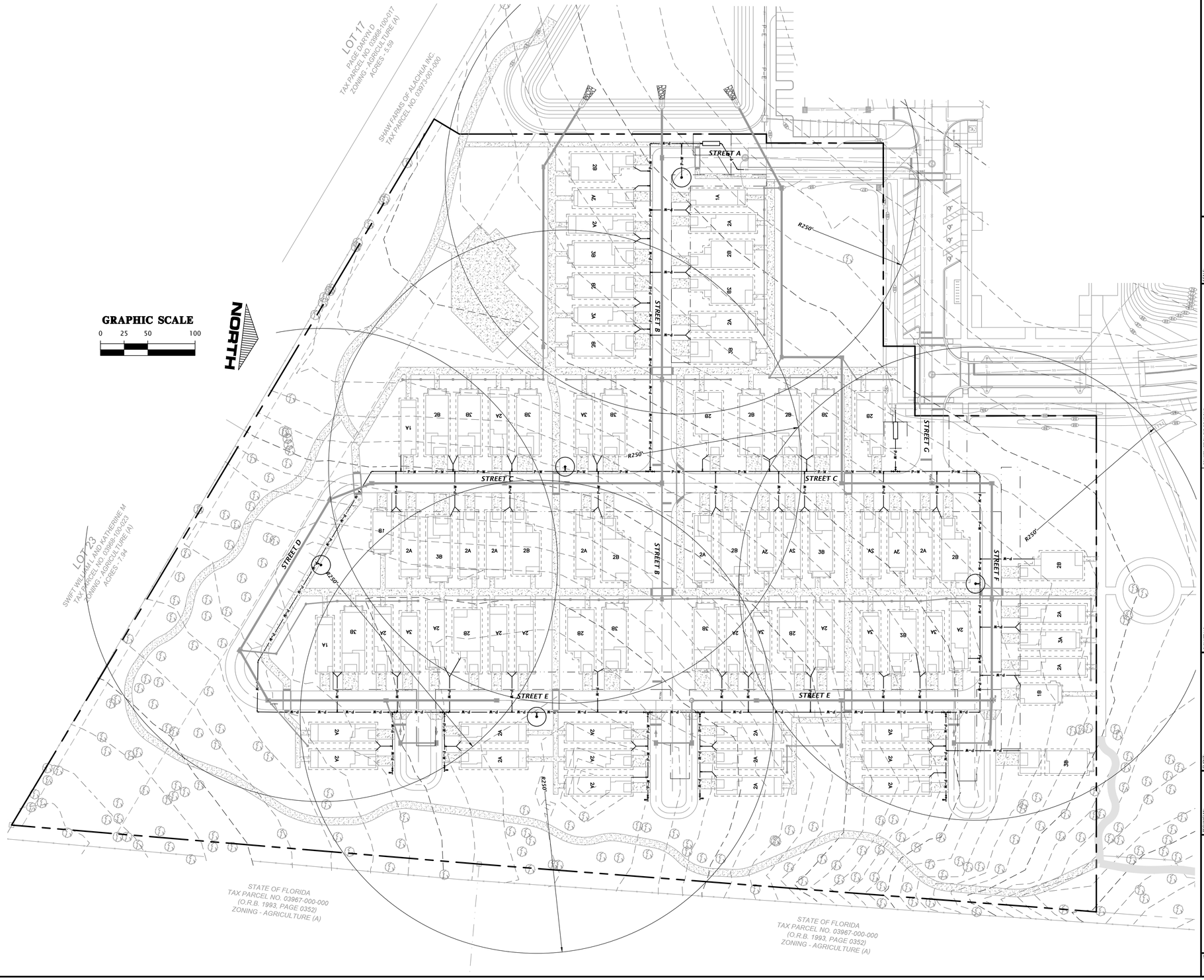
Conclusion: This submittal would generate an additional demand of 10 elementary, 5 middle, and 7 high school-age student stations to the system. The proposed development would be within the following school zone boundaries: Irby Elementary School (Grades K-2), Alachua Elementary School (Grades 3-5), Mebane Middle School, and Santa Fe High School.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	7.04
Available Recreation Acreage	74.66
Proposed Recreational Impact[2]	1.04
Residual Capacity After Proposed Project	**73.62**

1. *Source: City of Alachua April 2023 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as a part of Convergence Research Park, including, but not limited to, passive trails and a bike depot. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.



REFER TO SHEETS C0.10 - C0.15 FOR NOTES, LEGENDS AND DETAILS.

REFER TO SHEET C1.00 FOR HORIZONTAL CONTROL.

REFER TO SHEET C2.05 FOR STORM STRUCTURE SCHEDULE.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE: 1"=50'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES EAST

SHEET TITLE: HYDRANT COVERAGE EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-HY

Tech: nicolac Plot Date: Apr 03,2023 2:25pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Exst\21-0105.04_E_C3.00_MUP.dwg



Per Section 4.3.1(A)(5)(d)(i)
400 SF of common green to be provided for each cottage
A minimum of 4 and a maximum of 12 cottages per each common green
80% of cottages (64 cottages out of 80) should be clustered about a common green.
Currently 68 cottages (85%) are clustered around common greents

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SCALE: 1"=50'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: OPEN SPACE EXHIBIT

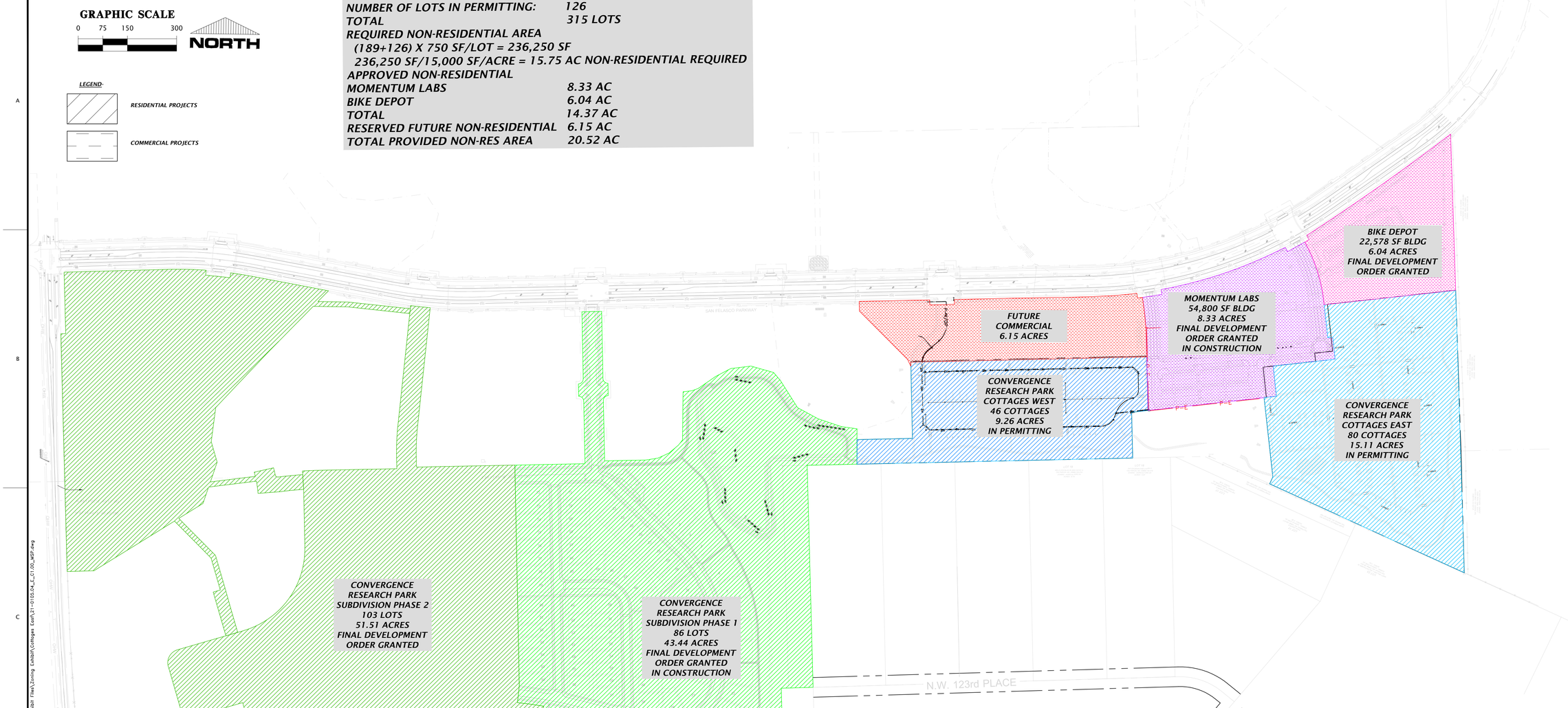
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.16

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-OS

NUMBER OF LOTS APPROVED:	189
NUMBER OF LOTS IN PERMITTING:	126
TOTAL	315 LOTS
REQUIRED NON-RESIDENTIAL AREA	
(189+126) X 750 SF/LOT = 236,250 SF	
236,250 SF/15,000 SF/ACRE = 15.75 AC NON-RESIDENTIAL REQUIRED	
APPROVED NON-RESIDENTIAL	
MOMENTUM LABS	8.33 AC
BIKE DEPOT	6.04 AC
TOTAL	14.37 AC
RESERVED FUTURE NON-RESIDENTIAL	6.15 AC
TOTAL PROVIDED NON-RES AREA	20.52 AC



PROJECT NAME	PROJECT TYPE	NUMBER OF LOTS	BLDG SF	PERMITTING STATUS	CORP. PARK LIMITS
MOMENTUM LABS	NON-RES	N/A	54800	IN CONSTRUCTION (FINAL DEVELOPMENT ORDER GRANTED)	299 RES LOTS ALLOWED
BIKE DEPOT	NON-RES	N/A	22578	FINAL DEVELOPMENT ORDER GRANTED	399 RES LOTS ALLOWED (WITH MOMENTUM LABS)
SUBDIVISION PHASE 1	RES	86	N/A	IN CONSTRUCTION (FINAL DEVELOPMENT ORDER GRANTED)	NO NON-RES REQUIRED
SUBDIVISION PHASE 2	RES	103	N/A	FINAL DEVELOPMENT ORDER GRANTED	NO NON-RES REQUIRED
COTTAGES EAST	RES	80	N/A	IN PERMITTING	37,500 SF NON-RES REQ'D
COTTAGES WEST	RES	46	N/A	IN PERMITTING	75,000 SF OR NON-RES REQ'D

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=50'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: 10/31/22 - CITY OF ALACHUA

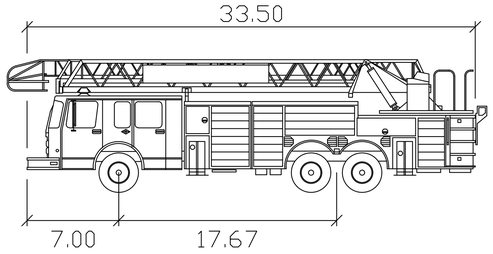
CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONVERGENCE RESEARCH PARK OVERALL ZONING EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-ZN



Alachua County Fire Truck

	feet
Width	: 8.50
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 32.7

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03913-001-000

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

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

est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

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VERIFY SCALE
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ORIGINAL DRAWING

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/22 - CITY OF ALACHUA
04/03/23 - CITY OF ALACHUA

CLIENT:
SAN FELASCO RESEARCH VENTURES, LLC

PROJECT:
CONVERGENCE COTTAGES EAST

ALACHUA COUNTY
FIRE TRUCK
AUTOTURN EXHIBIT

SHEET TITLE:

TECHNICIAN:
J. THOMAS

DESIGNED:
J. THOMAS

DRAWN BY:
J. THOMAS

CHECKED:
R. WALPOLE

PROJECT MANAGER:
TRAVIS J. HASTAY

PROJECT NUMBER:
21-0105.16

FL PE No. 84295

SHEET NO.:
FT-1

Tech: ThomasC Plot Date: Apr 03,2023 1:43pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105-04_Exh_21-0105.04_E_FTURN.dwg

of the Year" to represent their respective schools. For Alachua, there were four teachers representing each school in the city. Alachua Mayor Gib Coerper presented certificates to Jazzlyn Harrell of Alachua Elementary School, Kimberly Young of W.W. Irby Elementary School, Natalie Watkins of A.L. Mebane Middle School and Ellen Frattino of Santa Fe High School.

The proposed PD-R zoning district allows for 598 single family residential units, and 15,000 square feet for amenity buildings.

The proposed PD-COMM zoning district allows for 350 multi-family residential units, and 500,000 square feet of non-residential. Most of the site would permit a variety of residential uses including single family attached, and detached, and townhouses.

1 received approval for 84 homes on 28.99 acres and is currently under construction.

The Commission also considered and approved an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a 13.93-acre property southwest of the intersection of U.S. Highway 441 and CR 235-A at the development of Santa Fe Crossings. The development will construct two new private roads connecting to U.S. Highway 441 and CR 235-A. Stormwater will be conveyed to an on-site stormwater management facility located in the southeastern portion of the site.

In other business, the Commission also approved a resolution on

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ATTORNEY
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- Real Estate Litigation
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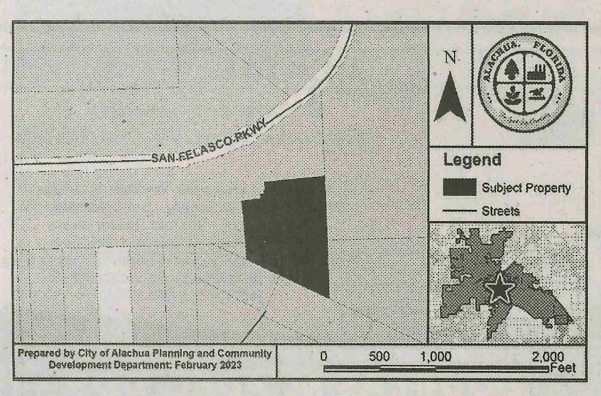
FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)
14804 Main Street
Alachua, Florida

City of ALACHUA

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

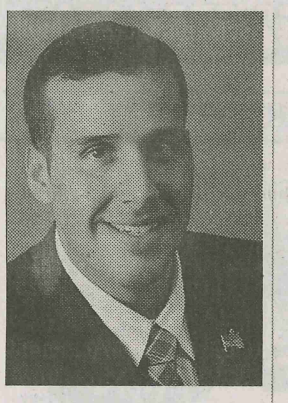
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 13, 2023 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A 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 cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre subject property; A portion of Tax Parcel Number 03929-000-000 and 03969-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 1, 2023)

BOUKARI REALTY INC.



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Ben Boukari, Jr.
Broker/Owner

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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 June 12, 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:

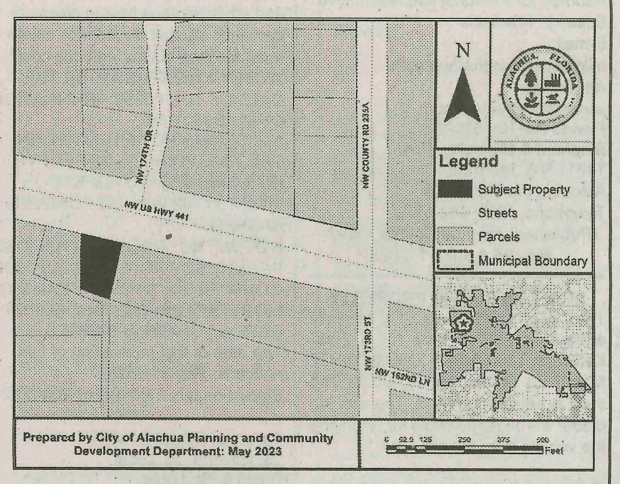
ORDINANCE 23-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.4.3 (A)(1) RELATING TO THE USE OF A RECREATIONAL VEHICLE (RV) OR TRAVEL TRAILER AS A TEMPORARY RESIDENCE; AMENDING ARTICLE 4, TABLE 4.5-1, TABLE OF ALLOWED TEMPORARY USES AND STRUCTURES, AND CREATING SECTION 4.5.6(G) TO ALLOW AN RV OR TRAVEL TRAILER AS A TEMPORARY RESIDENCE ON A PROPERTY WITH A RESIDENTIAL USE; AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO INCLUDE DESIGNATED OUTDOOR SEATING AREAS IN THE CALCULATION OF MINIMUM OFF-STREET PARKING REQUIRED FOR RESTAURANTS WITH OUTDOOR SEATING; AND AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO ESTABLISH MINIMUM PARKING STANDARDS FOR MICROBREWERIES; 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 - June 1, 2023)

FLUM: Commercial; Zoning: Commercial Intensive (CI).



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(Published: Alachua County Today - June 1, 2023)

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City of ALACHUA

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

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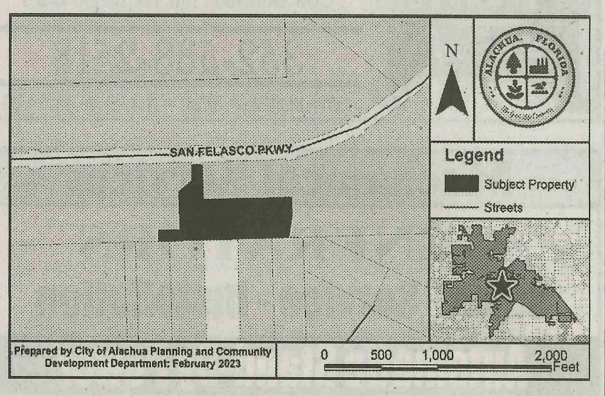

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(Published: Alachua County Today - June 1, 2023)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Scherry Stinson, POSTED THE LAND USE
(name)
SIGN ON _____ FOR THE Convergence Cottages East Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

2 (two)
(number of signs)

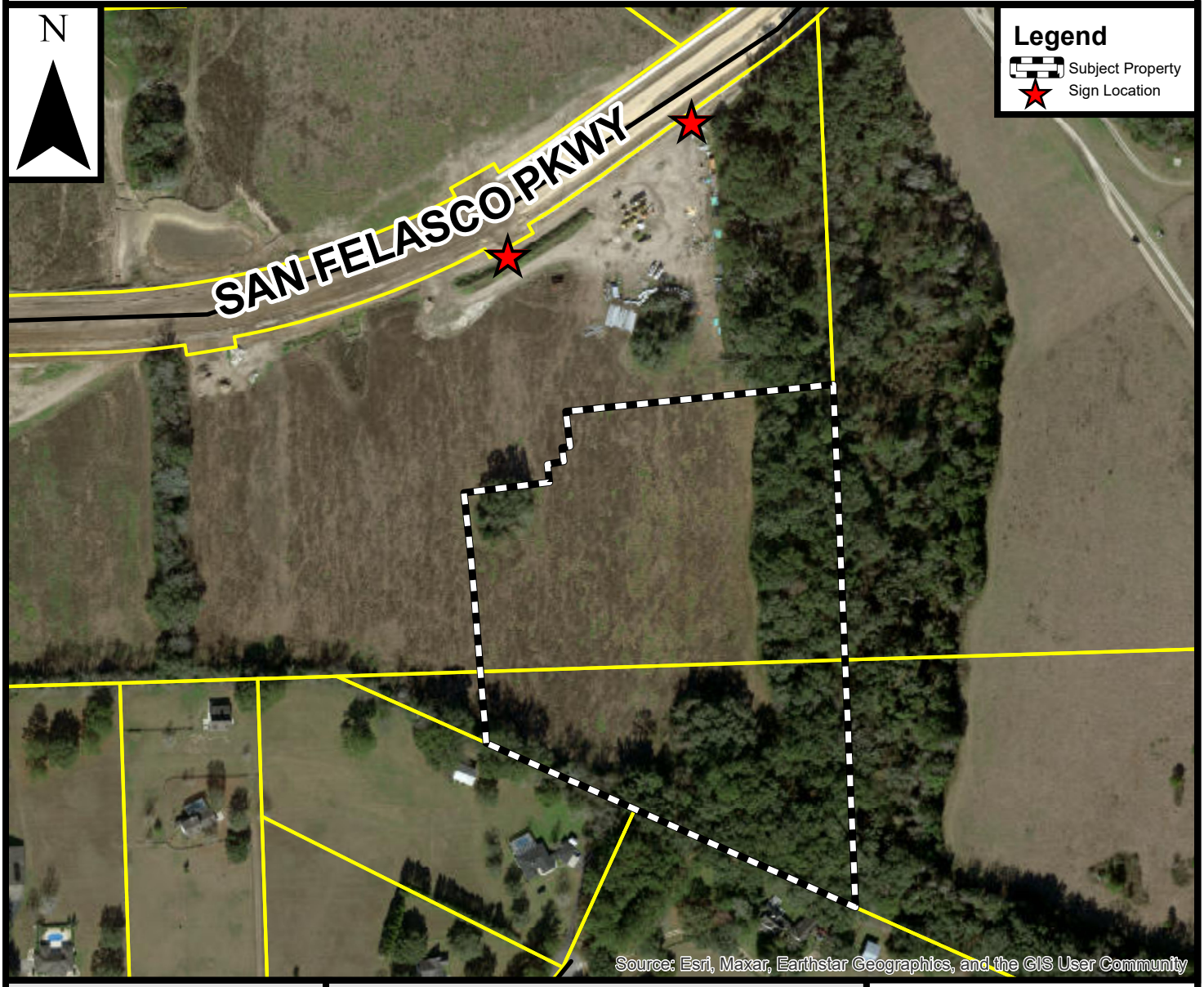
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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 Cottages East
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 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.

0 100 200 400
Feet

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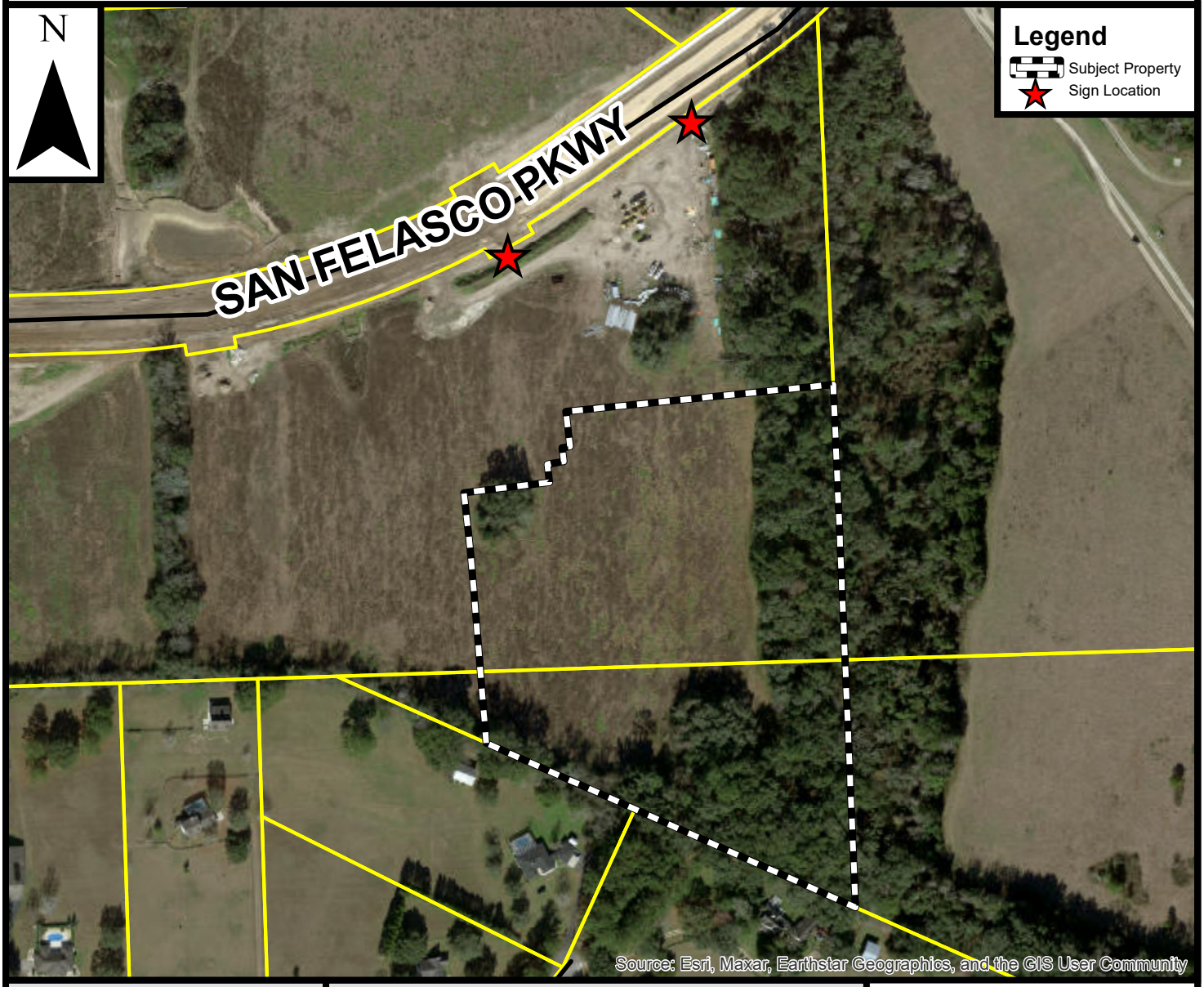
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2023

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0 100 200 400
Feet

City of ALACHUA
the good life community

Mailed 5/25/23

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

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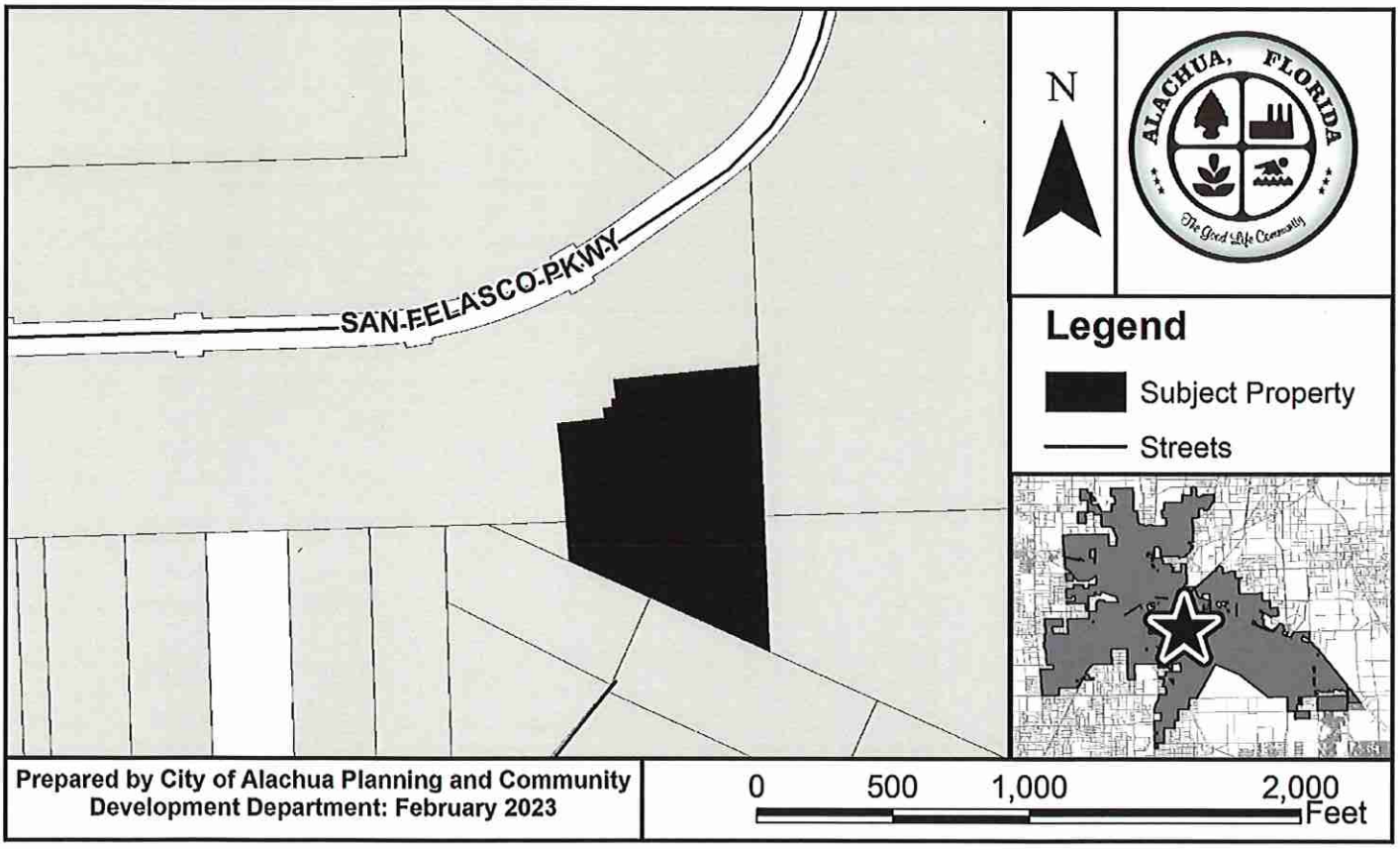

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

03926-025-011
EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOTTI
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN & WALKO
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 L
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 RESI
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
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 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 HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
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

03968-100-024
BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

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LAKE BUTLER, FL 32054

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5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President, TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP, Assistant Director
Planning
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Gainesville FL 32611

Craig Parenteau, FL Deptarment of
Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman, County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

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

George and Joan Walker
12910 NW 151st Road
Alachua, FL 32615

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/13/2023
SUBJECT: Site Plan – Convergence Research Park Cottages West: 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 cottage neighborhood comprised of 46 units and associated site improvements; A portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Convergence Cottages West subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the June 13, 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Convergence Cottages West subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the June 13, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application 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 the construction of a cottage neighborhood comprised of 46 units and associated site improvements on a ±7.02 acre portion of Tax Parcel Number 03929-000-000.

The subject property is generally located south San Felasco Parkway and north of Shaw Farms.

The Convergence Cottages West project will implement recently-adopted standards for cottage neighborhoods. Cottage neighborhoods are permitted within the Corporate Park (CP) zoning district and are required to meet certain design criteria, such as the inclusion of common greens throughout the neighborhood and integration of a system of interior pedestrian walkways interconnecting the cottage neighborhood features, as further described in Section 4.3.1(A)(5) of the Land Development Regulations (LDRs).

One (1) vehicular access point will be provided to the development via connection to San Felasco Parkway. The development will connect to potable water and wastewater facilities. Stormwater for the development will be conveyed to

and treated within an existing/modified stormwater management facility located to the west of the development. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Convergence Research Park Cottages West Part 1 of 4
- Site Plan - Convergence Research Park Cottages West Part 2 of 4
- Site Plan - Convergence Research Park Cottages West Part 3 of 4
- Site Plan - Convergence Research Park Cottages West Part 4 of 4
- Application & Supporting Materials
- Public Notice Materials for the 6/13/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 13, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a cottage neighborhood comprised of 46 units and 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; north of Shaw Farms
PARCEL ID NUMBER(S):	A portion of Tax Parcel Number 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±7.02 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Convergence Cottages West subject to the four (4) conditions provided in Exhibit "A" and located on page 22 of the June 13, 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Convergence Cottages West subject to the four (4) conditions provided in Exhibit "A" and located on page 22 of the June 13, 2023 Staff Report to the Planning & Zoning Board.*

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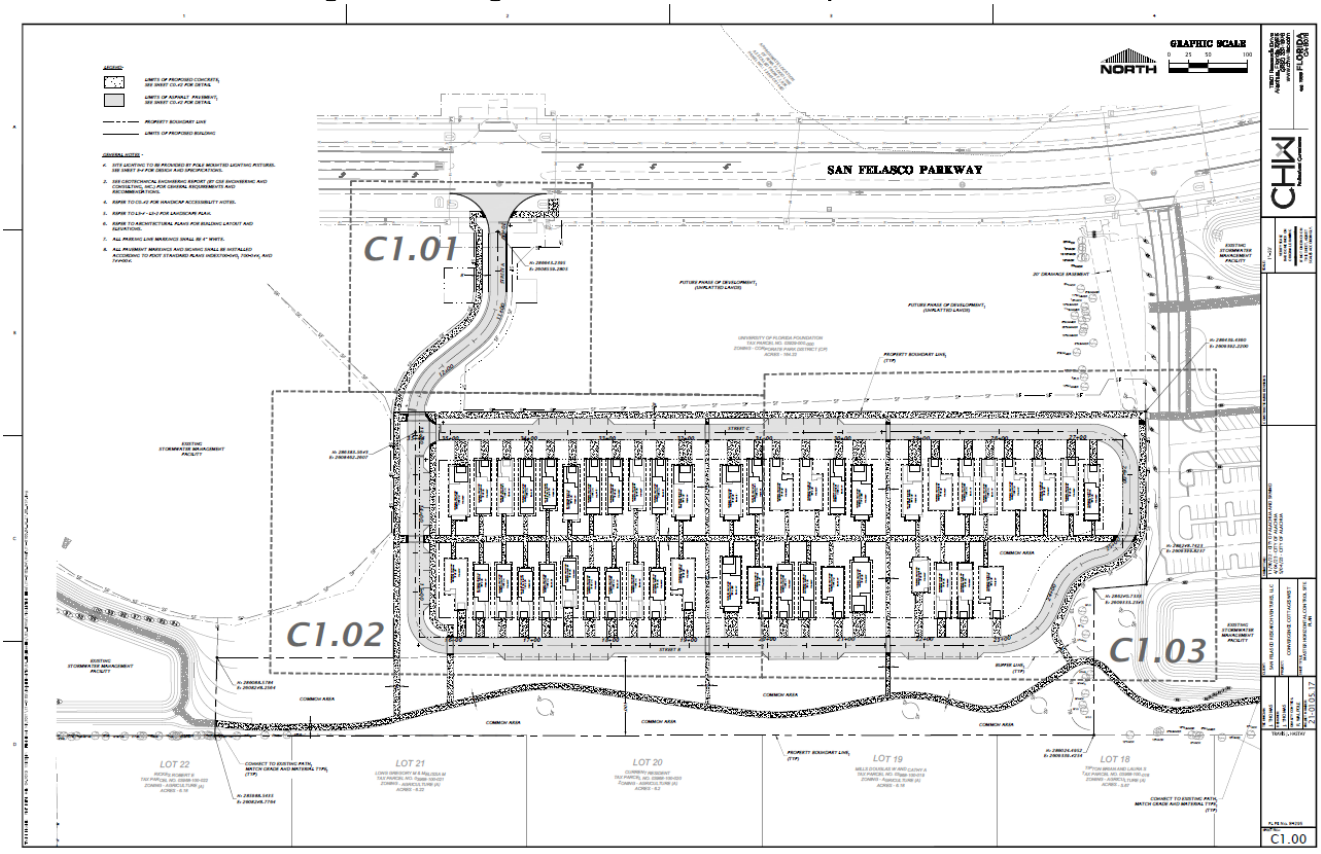
Illustration 1. Convergence Cottage West – Overall Development Plan



SURROUNDING USES

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

Map 1. Vicinity Map

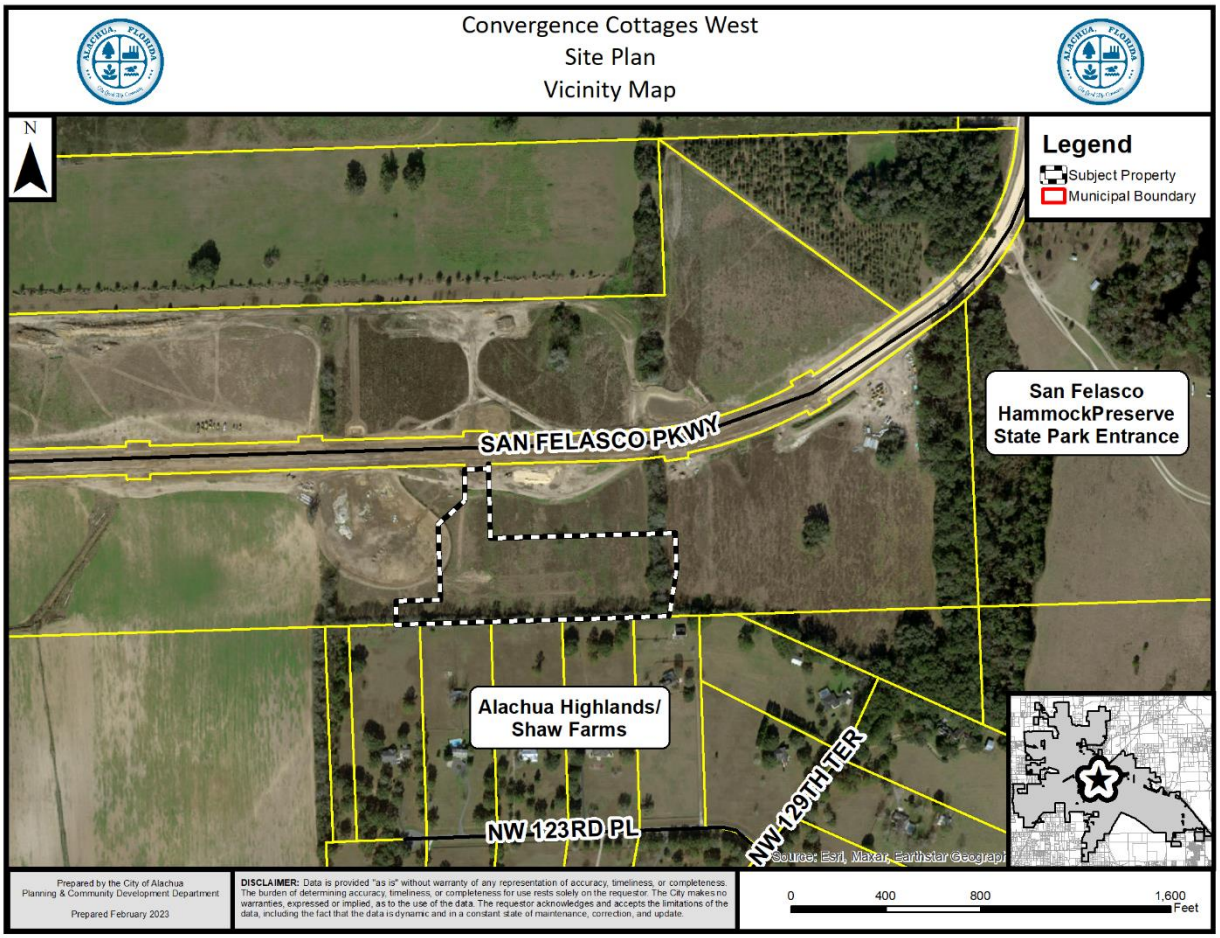


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Parkway/ Vacant Land	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua/ Alachua Highlands	Agriculture	Agricultural (A)
West	Vacant Land	Corporate Park	Corporate Park (CP)
East	Momentum Labs (Under Construction)	Corporate Park	Corporate Park (CP)

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 September 15, 2022 at offices of CHW, located at 11801 Research Drive. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.4: *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.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation, which permits clustered residential development, including cottage neighborhoods, when a parcel of land is comprised of more than 50 acres of contiguous land with a Corporate Park FLUM Designation. The Convergence Cottages West development is designed to provide common greens and linked open space that include pedestrian walkways which will interconnect with other areas of Convergence Research Park.

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 2.5: 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 demonstrates that sufficient open space areas will be provided to meet the minimum requirements of Policy 2.5.a.

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: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

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: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the Comprehensive Plan, and the development will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation and Findings: The subject property is within the potable water and wastewater service area. The development will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care

facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation and Findings: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation and Findings: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

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 impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

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

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

Evaluation and Findings: The subject property is located within the wastewater service area, and the development will be required to connect to the wastewater system.

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

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for solid waste disposal facilities.

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

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 subject property is located within the potable water service area, and the development will be required to connect to the potable water system.

Conservation and Open Space Element

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Evaluation and Findings: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

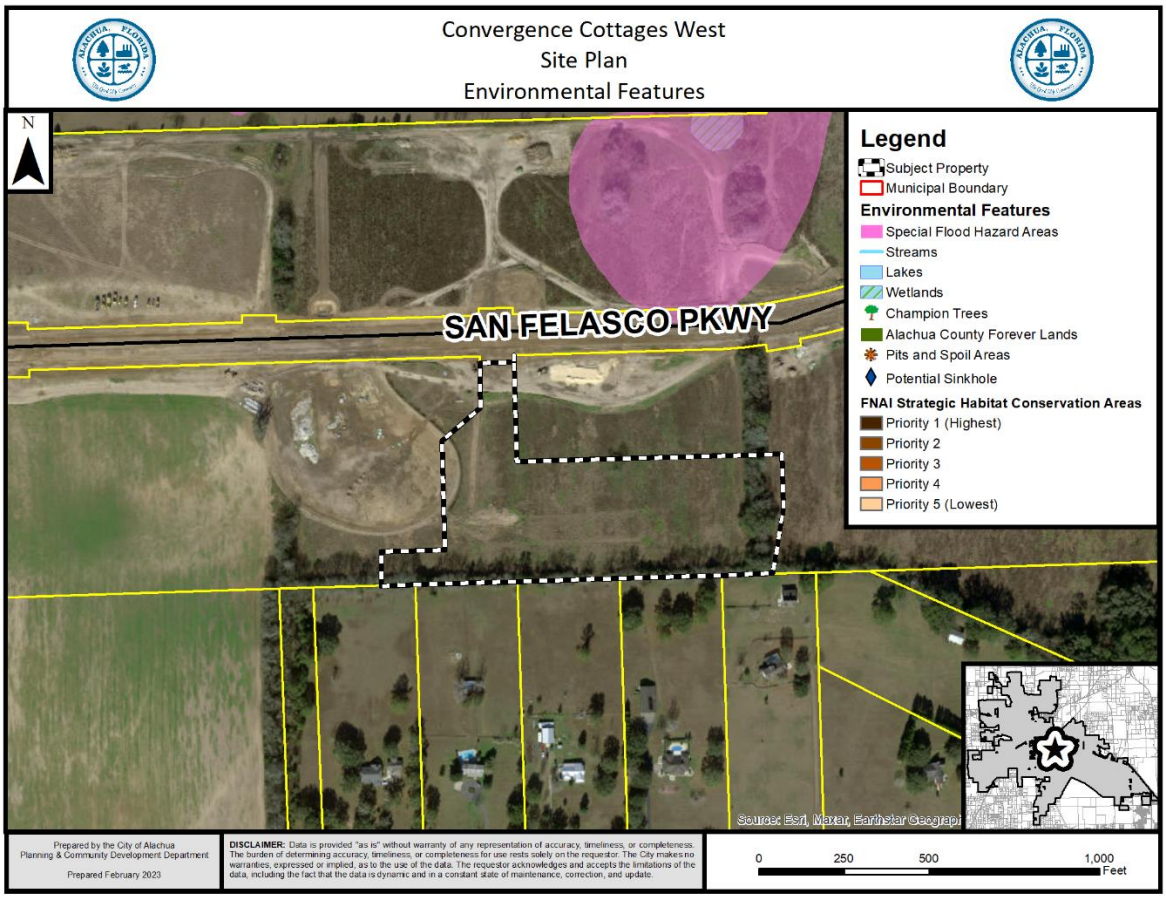
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those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

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.

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for any development associated with this development order.

Soil Survey

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

wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

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.

Evaluation: The soil type located within the subject property does not pose any significant limitations for residential dwellings. Therefore, there are no issues related to soil suitability.

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 Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The proposed development is classified as a 'cottage neighborhood' within Article 4, which is defined as follows in Article 10 of the LDRs: "*Cottage neighborhood means a collection of cottage homes clustered around by common green space.*" Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. This use is permitted in 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 4.3.1(A)(5) establishes Use-Specific Standards for cottage neighborhoods. The Site Plan complies with the applicable Use-Specific Standards, as further discussed below.

Cottage neighborhood. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

Staff Comment: The Convergence Cottages West development is comprised of 46 units.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

Staff Comment: The proposed cottages comply with the minimum and maximum square footage requirements.

(b) *Community and accessory buildings.* One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

Staff Comment: An community building is not proposed with this development.

(c) *Maintenance of open space, common areas and utilities.* The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

Staff Comment: Maintenance of open space, community facilities, and private roads, and all other commonly owned and operated property will be managed by the owner of the development.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

Staff Comment: The development includes 41,230 square feet of common green space which exceeds the minimum requirement of 400 square feet per cottage home.

(ii) A minimum of four and a maximum of 12 cottage homes shall be clustered around a common green.

Staff Comment: The configuration of the development complies with this standard.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

Staff Comment: This standard is not applicable to the development.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

Staff Comment: All cottages are clustered around and directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), Common buildings, are allowed in common greens.

Staff Comment: This standard is not applicable to the development.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

Staff Comment: The minimum number of parking spaces has been provided.

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

Staff Comment: There are no common parking areas proposed (on-street parking and garage/driveway parking only).

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12-foot-wide minimum wearing surface.

Staff Comment: The roads within the development will be private and provide a minimum clear width of 20 feet.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

Staff Comment: Walkways are provided within the development and interconnect the cottage homes, common greens, and external pedestrian system.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

Staff Comment: Shaw Farms is located to the south of the development. A Type D, 10 foot landscaped buffer has been provided along the southern project boundary.

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

Staff Comment: No structures are located within 100 feet of the southern boundary of the development.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Staff Comment: No fencing has been proposed with this site plan. Should fencing be proposed at a later time, it must comply with this standard as well as the applicable standards of Section 6.3.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Arterial	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2) 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]
Single- Family, Detached (ITE Code 230)	494 (247 /247)	37 (10/27)	48 (30/18)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 46 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 46 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 46 dwelling units (67% entering/33% exiting).

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	45,700	20,880
Existing Traffic[3]	18,586	6,218
Reserved Trips[4]	5,486	1,670
Available Capacity[4]	21,628	12,992
Increase in Daily Trips Generated by Development[5]	247	247
Residual Capacity After Development's Impacts[6]	21,381	12,745

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 May 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 50%; Segment 13 - 50%.
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 (PM Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	4,110	1,359
Existing Traffic[3]	1,776	591
Reserved Trips[4]	472	131
Available Capacity[4]	1,862	1,159
Increase in PM Peak Hour Trips Generated by Development[5]	9	9
Residual Capacity After Development's Impacts[6]	1,853	1,150

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 May 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 50%; Segment 13 - 50%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 80 dwelling units 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]	247,587
Available Capacity	661,580
Projected Potable Water Demand from Application[3]	12,650
Residual Capacity	**648,930**
Percentage of Permitted Design Capacity Utilized	**71.79%**

Sources:
1 City of Alachua Public Services Department, April 2023.
2 City of Alachua May 2023 Development Monitoring Report.
3 City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons per dwelling unit per day

Evaluation: The development will increase the demand upon the potable water system by 12,650 gallons per day. This analysis is based on the development of 46 dwelling units. It is anticipated that the development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	233,461
Available Capacity	547,289
Projected Sanitary Sewer Demand from Application[3]	11,500
Residual Capacity	**535,789**
Percentage of Permitted Design Capacity Utilized	**64.28%**

Sources:
1 City of Alachua Public Services Department, April 2023.
2 City of Alachua May 2023 Development Monitoring Report.
3 City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons per dwelling unit per day

Evaluation: The development will increase the demand upon the sanitary sewer system by 11,500 gallons per day. This analysis is based on the development of 46 dwelling units. It is anticipated that the development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Reserved Capacity[1]	5.49
Potential Demand Generated by Development[3]	0.56
Residual Recreational Capacity After Impacts	**75.21**

Sources:
1 *City of Alachua May 2023 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 1.2.b, Recreation Element (Formula: 10,844 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 46 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.94 acres
Acreage Required to Serve Demand Generated by Development[2]	0.11 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.05 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**34.61%**

1 *Source: City of Alachua May 2023 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (0.56 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The development will increase the demand upon recreational facilities by 01.02 acres, and would increase the demand upon passive park space by 0.20 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	18,380.46	3,354.43
Demand Generated by Application[3]	478.41	87.31
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,844 persons x 0.73 tons per person per year).
1 *City of Alachua May 2023 Development Monitoring Report.*
2 *Policy 2.1.a, CFNGAR Element (Formula: 2.55 persons per dwelling x 46 dwellings x 0.73 tons per year)*
3 *New River Solid Waste Facility, April 2023.*

Evaluation: The development will increase the maximum potential demand by approximately 134.03 tons per year. It is anticipated that the development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Concurrency Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. Alachua County Public Schools staff responded to the review request on April 26, 2023 and indicated that capacity is available at the elementary, middle, and high school levels to accommodate impacts from the development.

EXHIBIT "A"
TO
CONVERGENCE COTTAGES WEST
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. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of a building permit for any building activity associated with this Development Order and shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that, in accordance with Section 3.5.2(F)(2)(a) and Table 5.3-1 of the City's Land Development Regulations, a building permit shall not be granted for the 200th residential dwelling unit within the Convergence Research Park Corporate Park lands until the minimum floor area of non-residential uses required by Section 3.5.2(F)(2)(a) and Table 5.3-1 has been constructed or shall be constructed as part of a mixed-use development within the contiguous lands zoned Corporate Park (CP).

3. The Applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated May 22, 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.

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

EXHIBIT "B"

TO

CONVERGENCE COTTAGES WEST
SITE PLAN
STAFF REPORT

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

May 23, 2023

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

Ref: Convergence Cottages West – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

All of my comments on the Construction Plans for Convergence Cottages West have been addressed.

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

Sincerely,

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 22, 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 Cottages West Site Plan Application

Dear Mr. Hastay:

On May 10, 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 Cottage West development. 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 **June 13, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 30, 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, May 30, 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, June 12, 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, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Brian Crawford, San Felasco Research Ventures, LLC *(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: **May 22, 2023**

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

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

TR 5/22/2023

RE: **Convergence Cottages West-Construction Plans**

Public Services has reviewed the subject project (May 04, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Nov 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTWEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
2.	**Comment on Nov 2022 Submittal** **Sheet C0.11** **Abbreviations** Please add "COA CITY OF ALACHUA" to Abbreviations

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
3	**Comment on Nov 2022 Submittal** **Sheet C0.13** **Detail 324, General Note B** Please spelling so it reads: "…CERTIFICATE OF OCCUPANCY **(CO)"** Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
4	**Comment on Nov 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
5	**Comment on Nov 2022 Submittal** **Sheet C0.16** **Details 213 and 321D** Suggest deleting these details as they will not be used on this project. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
6	**Comment on Nov 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out? Please **resubmit** applicable sheet(s).

NO.	COMMENTS
	Comment on Apr 2023 Submittal FYI - ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate & possibly call-out. **Approved as Noted** **Comment on May 2023 Submittal** **Approved**
7	**Comment on Nov 2022 Submittal** **Sheet C1.01, C1.0X series and** **Cross Sections for Street Sections A, B & C** Reviewer is not an expert of conventions used for cross-section cuts. But please compare against cross sections A, B & C on C2.10 & C2.11 to ensure that the "points-of view" are consistent. Should some of the cross-section arrows be reversed? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal** **Approved**
8	**Comment on Nov 2022 Submittal** **Sheet C2.05** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms, **including grouting thereof**, shall be built. ...." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
9	**Comment on Nov 2022 Submittal** **Sheets C2.10 & C2.11** **General Comment** The reviewer realizes that road are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
10	**Comment on Nov 2022 Submittal**

NO.	COMMENTS
	Sheet C2.10 • Cross Section "A": Please review "PUE LINE" on left. Should it instead be a "PROPERTY BOUNDARY LINE"? Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
11	**Comment on Nov 2022 Submittal** **Sheet C3.01** At bottom of sheet, it is called out that the P-W under roads shall be DI. Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Sheet C3.01** Please address the following issues: • The water main is very close to the road and adjacent to the curb. Please relocate taking advantage of the wide PUE. See markup for suggestions. • The 8-inch PVC water curves around the road. Please show straight PVC pipe with fittings. • Please review that all fittings are called out. • COA preference is to reduce piping and valves under roundabouts. Please relocate taking advantage of the wide PUE. See markup for suggestions. • There seem to be two conflicting PUEs in a small portion of the sheet. See markup. • Locate the water main at least 6 ft from the northwest Road. The PUE as shown should allow this. • Please review the P-W line upstream the water meter assembly & blow-off near MH#13W. Identify the DI & PVC segments, call out all fittings, show DI/PVC adapters, etc. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal**

NO.	COMMENTS
	This comment was discussed with Travis Hastay/CHW at a meeting held in the Public Services Conference Room. CHW will address several minor issues including (1) eliminating one 90-EL fitting; (2) evaluating whether the "curved" PVC pipe requires fittings; (3) reviewing & possibly revising PUEs; (4) reviewing legends used for PUEs and perhaps modifying the legend sheet. The major issue to be addressed is relocating the 8-inch water main sufficiently far from the road. Several alternatives were discussed, including relocating the electrical gear and primary circuits. Please note that the COA electrical staff has expressed a strong preference NOT to install primary circuits under sidewalks. COA electrical staff also stated that conduit can be as close as 18-inches from sidewalks. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
12	**Comment on Nov 2022 Submittal** **Sheet C3.01** The reviewer assumes that MH#1W is where COA Maintenance Ends and HOA Maintenance Begins. Intent is that MH#1W shall be maintained by HOA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING MH#1W AND ALL DOWNSTREAM WASTEWATER PIPING AND APPURTEANCES. COA SHALL BE RESPONSIBLE FOR MAINTAINING WASTEWATER PIPING UPSTREAM OF MH#1W". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
13	**Comment on Nov 2022 Submittal** **Sheets C3.00, C3.01 & C4.00** Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM. Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00. Please **resubmit** this sheet.

NO.	COMMENTS
	Comment on Apr 2023 Submittal **Sheet C3.00:** The review Engineer could not verify that the 6-foot diameter manhole has been called out. Also, for a 6-foot diameter manhole a 36-inch composite cover is required. Thus, in the manhole table on Sheet C3.00, suggest adding the following to the MH-1W row: "PROVIDE 6-FT MANHOLE WITH 36-INCH WIDE COMPOSITE MANHOLE COVER AS PER DETAIL 213". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
14	**Comment on Nov 2022 Submittal** **Sheets E3 & E6** Please include the street light symbol shown on E3, typical, on Legend Sheet E6. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
15	**Comment on Nov 2022 Submittal** **Sheet E6** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
16	**Comment on Nov 2022 Submittal** **Sheets C2.10, C3.00 through C3.03 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org

NO.	COMMENTS
	Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
18	**Comment on Nov 2022 Submittal** **Sheet C2.00** Who has maintenance responsibility of offsite stormwater pipe? **DISCUSS WITH PLANNING & GCW AT STAFF MEETING.** **Comment on Apr 2023 Submittal** **Approved**
19	**New Comment on Apr 2023 Submittal** **Sheet C0.00** Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
20	**New Comment on Apr 2023 Submittal** **Various Sheets** Most of the PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for: • The water meter assembly and piping upstream the assembly (likely already in a PUE, but please confirm.) • Around the End of City Maintenance manhole and piping downstream this manhole (likely already in a PUE, but please confirm.) • The primary power circuits and around the transformers. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
	Comment on May 2023 Submittal This comment was discussed with Travis Hastay/CHW at a meeting held in the Public Services Conference Room. CHW will evaluate the PUEs shown on this sheet, and revise as necessary. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
21	**New Comment on Apr 2023 Submittal** **Sheets C3.01** Suggest water meter note be modified similar to: "6-INCH WATER METER ASSEMBLY **(AND BACKFLOW PREVENTER)**, (PER CITY OF ALACHUA UTILITY DETAILS), **END OF CITY MAINTENANCE)"** **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
22	**New Comment on Apr 2023 Submittal** **Sheet C2.10** Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is: "WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal**

NO.	COMMENTS
	Approved
23	**New Comment on Apr 2023 Submittal** **Sheet C0.15** Note that there are duplicated sheets C0.15. **Detail 200**: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
24	**New Comment on Apr 2023 Submittal** **Sheets C3.01 through C3.03** Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed? **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
25	**New Comment on Apr 2023 Submittal** **Sheet C0.00** **General Note (GN) 18, Utilities:** **Water:** Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M: PRIVATE". Please note that there are two GNs 17: Thus, suggest changing the last three to "18, 19, 20". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design

NO.	COMMENTS
	engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
26	**New Comment on Apr 2023 Submittal** **Sheet C0.16** Please add Details 115 & 213. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
27	**New Comment on Apr 2023 Submittal** **Sheet C0.10** There is no public right-of-way on the site. There is also some off-site drainage. Thus, please change the MAINTENANCE OF STORMWATER SYSTEM NOTE to: "1. CONVERGENCE PARK HOMEOWNER'S ASSOCIATION SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BASINS AND THE STORMWATER CONVEYANCE SYSTEM, INCLUDING THE OFFSITE PORTION." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** **Approved**
28	**New Comment on Apr 2023 Submittal** **Sheet C2.00** A drainage easement is called out for the northern offsite stormwater conveyance system.

NO.	COMMENTS
	Please call out a similar drainage easement for the southern offsite stormwater conveyance system. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on May 2023 Submittal** This comment was discussed with Travis Hastay/CHW at a meeting held in the Public Services Conference Room. CHW will evaluate the drainage easements and propose a revision. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
29	**New Comment on May 2023 Submittal** **Sheet C0.14** Individual water meters will not be installed in this project. For Detail 312, thus suggest either adding a note saying that the water meters will not be installed in this project or deleting the meters from the detail. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
	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

May 16, 2023

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

Ref: Convergence Cottages West – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

My comments on the Construction Plans for Convergence Cottages West are below.

Plans

Sheet C2.01 through C2.05:

1. Proposed contours are not shown everywhere. Suggest adding contours everywhere construction will take place.
2. As is, the North buildings will have water pooling on the rear. Please demonstrate how this water will be routed to avoid water pooling against the buildings.
   Comment hasn't been addressed.
   Additional comment: Add spot elevations between the buildings to show how water will travel around them and avoid pooling at the back.

Sheets C4.00 to C4.07:

1. Add vertical curves to the VPI when difference in slope exceeds 1.10. Comment hasn't been addressed.

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

Sincerely,

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

RE: Request for Review: Convergence Cottages WEST Site Plan

Silver Ware <sware@alachuacounty.us>

Mon 5/15/2023 7:35 AM

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

Good morning

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.

May 4, 2023

Justin Tabor
City of Alachua Planning & Community Development
15100 NW 142 Terrace
Alachua, FL 32615

RECEIVED
MAY 10 2023
BY:

RE: Convergence Cottages West

Dear Justin:

Please find attached the following items to address your comments from April 20, 2023:

- Revised plans
- Revised zoning exhibit
- Revised common green exhibit.

PAT Comments

1. Article 3, Zone Districts
   a. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.
   Remaining Issues: Please clarify which projects have obtained a final development order on the zoning exhibit by including a column which identifies if a final development order has been granted.
   - **The zoning exhibit has been updated to indicate which projects have been granted a final development order.**

2. Article 4, Use Regulations
   a. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.
   Remaining Issues: Though no longer labeled as 2 Bedroom Plan B, the single-story 2 bedroom cottage model exceeds the maximum base are of 1,000 square feet.
   - **The 2B Cottage has been revised. Please refer to the revised architectural plans, included with this submittal.**

   a. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).
   Remaining Issues: For clarity, please provide a summary the total green area to be provided and of the minimum common green area required per Section 4.3.1(A)(5)(d)(i).
   - **The common green calculations have been revised to include all common greens and a summary of the code requirement.**

3. Article 6, Development Standards
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.

Remaining Issues: Calculations of the required buffer were not provided.

- **Required buffer calculations provided.**

ii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.

- **Per discussion with Justin Tabor, Landscape Area & Open Space calculations are provided on LS-1.**

4. Traffic Circulation
   a. Label each street (e.g. Street "A", Street "B", etc.)
   Remaining Issues: Comment was not addressed.
   - **Street names are shown on C1.00.**

5. Minor Comments
   a. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   Remaining Issues: Comment was not addressed.
   - **The notes have been updated as requested.**

New Comments – 3/30/23 Submittal

1. Landscape Plan
   a. Plans identify a planting material labelled as "CC" which is not included within the plant schedule.
   - **"CC" label included in plant schedule.**

2. Miscellaneous
   a. In order to demonstrate compliance with Section 4.3.1(A)(5)(a)(ii), provide the floor area (e.g., enclosed area) of each cottage model.
   - **The floor area of each cottages has been added to the floor plan sheets.**

   b. Provide a model name/label for each cottage model on the architectural plans.
   - **A cover sheet has been added for each cottage model.**

   c. Zoning exhibit and green area calculations must be included with site plan package.
   - **The exhibits have been included as requested.**

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 April 19, 2023.
   - **Acknowledged.**

   b. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated April 19, 2023.
   - **Acknowledged.**

<u>Public Services</u>

6. Comment on Nov 2022 Submittal

Sheet C1.02, Typical Comment
Pedestrian Road Crossing
Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out?
Please resubmit applicable sheet(s).
Comment on Apr 2023 Submittal
FYI – ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate & possibly call-out.
Approved as Noted

- **A typical callout has been added to the C1.XX series sheets.**

11. Comment on Nov 2022 Submittal
Sheet C3.01
At bottom of sheet, it is called out that the P-W under roads shall be DI.
Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W.
Please resubmit this sheet.
Comment on Apr 2023 Submittal
Sheet C3.01
Please address the following issues:
- The water main is very close to the road and adjacent to the curb. Please relocate taking advantage of the wide PUE. See markup for suggestions.
- The 8-inch PVC water curves around the road. Please show straight PVC pipe with fittings.
- Please review that all fittings are called out.
- COA preference is to reduce piping and valves under roundabouts. Please relocate taking advantage of the wide PUE. See markup for suggestions.
- There seem to be two conflicting PUEs in a small portion of the sheet. See markup.
- Locate the water main at least 6 ft from the northwest Road. The PUE as shown should allow this.
- Please review the P-W line upstream the water meter assembly & blow-off near MH#13W. Identify the DI & PVC segments, call out all fittings, show DI/PVC adapters, etc.

Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Tom, It is the projects preference to not push the electric further east and add additional PUE. If the water line cannot stay where it is, we can review moving it to the other side of the drive, but this would place more main under asphalt and have additional water/sewer crossings. Please call me to discuss. Once we talk, we can email a revised PDF over same day based on our conversation. Please note, we did not receive any markup associated with your comments.**

13. Comment on Nov 2022
Sheets C3.00, C3.01 & C4.00
Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM. Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00.
Please resubmit this sheet.
Comment on Apr 2023 Submittal
Sheet C3.00
The review Engineer could not verify that the 6-foot diameter manhole has been called out. Also, for a 6-foot diameter manhole a 36-inch composite cover is required. Thus, in the manhole table on Sheet C3.00, suggest adding the following to the MH-1W row:
"PROVIDE 6-FT MANHOLE WITH 36-INCH WIDE COMPOSITE MANHOLE COVER AS PER DETAIL 213."

Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **MH #1w was updated to be 6' diameter.**

19. New Comment on Apr 2023 Submittal
Sheet C0.00
Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention.
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **The cover sheet has been updated as requested.**

20. New Comment on Apr 2023 Submittal
Various Sheets
Most of the PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for:
    - The water meter assembly and piping upstream the assembly (likely already in a PUE, but please confirm.)
    - Around the End of City Maintenance manhole and piping downstream this manhole (likely already in a PUE, but please confirm.)
    - The primary power circuits and around the transformers.

    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **PUE provided around the meter assembly and end of maintenance points.**

21. New Comment on Apr 2023 Submittal
Sheets C3.01
Suggest water meter note be modified similar to:
"6-INCH WATER METER ASSEMBLY (AND BACKFLOW PREVENTER), (PER CITY OF ALACHUA UTILITY DETAILS), END OF CITY MAINTENANCE)"
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Label updated accordingly**

22. New Comment on Apr 2023 Submittal
Sheets C3.01
Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is:
"WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER".

Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Requested note has been added to C3.01**

23. New Comment on Apr 2023 Submittal
Sheet C0.15
Note that there are duplicated sheets C0.15.
Detail 200: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC".
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Details have been updated. In General, the project is not opposed to holding some of their private work to City standards.**

24. New Comment on Apr 2023 Submittal
Sheets C3.01 through C3.03
Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed?
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Details have been updated. In General, the project is not opposed to holding some of their private work to City standards.**

25. New Comment on Apr 2023 Submittal
Sheet C0.00
General Note (GN) 18, Utilities:
Water: Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M PRIVATE".
Please note that there are two GN 17s: Thus, suggest changing the last three to "18, 19, 20".
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Note updated accordingly.**

26. New Comment on Apr 2023 Submittal
Sheet C0.16
Please add Details 115 & 213.
Conditional Approval
Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is

Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

- **Detail 213 has been added as requested but detail 115 is no longer required.**

27. New Comment on Apr 2023 Submittal
    Sheet C0.10
    There is no public right-of-way on the site. there is also some off-site drainage. Thus, please change the MAINTENANCE OF STORMWATER SYSTEM NOTE to:
    "1. CONVERGENCE PARK HOMEOWNER'S ASSOCIATION SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BASINS AND THE STORMWATER CONVEYANCE SYSTEM, INCLUDING THE OFFSITE PORTION."
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Note updated to reference San Felasco Research Ventures LLC and entity responosible.**

28. New Comment on Apr 2023 Submittal
    Sheet C2.00
    A drainage easement is called out for the northern offsite stormwater conveyance system.
    Please call out a similar drainage easement for the southern offsite stormwater conveyance system.
    Conditional Approval
    Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
    - **Tom, Not sure I am following where this is being requested. I believe all of the proposed system is to be privately owned and maintained.**

EDA Comments

Sheet C1.02:

1. Make sure all stop signs are labeled.
   - **All stop signs have been labeled.**

Sheet C2.01 through C2.05:

1. Proposed contours are not shown everywhere. Suggest adding contours everywhere construction will take place.
   - **Contours have been added to the perimeter of the proposed work. The enterior of the development (around cottages) will follow the typical section detail on sheet**

2. As is, the North buildings will have water pooling on the rear. Please demonstrate how this water will be routed to avoid water pooling against the buildings. Comment hasn't been addressed.
   - **Grading swale will take water from south to north between the buildings. This will be part of the builders scope to provide positive drainage to the road system.**

3. Please add more spots on the road for clarity. Comment hasn't been addressed.

- **Each driveway and crosswalk has spot grades. Lows and highs are labeled. Please refer to vertical alignment for additional roadway grading details.**

Sheet C2.02:

1. Some spots on the road to the West are covered up and cannot be read.
   - **Labels adjusted. Please refer to plan and profile sheets for roadway grading.**

Sheets C4.00 to C4.07:

1. Add vertical curves to the VPI when difference in slope exceeds 1.10. Comment hasn't been addressed.
   - **This is private driveway with very low design speeds. No vertical curves are proposed.**

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, PE
Senior Project Manager

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04.19.2023

NAME & DESCRIPTION OF PROJECT Convergence Park Cottage Neighborhood West

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03929-000-000

Acreage 7.02

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 46
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [x] Revised
- [ ] Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	46	**units X 0.12 Elementary School Multiplier**	6	**Student Stations**
MIDDLE	46	**units X 0.06 Middle School Multiplier**	3	**Student Stations**
HIGH	46	**units X 0.09 High School Multiplier**	4	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Travis Hastey (CHW)

Mailing Address: 11801 Research Dr.

Alachua, FL 32615

Phone: 352.331.1976

Email: travish@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures

Mailing Address (Brian Crawford)

P.O. Box 236, Lake Butler, FL 32054

Phone:

Email

CERTIFICATION

PROJECT NAME : Convergence Cottage West **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 6

- ☑ Capacity Available — Available Capacity 302
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 3

- ☑ Capacity Available — Available Capacity 455
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 4

- ☑ Capacity Available — Available Capacity 131
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 4.26.2023

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	80	**units X 0.12 Elementary School Multiplier**	10	**Student Stations**
MIDDLE	80	**units X 0.06 Middle School Multiplier**	5	**Student Stations**
HIGH	80	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Travis Hastey (CHW)

Mailing Address: 11801 Research Dr.

Alachua, FL 32615

Phone: 352.331.1976

Email: travish@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures

Mailing Address (Brian Crawford)

P.O. Box 236, Lake Butler, FL 32054

Phone:

Email

CERTIFICATION

PROJECT NAME : Convergence Cottage East **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 10

- ☑ Capacity Available — Available Capacity 302
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 5

- ☑ Capacity Available — Available Capacity 455
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 7

- ☑ Capacity Available — Available Capacity 131
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 04.26.2023

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 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: Planning Assistance Team (PAT) Summary: Convergence Cottages West Site Plan Application

Dear Mr. Hastay:

On April 4, 2023, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages West project. The application proposes the construction of a cottage neighborhood comprised of 46 units and associated site improvements on a ±7.02 acre 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 may 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, May 4, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 13, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 3, Zone Districts*
   a. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.

      Remaining Issues: Please clarify which projects have obtained a final development order on the zoning exhibit by including a column which identifies if a final development order has been granted.

2. *Article 4, Use Regulations*
   a. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.

      Remaining Issues: Though no longer labeled as 2 Bedroom Plan B, the single-story 2 bedroom cottage model exceeds the maximum base are of 1,000 square feet.

   a. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

      Remaining Issues: For clarity, please provide a summary the total green area to be provided and of the minimum common green area required per Section 4.3.1(A)(5)(d)(i).

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.

         Remaining Issues: Calculations of the required buffer were not provided.
      ii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.

4. *Traffic Circulation*
   a. Label each street (e.g. Street "A", Street "B", etc.)

      Remaining Issues: Comment was not addressed.

5. *Minor Comments*
   a. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.

      Remaining Issues: Comment was not addressed.

New Comments – 3/30/23 Submittal

1. *Landscape Plan*
   a. Plans identify a planting material labelled as "CC" which is not included within the plant schedule.

2. *Miscellaneous*
   a. In order to demonstrate compliance with Section 4.3.1(A)(5)(a)(ii), provide the floor area (e.g., enclosed area) of each cottage model.
   b. Provide a model name/label for each cottage model on the architectural plans.
   c. Zoning exhibit and green area calculations must be included with site plan 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 April 19, 2023.
   b. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated April 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)*
Brian Crawford, San Felasco Research Ventures, LLC *(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: **Apr 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 4/20/2023

RE: **Convergence Cottages West-Construction Plans**

Public Services has reviewed the subject project (Apr 04, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Nov 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTWEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
2.	**Comment on Nov 2022 Submittal** **Sheet C0.11** **Abbreviations** Please add "COA CITY OF ALACHUA" to Abbreviations

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
3	**Comment on Nov 2022 Submittal** **Sheet C0.13** **Detail 324, General Note B** Please spelling so it reads: "….CERTIFICATE OF OCCUPANCY **(CO)"** Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
4	**Comment on Nov 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
5	**Comment on Nov 2022 Submittal** **Sheet C0.16** **Details 213 and 321D** Suggest deleting these details as they will not be used on this project. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
6	**Comment on Nov 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out? Please **resubmit** applicable sheet(s).

NO.	COMMENTS
	Comment on Apr 2023 Submittal FYI - ADA Detectable Warnings are shown by symbol, but do not appear to be called out. Suggest Engineer evaluate & possibly call-out. **Approved as Noted**
7	**Comment on Nov 2022 Submittal** **Sheet C1.01, C1.0X series and** **Cross Sections for Street Sections A, B & C** Reviewer is not an expert of conventions used for cross-section cuts. But please compare against cross sections A, B & C on C2.10 & C2.11 to ensure that the "points-of view" are consistent. Should some of the cross-section arrows be reversed? Please **resubmit** applicable sheet(s). **Comment on Apr 2023 Submittal** **Approved**
8	**Comment on Nov 2022 Submittal** **Sheet C2.05** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof**, shall be built….." Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
9	**Comment on Nov 2022 Submittal** **Sheets C2.10 & C2.11** **General Comment** The reviewer realizes that road are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
10	**Comment on Nov 2022 Submittal** **Sheet C2.10** • Cross Section "A": Please review "PUE LINE" on left. Should it instead be a

NO.	COMMENTS
	"PROPERTY BOUNDARY LINE"? Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
11	**Comment on Nov 2022 Submittal** **Sheet C3.01** At bottom of sheet, it is called out that the P-W under roads shall be DI. Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Sheet C3.01** Please address the following issues: • The water main is very close to the road and adjacent to the curb. Please relocate taking advantage of the wide PUE. See markup for suggestions. • The 8-inch PVC water curves around the road. Please show straight PVC pipe with fittings. • Please review that all fittings are called out. • COA preference is to reduce piping and valves under roundabouts. Please relocate taking advantage of the wide PUE. See markup for suggestions. • There seem to be two conflicting PUEs in a small portion of the sheet. See markup. • Locate the water main at least 6 ft from the northwest Road. The PUE as shown should allow this. • Please review the P-W line upstream the water meter assembly & blow-off near MH#13W. Identify the DI & PVC segments, call out all fittings, show DI/PVC adapters, etc. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
12	**Comment on Nov 2022 Submittal**

NO.	COMMENTS
	Sheet C3.01 The reviewer assumes that MH#1W is where COA Maintenance Ends and HOA Maintenance Begins. Intent is that MH#1W shall be maintained by HOA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING MH#1W AND ALL DOWNSTREAM WASTEWATER PIPING AND APPURTEANCES. COA SHALL BE RESPONSIBLE FOR MAINTAINING WASTEWATER PIPING UPSTREAM OF MH#1W". Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
13	**Comment on Nov 2022 Submittal** **Sheets C3.00, C3.01 & C4.00** Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM. Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Sheet C3.00:** The review Engineer could not verify that the 6-foot diameter manhole has been called out. Also, for a 6-foot diameter manhole a 36-inch composite cover is required. Thus, in the manhole table on Sheet C3.00, suggest adding the following to the MH-1W row: "PROVIDE 6-FT MANHOLE WITH 36-INCH WIDE COMPOSITE MANHOLE COVER AS PER DETAIL 213". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
14	**Comment on Nov 2022 Submittal** **Sheets E3 & E6** Please include the street light symbol shown on E3, typical, on Legend Sheet E6. Please **resubmit** this sheet.

NO.	COMMENTS
	Comment on Apr 2023 Submittal **Approved**
15	**Comment on Nov 2022 Submittal** **Sheet E6** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please **resubmit** this sheet. **Comment on Apr 2023 Submittal** **Approved**
16	**Comment on Nov 2022 Submittal** **Sheets C2.10, C3.00 through C3.03 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s). **Comment on Apr 2023 Submittal** **Approved**
18	**Comment on Nov 2022 Submittal** **Sheet C2.00** Who has maintenance responsibility of offsite stormwater pipe? **DISCUSS WITH PLANNING & GCW AT STAFF MEETING.** **Comment on Apr 2023 Submittal** **Approved**
19	**New Comment on Apr 2023 Submittal** **Sheet C0.00** Please change title from "CONSTRUCTION PLANS" to "SITE PLANS" as per Planning Department convention. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning

NO.	COMMENTS
	Department.)
20	**New Comment on Apr 2023 Submittal** **Various Sheets** Most of the PUEs have been removed due to the fact that both W & WW are now private. However, certain PUEs are still required. Please provide PUEs for: • The water meter assembly and piping upstream the assembly (likely already in a PUE, but please confirm.) • Around the End of City Maintenance manhole and piping downstream this manhole (likely already in a PUE, but please confirm.) • The primary power circuits and around the transformers. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
21	**New Comment on Apr 2023 Submittal** **Sheets C3.01** Suggest water meter note be modified similar to: "6-INCH WATER METER ASSEMBLY **(AND BACKFLOW PREVENTER)**, (PER CITY OF ALACHUA UTILITY DETAILS), **END OF CITY MAINTENANCE)"** **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
22	**New Comment on Apr 2023 Submittal** **Sheet C2.10** Suggest adding Note 3 directed at water infrastructure & similar to Note 2. Suggested text is: "WATER MAINS & WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER". **Conditional Approval**

NO.	COMMENTS
	Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
23	**New Comment on Apr 2023 Submittal** **Sheet C0.15** Note that there are duplicated sheets C0.15. **Detail 200**: Since WW is private, consider replacing this detail with CHW standard. If this detail is kept, please modify by removing references to "COA MAINTAINED, STRONG COA PREFERENCE, ETC". **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
24	**New Comment on Apr 2023 Submittal** **Sheets C3.01 through C3.03** Water Fittings 6 & 8 refer to COA details 115 & 130. Should these details be modified in that individual meters are NOT being installed? **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
25	**New Comment on Apr 2023 Submittal** **Sheet C0.00** **General Note (GN) 18, Utilities:** **Water:** Similar to Sewer, suggest changing to "PROVIDER = CITY OF ALACHUA; O&M: PRIVATE". Please note that there are two GNs 17: Thus, suggest changing the last three to "18, 19, 20". **Conditional Approval**

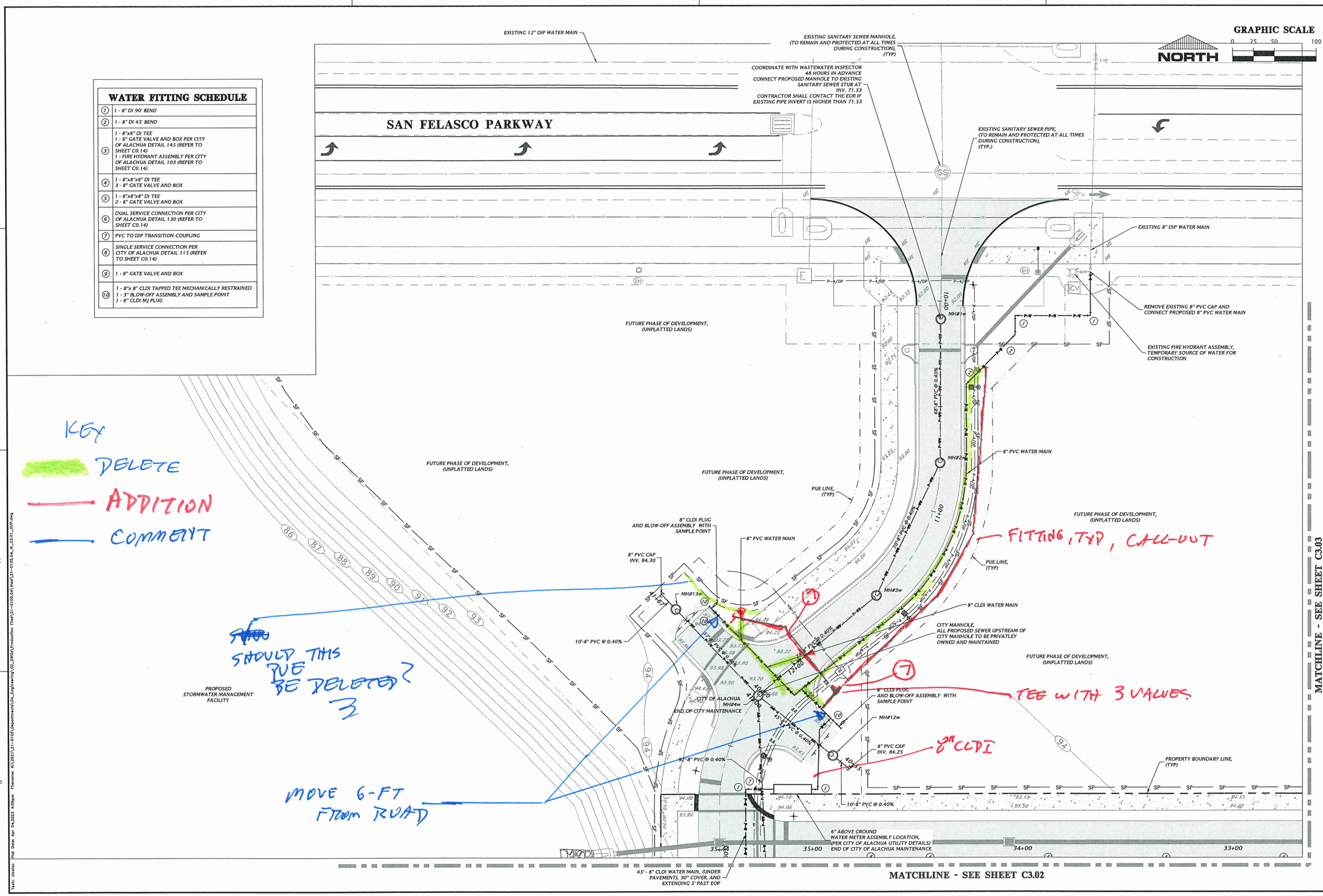
NO.	COMMENTS
	Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
26	**New Comment on Apr 2023 Submittal** **Sheet C0.16** Please add Details 115 & 213. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
27	**New Comment on Apr 2023 Submittal** **Sheet C0.10** There is no public right-of-way on the site. There is also some off-site drainage. Thus, please change the MAINTENANCE OF STORMWATER SYSTEM NOTE to: "1. CONVERGENCE PARK HOMEOWNER'S ASSOCIATION SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BASINS AND THE STORMWATER CONVEYANCE SYSTEM, INCLUDING THE OFFSITE PORTION." **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
28	**New Comment on Apr 2023 Submittal** **Sheet C2.00** A drainage easement is called out for the northern offsite stormwater conveyance system. Please call out a similar drainage easement for the southern offsite stormwater conveyance system.

NO.	COMMENTS
	Conditional Approval Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
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

WATER FITTING SCHEDULE

1	1 - 8" DI 90° BEND
2	1 - 8" DI 45° BEND
3	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 103 (REFER TO SHEET C0.14)
4	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
5	1 - 8"x8"x8" DI TEE 2 - 8" GATE VALVE AND BOX
6	DUAL SERVICE CONNECTION PER CITY OF ALACHUA DETAIL 130 (REFER TO SHEET C0.14)
7	PVC TO DIP TRANSITION COUPLING
8	SINGLE SERVICE CONNECTION PER CITY OF ALACHUA DETAIL 115 (REFER TO SHEET C0.14)
9	1 - 8" GATE VALVE AND BOX
10	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG



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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C3.01

April 19, 2023

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

Ref: Convergence Cottages West – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

My comments on the Construction Plans for Convergence Cottages West are below.

Plans

Sheet C1.02:

1. Make sure all stop signs are labeled.

Sheet C2.01 through C2.05:

1. Proposed contours are not shown everywhere. Suggest adding contours everywhere construction will take place.
2. As is, the North buildings will have water pooling on the rear. Please demonstrate how this water will be routed to avoid water pooling against the buildings. Comment hasn't been addressed.
3. Please add more spots on the road for clarity. Comment hasn't been addressed.

Sheet C2.02:

1. Some spots on the road to the West are covered up and cannot be read.

Sheets C4.00 to C4.07:

1. Add vertical curves to the VPI when difference in slope exceeds 1.10. Comment hasn't been addressed.

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

Sincerely,

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

April 4, 2023

Justin Tabor
City of Alachua Planning & Community Development
15100 NW 142 Terrace
Alachua, FL 32615

RE: Convergence Cottages West

Dear Justin:

Please find attached the following items to address your comments from February 8, 2023:

- Revised Plans
- Student Generation Form
- Zoning Exhibit
- Open Space Exhibit
- Hydrant Coverage Exhibit
- Fire Truck Route Exhibit

PAT Comments

1. Article 3, Zone Districts
   a. Per Section 3.5.2(F)(2)(c), the site plan must include an exhibit depicting the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(a). The exhibit must depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park together with all existing improvements. The exhibit must also demonstrate that an area of land shall remain within the CP zoning district to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses must be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses shall be used to for the preservation calculation.
   - **A zoning exhibit is included with this submittal. Please refer to the zoning exhibit included with this submittal.**

   b. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.
   - **A matrix showing all approved, in construction, and in permitting projects is included with the zoning exhibit. Please refer to the zoning exhibit included with this submittal.**

2. Article 4, Use Regulations
   a. Per Section 4.3.1(A)(5)(c) the joint use and maintenance of open space, private roads, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association. Submit draft covenants/restrictions for the owners' association.
   - **Staff has acknowledged a typical 'owners association' may not be applicable, yet requested the Developer record a document in the public record to address maintenance of commonly owned property. The project's intent is to be owned and maintained by a single entity. The intent is for a rental community and as such this project is no different than a multi-family project where the project owner controls all operations and maintenance. There are no dedicated common areas, etc. Therefore, there's nothing to record in the public record.**

Therefore, to address the PAT Comment a note will be added to the project cover sheets that indicates the following, "Project Owner, successor, or assigns agrees to operate and maintain all the facilities and infrastructure as contained within these drawings".

b. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.

- **The cottage models have been updated as requested.**

c. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.

- **The cottage models have been updated as requested.**

d. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

- **A exhibit showing the area of each common green is included with this submittal. Please refer to the attached.**

e. The westernmost cluster of cottages does not comply with Section 4.3.1(A)(5)(d)(ii) which requires a maximum of 12 cottages to be clustered around a common green.

- **Cottages have been shifted to help better delineate common green spaces.**

3. Article 6, Development Standards
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.

   - **Additional landscape for south perimeter buffer provided. Buffer calculations provided on LS-1.**

      ii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.

   - **Open space and landscaped area calculations provided on LS-1.**

4. Article 7, Subdivision Standards
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. An application for an interpretation by the LDR Administrator regarding the potential reduction in minimum wearing surface width is under review. An interpretation affirming the applicant's request would require no changes to the plan, however, an interpretation dissenting with the applicant's request would require the minimum wearing surface width to be increased to 12 feet.

   - **This project is a for-rent residential community, similar to numerous multi-family site plans subject to the City of Alachua's Land Development Code Article 6 not Article 7, which is the subdivision code. Staff indicates Section 2.4.9 (A) requires a site plan comply with the standards of Article 7, but ignored the modifier 'applicable standards of Article 7'.**

     Road wearing surface width, Right of Way, or easement width for alleys are not applicable to a site plan. This Code Section would not be applied to any other site plan in the City. For example, this Code would not apply to a retail building, nor a multifamily site where the parking is located on drive aisles. In our case the paved areas are nothing more than drive aisles providing access

to residential rental units. Drive aisles are not public nor private streets, they are simply drive aisles. The comment is not applicable to our site plan.

b. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet, nor be less than 300 feet in length. The maximum block length is exceeded.

- **Please see above response.**

c. Section 7.2.5(F) states the City Commission may approve a private street when adequate provision for initial installation, improvement, and future private maintenance of the private street is assured through a development agreement. A development agreement will be required to be approved by the City Commission prior to consideration of the site plan. Reference Section 7.2.5(F) for additional information.

- **We are not proposing streets, nor a subdivision governed by Section 7. Therefore, no request is necessary for City Commission approval. Our pavement network of drive aisles is similar to any other retail or multi-family project owned and operated by the property owner. Since these are not streets, we do not require Commission approval, nor is there a requirement for a development agreement.**

d. Cross Section C does not comply with the minimum wearing surface width identified in Table 7.3-1.

- **Please see response to item "a." above. Additionally, extra parking spaces have been added where feasible to help minimize cars parking along the proposed private driveway.**

e. Sidewalk with a minimum 8 foot width is required along the west side of east road and sidewalk east of west road must be a minimum of 8 feet to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).

- **Please see response to item "a." above. Additionally, the project has several runs of 8' wide sidewalk where pedestrian traffic is desired (through common areas, along perimeter, around adjacent stormwater basin to the east).**

f. Sidewalk with a minimum 8 foot width is required along the east side of west road to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).

- **Please see response to item "a." above. Additionally, the project has several runs of 8' wide sidewalk where pedestrian traffic is desired (through common areas, along perimeter, around adjacent stormwater basin to the east).**

5. Traffic Circulation
   b. The geometry of the intersection of San Felasco Parkway and the access road is atypical due to existing and proposed pavement widths. Demolish and reconstruct the existing pavement to match the width proposed.

   - **Driveway connection has been modified as requested.**

   c. The angle of the street stub east of the intersection along the access road is oblique. Reconfigure this stub to align at a 90 degree angle to the access road.

   - **Driveway stub has been modified.**

   d. Label each street (e.g. Street "A", Street "B", etc.)

   - **Private street name labels have been added as requested.**

6. Miscellaneous
   a. General Comment Pertaining to All Convergence Residential Projects: Per Section 3.5.2(F)(2)(a) a final development order for residential units shall not be granted unless the minimum floor area of non-

residential uses as set forth in Table 3.5-1 has been constructed within the CP zoning district. Presently, a final plat has been approved for Convergence Residential Phase 1 (86 lots/units). Phases 2 and 3 of Convergence Residential are comprised of 103 lots/units and 84 lots/units, respectively. The applicant has also submitted a site plan application for Convergence Cottages East, which proposes 80 units. A final development order (final plat or site plan) may not be granted for more than 299 units until a certificate of occupancy has been issued for the Momentum Labs project. Furthermore, a final development order may not be granted for more than 399 units until certificates of occupancy have been issued for nonresidential uses totaling a minimum of 75,000 square feet.

- **CHW has entitled more than 75,000 sf of nonresidential floor area in the overall development and it's either under construction or will be in the next three (3) months. The exact code language in 3.5.2 (F) (2)(a) states:**

  A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or ***shall be constructed concurrent with residential*** *units as a part of a mixed-use development.*

  Emphasis is placed on 'shall be constructed concurrent with residential' above as it's our intent to concurrently complete the nonresidential while the residential is constructed. Staff have indicated constructed concurrent with means as part of a mixed-use site plan approval.

  However, that is not what the Code states. Nowhere does the Code state 'concurrent with 'if it's part of a mixed-use site plan'. We are consistent with the plain language of the Code, which was collaboratively created with staff, and we are part of a mixed-use development spanning the property and connected by multiple existing and proposed means of access. With over 75,000 sf nonresidential floor area approvals to date, we believe the City's obligation is met and approval of the additional residential units per the Code is warranted. Clearly, these will be constructed concurrently as required and allowed by Code.

  As gesture of San Felasco Research Ventures continued good faith to work with the City we would agree as a condition of approval of Cottages West and East to a Development Order condition stating:

  Developer acknowledges no additional residential units beyond 399 may be approved until a minimum of 75,000 s.f. of non-residential square footage is constructed and a certificate of occupancy issued, subject to modification future City Code changes are adopted.

b. Submit a Public School Student Generation Form for the project.

- **A student generation form is included with this submittal. Please refer to the attached.**

7. Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 6, 2023.
   - **Acknowledged.**

   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 26, 2023.
   - **Acknowledged.**

c. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated February 7, 2023.
- **Acknowledged.**

8. Minor Comments
   1. Sheet C0.00, General Note #2: Verify project name.
   - **The project name has been updated.**

   2. Sheet C0.00, General Note #4: Remove reference to subdivider as no subdivision is proposed.
   - **The subdivider references have been removed.**

   3. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   - **Note was updated as requested.**

   4. Sheet C0.20: Correct references to "the County" in Section XI., Maintenance.
   - **The reference has been updated to "the City".**

   5. Sheet C0.21: Update the note related to the unsuitable fill stock pile to state that the pile will be removed within 180 days of the issuance of the certificate of completion, rather than certificate of occupancy.
   - **The note has been updated as requested.**

   6. Sheet C2.01: Verify drainage arrows along access road are correct.
   - **The flow arrows have been updated.**

   7. Sheet C2.10: Typical roadway cross sections indicate one-way traffic.
   - **The cross sections have been updated to indicate two-way traffic.**

<u>Public Services</u>

1. Sheet C0.10
   W&WW General Note 18:
   COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTEWATER" so note now reads:
   "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN…"
   Please resubmit this sheet.
   - **Note has been updated as requested.**

2. Sheet C0.11
   Abbreviations
   Please add "COA CITY OF ALACHUA" to Abbreviations
   Please resubmit this sheet.
   - **The abbreviation has been added as requested.**

3. Sheet C0.13
   Detail 324, General Note B
   Please spelling so it reads: "CERTIFICATE OF OCCUPANCY (CO)"
   Please resubmit this sheet.
   - **Detail has been updated.**

4. Sheet C0.15
   Detail 200: Suggest deleting “PREFERRED” near Keyed Note 3 as it appears to be an artifact.
   - **Detail 200 has been updated.**

   Details 263 & 264: Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please resubmit this sheet.
   - **Details 263 & 264 have been revised.**

5. Sheet C0.16
   Details 213 and 321D
   Suggest deleting these details as they will not be used on this project.
   Please resubmit this sheet.
   - **Details have been deleted.**

6. Sheet C1.02, Typical Comment
   Pedestrian Road Crossing
   Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out?
   Please resubmit applicable sheets.
   - **ADA Detectable Warnings have been added at crosswalks.**

7. Sheet C1.01, C1.0X Series and
   Cross Sections for Street Sections A, B & C
   Reviewer is not an expert of conventions used for cross-section cuts. But please compare against cross sections A, B & C on C2.10 & C2.11 to ensure that the “points of view” are consistent. Should some of the cross-section arrows be reversed?
   Please resubmit applicable sheet(s).
   - **The cross-sections have been revised so that the arrows are facing the correct way.**

8. Sheet C2.05
   Drainage Spec 3.
   On a recent project, stormwater structure bottoms were not grouted, even thought the spec referenced FDOT Index 425-001. Thus, suggest modifying to read:
   “3. Structure bottoms, including grouting thereof, shall be built…”
   Please resubmit this sheet.
   - **The note has been updated as requested.**

9. Sheets C2.10 & C2.11
   General Comment
   The reviewer realizes that road are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms “PRIVATE R/W”, “HOA EASEMENT” and “PUE”.
   Approved as Noted.
   - **The cross-sections have been revised.**

10. Sheet C2.10
    Cross Section “A”: Please review “PUE LINE” on left. Should it instead be a “PROPERTY BOUNDARY LINE”?
    Please resubmit this sheet.
    - **As the roadway shown in cross section A is to be private, the PUE line has been removed.**

11. Sheet C3.01
    At bottom of sheet, it is called out that the P-W under roads shall be DI.
    Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W.
    Please resubmit this sheet.
    - **Water main has been called out as CLDI as requested.**

13. Sheet C3.01
    The reviewer assumes that MH#1W is where COA Maintenance Ends and HOA Maintenance Begins. Intent is that MH#1W shall be maintained by HOA. Thus, please include note or call-out with text similar to:
    "HOA SHALL BE RESPONSIBLE FOR MAINTAINING WASTEWATER PIPING UPSTREAM OF MH#1W".
    Please resubmit this sheet.
    - **A call-out has been added to MH#4w to indicate that all upstream manholes will be privately owned and maintained. Please refer to note 17 on C0.00 as it relates to ownership and maintenance.**

14. Sheets C3.00, C3.01, & C4.00
    Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM.
    Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00.
    Please resubmit this sheet.
    - **The manhole has been updated to be six-foot.**

15. Sheets E3 & E6
    Please include the street light symbol shown on E3, typical, on Legend Sheet E6.
    Please resubmit this sheet.
    - **Street light symbols have been added to sheet E6.**

16. Sheet E6
    Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise.
    Please resubmit this sheet.
    - **Note 1.10 has been updated.**

17. Sheets C2.10, C3.00 through C3.03 etc.
    Typical cross sections show water pipe 2.5 feet from edge of road.
    To minimize road repair when repairing a defective pipe, COA prefers that the distance between water pipe and road edge be increased to 5 feet.
    Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityofalachua.org.
    Please submit response and resubmit affected sheets.
    - **Potable water is proposed private after meter vaults. Maintenance will be by the property owner. See note 17 on cover sheet C0.00.**

18. Sheet C2.00
    Who has maintenance responsibility of offsite stormwater pipe?
    DISCUSS WITH PLANNING & GCW AT STAFF MEETING.
    - **The property owner will maintain the pipe in question.**

Fire Rescue

1. Please provide hydrants locations that comply with Florida Fire Prevention Code 7th Edition NFPA 1 18.5.2 Fire Hydrants shall be provided for detached one and two family dwellings in accordance with both of the following; the max distance to a fire hydrant from the closest point of the building shall not exceed 600 feet and the max distance between fire hydrants shall not exceed 800 feet.
    - **A fire hydrant coverage exhibit is included with this submittal, please refer to the attached.**

EDA

Sheet C1.01 through C1.03:
1. Recommend adding stop signs as needed specially at the main entrance.
    - **A stop sign and stop bar have been added at the main entrance.**

Sheet C2.00:
1. Inverts from S-19W to S-23W need revising, they do not appear to be correct.
    - **Inverts have been revised as necessary.**

Sheet C2.01 through C2.05:
1. Show proposed contours.
    - **Proposed contours have been added.**

2. As is, the North buildings will have water pooling on the rear. Please demonstrate how this water will be routed to avoid water pooling against the buildings.
    - **Water will be routed into yard drains and then transported to the existing SMF.**

3. Please add more spots on the road for clarity.
    - **Please refer to the profile sheets.**

Sheet C2.01:
1. Add spot elevations to the road connecting San Felasco Parkway and the property for clarity.
    - **Please refer to the profile sheets.**

Sheet C2.02:
1. Some spots on the North-to-South sidewalk on the East of this sheet are duplicated.
    - **The spot grades have been updated as necessary.**

2. Provide appropriate clearance between the storm pipe and MH#6W.
    - **The appropriate clearance is now provided.**

Sheet C3.01:
1. Consider relocating water main stub out to prevent conflict with sanitary line between MH12W and MH#4W (call out 5)
    - **Water main stub out has been revised.**

Sheets C4.00 to C4.07:
1. Add vertical curves to the VPI when difference in slope exceeds 1.10.
    - **Vertical curves are not required as the design speed is not high enough and the driveway is private.**

Sheet C4.00:
1. Provide limits of road repair for the construction of stormpipe between S17W and S16W
    - **Please note that no road repair is necessary as the road in that location is proposed.**

Sheet C4.06:

2. Update profile at intersections to match the proposed road cross section.
    - **Profile has been updated as requested.**

3. Sheet C4.06 – add storm pipe to the profile between S3W and S2W.
    - **Pipe has been added to the plans as requested.**

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

Sincerely,
CHW



Travis Hastay, P.E.
Senior Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 8, 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 Assistance Team (PAT) Summary: Convergence Cottages West Site Plan Application

Dear Mr. Hastay:

On November 30, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages West project. The application proposes the construction of a cottage neighborhood comprised of 46 units and associated site improvements on a ±7.02 acre portion of Tax Parcel Number 03929-000-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments is scheduled for Thursday, February 9, 2023 at 2:00 PM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, February 16, 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 18, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 3, Zone Districts*
   a. Per Section 3.5.2(F)(2)(c), the site plan must include an exhibit depicting the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(a). The exhibit must depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park together with all existing improvements. The exhibit must also demonstrate that an area of land shall remain within the CP zoning district to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses must

be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses shall be used to for the preservation calculation.

b. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.

2. *Article 4, Use Regulations*
   a. Per Section 4.3.1(A)(5)(c) the joint use and maintenance of open space, private roads, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association. Submit draft covenants/restrictions for the owners' association.
   b. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.
   c. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.
   d. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).
   e. The westernmost cluster of cottages does not comply with Section 4.3.1(A)(5)(d)(ii) which requires a maximum of 12 cottages to be clustered around a common green.

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.
      ii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.

4. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. An application for an interpretation by the LDR Administrator regarding the potential reduction in minimum wearing surface width is under review. An interpretation affirming the applicant's request would require no changes to the plan, however, an interpretation dissenting with the applicant's request would require the minimum wearing surface width to be increased to 12 feet.
   b. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet, nor be less than 300 feet in length. The maximum block length is exceeded.
   c. Section 7.2.5(F) states the City Commission may approve a private street when adequate provision for initial installation, improvement, and future private maintenance of the private street is assured through a development agreement. A development

agreement will be required to be approved by the City Commission prior to consideration of the site plan. Reference Section 7.2.5(F) for additional information.

d. Cross Section C does not comply with the minimum wearing surface width identified in Table 7.3-1.
e. Sidewalk with a minimum 8 foot width is required along the west side of east road and sidewalk east of west road must be a minimum of 8 feet to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).
f. Sidewalk with a minimum 8 foot width is required along the east side of west road to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).

5. *Traffic Circulation*
   b. The geometry of the intersection of San Felasco Parkway and the access road is atypical due to existing and proposed pavement widths. Demolish and reconstruct the existing pavement to match the width proposed.
   c. The angle of the street stub east of the intersection along the access road is oblique. Reconfigure this stub to align at a 90 degree angle to the access road.
   d. Label each street (e.g. Street "A", Street "B", etc.)

6. *Miscellaneous*
   a. General Comment Pertaining to All Convergence Residential Projects: Per Section 3.5.2(F)(2)(a) a final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1 has been ***constructed*** within the CP zoning district. Presently, a final plat has been approved for Convergence Residential Phase 1 (86 lots/units). Phases 2 and 3 of Convergence Residential are comprised of 103 lots/units and 84 lots/units, respectively. The applicant has also submitted a site plan application for Convergence Cottages East, which proposes 80 units. A final development order (final plat or site plan) may not be granted for more than 299 units until a certificate of occupancy has been issued for the Momentum Labs project. Furthermore, a final development order may not be granted for more than 399 units until certificates of occupancy have been issued for nonresidential uses totaling a minimum of 75,000 square feet.
   b. Submit a Public School Student Generation Form for the project.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 6, 2023.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 26, 2023.
   c. The applicant must address the comments provided by Claudia Vega, P.E., of EDA Consultants in a letter dated February 7, 2023.

8. *Minor Comments*
   a. Sheet C0.00, General Note #2: Verify project name.
   b. Sheet C0.00, General Note #4: Remove reference to subdivider as no subdivision is proposed.
   c. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
   d. Sheet C0.20: Correct references to "the County" in Section XI., Maintenance.
   e. Sheet C0.21: Update the note related to the unsuitable fill stock pile to state that the pile will be removed within 180 days of the issuance of the certificate of completion, rather than certificate of occupancy.
   f. Sheet C2.01: Verify drainage arrows along access road are correct.
   g. Sheet C2.10: Typical roadway cross sections indicate one-way traffic.

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)*
Brian Crawford, San Felasco Research Ventures, LLC *(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: **Feb 06, 2023**

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

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

TR
2/6/2023

RE: **Convergence Cottages West-Construction Plans**

Public Services has reviewed the subject project (Nov 30, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Nov 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTWEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet.
2.	**Comment on Nov 2022 Submittal** **Sheet C0.11** **Abbreviations** Please add "COA CITY OF ALACHUA" to Abbreviations Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on Nov 2022 Submittal** **Sheet C0.13** **Detail 324, General Note B** Please spelling so it reads: "….CERTIFICATE OF OCCUPANCY **(CO)"** Please **resubmit** this sheet.
4	**Comment on Nov 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet.
5	**Comment on Nov 2022 Submittal** **Sheet C0.16** **Details 213 and 321D** Suggest deleting these details as they will not be used on this project. Please **resubmit** this sheet.
6	**Comment on Nov 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out? Please **resubmit** applicable sheet(s).
7	**Comment on Nov 2022 Submittal** **Sheet C1.01, C1.0X series and** **Cross Sections for Street Sections A, B & C** Reviewer is not an expert of conventions used for cross-section cuts. But please compare against cross sections A, B & C on C2.10 & C2.11 to ensure that the "points-of view" are consistent. Should some of the cross-section arrows be reversed? Please **resubmit** applicable sheet(s).
8	**Comment on Nov 2022 Submittal** **Sheet C2.05** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec

NO.	COMMENTS
	referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof**, shall be built…." Please **resubmit** this sheet.
9	**Comment on Nov 2022 Submittal** **Sheets C2.10 & C2.11** **General Comment** The reviewer realizes that road are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
10	**Comment on Nov 2022 Submittal** **Sheet C2.10** • Cross Section "A": Please review "PUE LINE" on left. Should it instead be a "PROPERTY BOUNDARY LINE"? Please **resubmit** this sheet.
11	**Comment on Nov 2022 Submittal** **Sheet C3.01** At bottom of sheet, it is called out that the P-W under roads shall be DI. Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W. Please **resubmit** this sheet.
13	**Comment on Nov 2022 Submittal** **Sheet C3.01** The reviewer assumes that MH#1W is where COA Maintenance Ends and HOA Maintenance Begins. Intent is that MH#1W shall be maintained by HOA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING MH#1W AND ALL DOWNSTREAM WASTEWATER PIPING AND APPURTEANCES. COA SHALL BE RESPONSIBLE FOR MAINTAINING WASTEWATER PIPING UPSTREAM OF MH#1W". Please **resubmit** this sheet.
14	**Comment on Nov 2022 Submittal** **Sheets C3.00, C3.01 & C4.00** Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM.

NO.	COMMENTS
	Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00. Please **resubmit** this sheet.
15	**Comment on Nov 2022 Submittal** **Sheets E3 & E6** Please include the street light symbol shown on E3, typical, on Legend Sheet E6. Please **resubmit** this sheet.
16	**Comment on Nov 2022 Submittal** **Sheet E6** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please **resubmit** this sheet.
17	**Comment on Nov 2022 Submittal** **Sheets C2.10, C3.00 through C3.03 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s).
18	**Comment on Nov 2022 Submittal** **Sheet C2.00** Who has maintenance responsibility of offsite stormwater pipe? **DISCUSS WITH PLANNING & GCW AT STAFF MEETING.**
19	
20	
END OF COMMENTS	

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

RE: Request for Review: Convergence Cottages WEST Site Plan

From : Silver Ware <sware@alachuacounty.us> Tue, Jan 24, 2023 07:47 AM

Subject : RE: Request for Review: Convergence Cottages WEST Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Good morning

Please provide hydrants locations that comply with Florida Fire Prevention Code 7th Edition NFPA 1 18.5.2 Fire Hydrants shall be provided for detached one and two family dwellings in accordance with both of the following; the max distance to a fire hydrant from the closest point of the building shall not exceed 600 feet and the max distance between fire hydrants shall not exceed 800 feet.

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.

February 7, 2023

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

Ref: Convergence Cottages West – Construction Plans
Construction Plans Comments

Dear Mr. Tabor:

My comments on the Construction Plans for Convergence Cottages West are below.

Plans

Sheet C1.01 through C1.03:

1. Recommend adding stop signs as needed specially at the main entrance.

Sheet C2.00:

1. Inverts from S-19W to S-23W need revising, they do not appear to be correct.

Sheet C2.01 through C2.05:

1. Show proposed contours.
2. As is, the North buildings will have water pooling on the rear. Please demonstrate how this water will be routed to avoid water pooling against the buildings.
3. Please add more spots on the road for clarity.

Sheet C2.01:

1. Add spot elevations to the road connecting San Felasco Parkway and the property for clarity.

Sheet C2.02:

1. Some spots on the North-to-South sidewalk on the East of this sheet are duplicated.
2. Provide appropriate clearance between the storm pipe and MH#6W.

Sheet C3.01:

1. Consider relocating water main stub out to prevent conflict with sanitary line between MH12W and MH#4W (call out 5)

Sheets C4.00 to C4.07:

1. Add vertical curves to the VPI when difference in slope exceeds 1.10.

Sheet C4.00:

1. Provide limits of road repair for the construction of stormpipe between S17W and S16W

Sheet C4.06:

2. Update profile at intersections to match the proposed road cross section.
3. Sheet C4.06 – add storm pipe to the profile between S3W and S2W.

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

Sincerely,

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

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Convergence Cottages West

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: San Felasco Research Ventures, LLC

PAT MEETING DATE: February 7, 2023

FLUM DESIGNATION: Corporate Park

ZONING: Corporate Park (CP)

OVERLAY: N/A

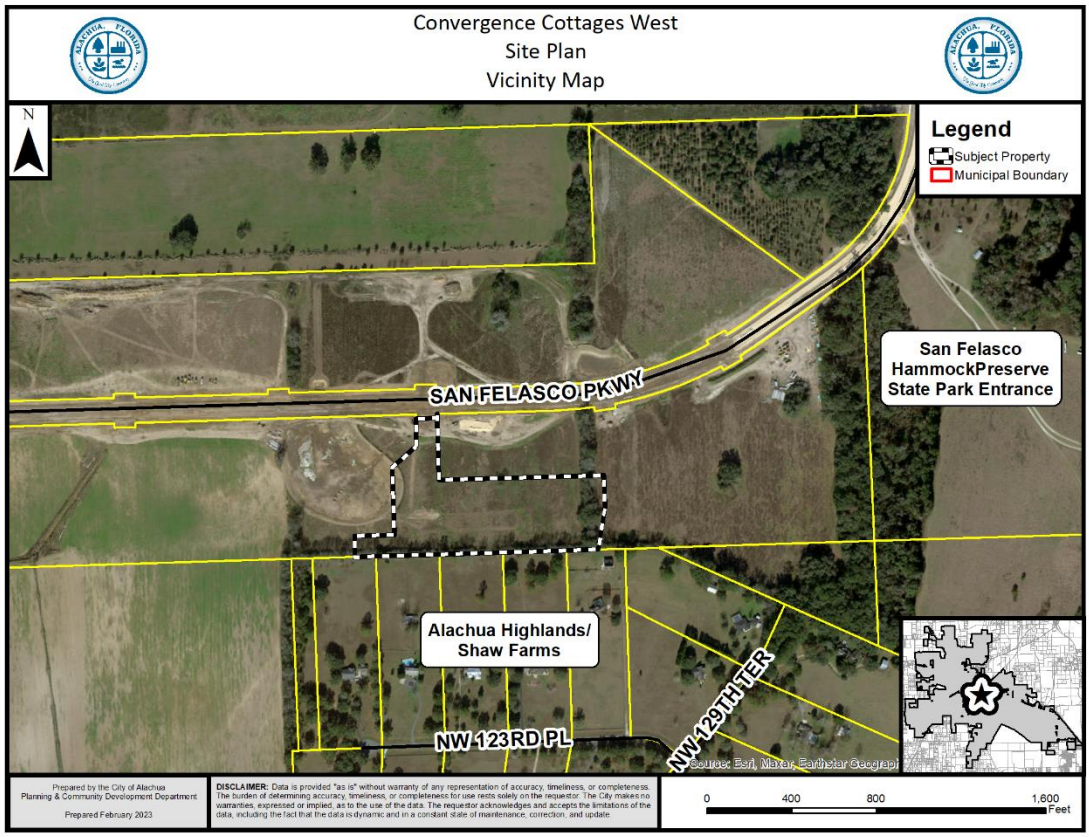
ACREAGE: ±7.02 acres

PARCEL(S): A portion of 03929-000-000

PROJECT SUMMARY: A Site Plan proposing the construction of a cottage neighborhood comprised of 46 units and associated site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, February 23, 2023**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 18, 2023 PZB Meeting.**



Deficiencies to be Addressed

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

1. *Article 3, Zone Districts*
   a. Per Section 3.5.2(F)(2)(c), the site plan must include an exhibit depicting the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(a). The exhibit must depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park together with all existing improvements. The exhibit must also demonstrate that an area of land shall remain within the CP zoning district to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses must be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses shall be used to for the preservation calculation.
   b. Per Section 3.5.2(F)(2)(d), the site plan must include a matrix identifying all final development orders granted within the CP zoning district. The matrix must include the number of approved residential units permitted by each final development order.

2. *Article 4, Use Regulations*
   a. Per Section 4.3.1(A)(5)(c) the joint use and maintenance of open space, private roads, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association. Submit draft covenants/restrictions for the owners' association.
   b. The 1 Bedroom Plan A and 1 Bedroom Plan B cottage models do not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a minimum square footage of 750 square feet.
   c. The 2 Bedroom Plan B cottage model does not comply with Section 4.3.1(A)(5)(a)(ii) which requires cottages to have a maximum base floor (first floor) area of 1,000 square feet.
   d. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).
   e. The westernmost cluster of cottages does not comply with Section 4.3.1(A)(5)(d)(ii) which requires a maximum of 12 cottages to be clustered around a common green.

3. *Article 6, Development Standards*
   a. Section 6.2, Landscape Standards
      i. A 10 foot Type D landscape buffer is required along the south perimeter per Section 4.3.1(A)(5)(h)(i). Identify the required planting materials on the landscape plan and provide a calculation of the required buffer.
      ii. Identify the percentage of open space area provided to fulfill the requirements of Table 6.7-1 and the percentage of landscaped area provided to fulfill the requirements of Policy 2.4.a of the Comprehensive Plan Future Land Use Element.

4. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot

wide travel lane. An application for an interpretation by the LDR Administrator regarding the potential reduction in minimum wearing surface width is under review. An interpretation affirming the applicant's request would require no changes to the plan, however, an interpretation dissenting with the applicant's request would require the minimum wearing surface width to be increased to 12 feet.

b. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet, nor be less than 300 feet in length. The maximum block length is exceeded.
c. Section 7.2.5(F) states the City Commission may approve a private street when adequate provision for initial installation, improvement, and future private maintenance of the private street is assured through a development agreement. A development agreement will be required to be approved by the City Commission prior to consideration of the site plan. Reference Section 7.2.5(F) for additional information.
d. Cross Section C does not comply with the minimum wearing surface width identified in Table 7.3-1.
e. Sidewalk with a minimum 8 foot width is required along the west side of east road and sidewalk east of west road must be a minimum of 8 feet to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).
f. Sidewalk with a minimum 8 foot width is required along the east side of west road to be eligible for roadway pavement width reduction identified in Footnote 1 of Table 7.3-1 (pending LDR Administrator interpretation request).

5. *Traffic Circulation*
   b. The geometry of the intersection of San Felasco Parkway and the access road is atypical due to existing and proposed pavement widths. Demolish and reconstruct the existing pavement to match the width proposed.
   c. The angle of the street stub east of the intersection along the access road is oblique. Reconfigure this stub to align at a 90 degree angle to the access road.
   d. Label each street (e.g. Street "A", Street "B", etc.)

6. *Miscellaneous*
   a. General Comment Pertaining to All Convergence Residential Projects: Per Section 3.5.2(F)(2)(a) a final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1 has been ***constructed*** within the CP zoning district. Presently, a final plat has been approved for Convergence Residential Phase 1 (86 lots/units). Phases 2 and 3 of Convergence Residential are comprised of 103 lots/units and 84 lots/units, respectively. The applicant has also submitted a site plan application for Convergence Cottages East, which proposes 80 units. A final development order (final plat or site plan) may not be granted for more than 299 units until a certificate of occupancy has been issued for the Momentum Labs project. Furthermore, a final development order may not be granted for more than 399 units until certificates of occupancy have been issued for nonresidential uses totaling a minimum of 75,000 square feet.
   b. Submit a Public School Student Generation Form for the project.

7. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 6, 2023.
    b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 26, 2023.
    c. The applicant must address the comments provided by the reviewing engineer – EDA Consultants (forthcoming – to be provided under separate cover).

8. *Minor Comments*
    a. Sheet C0.00, General Note #2: Verify project name.
    b. Sheet C0.00, General Note #4: Remove reference to subdivider as no subdivision is proposed.
    c. Sheet C0.10: Update maintenance of stormwater notes to remove City as responsible for stormwater conveyance systems within the public right-of-way as no public right-of-way is proposed.
    d. Sheet C0.20: Correct references to "the County" in Section XI., Maintenance.
    e. Sheet C0.21: Update the note related to the unsuitable fill stock pile to state that the pile will be removed within 180 days of the issuance of the certificate of completion, rather than certificate of occupancy.
    f. Sheet C2.01: Verify drainage arrows along access road are correct.
    g. Sheet C2.10: Typical roadway cross sections indicate one-way traffic.

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: **Feb 06, 2023**

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

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

TR
2/6/2023

RE: **Convergence Cottages West-Construction Plans**

Public Services has reviewed the subject project (Nov 30, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Nov 2022 Submittal** **Sheet C0.10** **W&WW General Note 18:** COA no longer requires tracer wire on gravity WW piping. Thus, please delete "AND WASTWEWATER" so note now reads: "18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN… " Please **resubmit** this sheet.
2.	**Comment on Nov 2022 Submittal** **Sheet C0.11** **Abbreviations** Please add "COA CITY OF ALACHUA" to Abbreviations Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on Nov 2022 Submittal** **Sheet C0.13** **Detail 324, General Note B** Please spelling so it reads: "….CERTIFICATE OF OCCUPANCY **(CO)"** Please **resubmit** this sheet.
4	**Comment on Nov 2022 Submittal** **Sheet C0.15** **Detail 200:** Suggest deleting "PREFERRED" near Keyed Note 3 as it appears to be an artifact. **Details 263 & 264:** Tracer wire is no longer required for gravity WW piping. Thus, please delete tracer wire from the details and delete Keyed Note 4. Please **resubmit** this sheet.
5	**Comment on Nov 2022 Submittal** **Sheet C0.16** **Details 213 and 321D** Suggest deleting these details as they will not be used on this project. Please **resubmit** this sheet.
6	**Comment on Nov 2022 Submittal** **Sheet C1.02, Typical Comment** **Pedestrian Road Crossing** Roads are private. Are ADA Detectable Warnings required at crosswalks? Should this be called out? Please **resubmit** applicable sheet(s).
7	**Comment on Nov 2022 Submittal** **Sheet C1.01, C1.0X series and** **Cross Sections for Street Sections A, B & C** Reviewer is not an expert of conventions used for cross-section cuts. But please compare against cross sections A, B & C on C2.10 & C2.11 to ensure that the "points-of view" are consistent. Should some of the cross-section arrows be reversed? Please **resubmit** applicable sheet(s).
8	**Comment on Nov 2022 Submittal** **Sheet C2.05** **Drainage Spec 3.** On a recent project, stormwater structure bottoms were not grouted, even though the spec

NO.	COMMENTS
	referenced FDOT Index 425-001. Thus, suggest modifying to read: "3. Structure bottoms**, including grouting thereof**, shall be built…." Please **resubmit** this sheet.
9	**Comment on Nov 2022 Submittal** **Sheets C2.10 & C2.11** **General Comment** The reviewer realizes that road are private so different ROW & PUE terms might be appropriate. At the forthcoming Planning Meeting, please be prepared to discuss, including terms "PRIVATE R/W", "HOA EASEMENT" and "PUE". **Approved as Noted.**
10	**Comment on Nov 2022 Submittal** **Sheet C2.10** • Cross Section "A": Please review "PUE LINE" on left. Should it instead be a "PROPERTY BOUNDARY LINE"? Please **resubmit** this sheet.
11	**Comment on Nov 2022 Submittal** **Sheet C3.01** At bottom of sheet, it is called out that the P-W under roads shall be DI. Also, please call out that the P-W shall be DI under the road segment starting at near fitting 7 & ending near MH#3W. Please **resubmit** this sheet.
13	**Comment on Nov 2022 Submittal** **Sheet C3.01** The reviewer assumes that MH#1W is where COA Maintenance Ends and HOA Maintenance Begins. Intent is that MH#1W shall be maintained by HOA. Thus, please include note or call-out with text similar to: "HOA SHALL BE RESPONSIBLE FOR MAINTAINING MH#1W AND ALL DOWNSTREAM WASTEWATER PIPING AND APPURTEANCES. COA SHALL BE RESPONSIBLE FOR MAINTAINING WASTEWATER PIPING UPSTREAM OF MH#1W". Please **resubmit** this sheet.
14	**Comment on Nov 2022 Submittal** **Sheets C3.00, C3.01 & C4.00** Because depth of MH#1W is greater than 20 feet, a 6-foot diameter manhole is required as Per COA DCM.

NO.	COMMENTS
	Please call this out on an appropriate location such as the Sanitary Sewer Structure Table on C3.00. Please **resubmit** this sheet.
15	**Comment on Nov 2022 Submittal** **Sheets E3 & E6** Please include the street light symbol shown on E3, typical, on Legend Sheet E6. Please **resubmit** this sheet.
16	**Comment on Nov 2022 Submittal** **Sheet E6** Please review spec Par 1.10, which specifies private lighting. Is there an electrical bldg? Please review and revise. Please **resubmit** this sheet.
17	**Comment on Nov 2022 Submittal** **Sheets C2.10, C3.00 through C3.03 etc.** Typical cross sections show water pipe 2.5 feet from edge of road. To minimize road repair when repairing a defective pipe, COA prefers that that the distance between water pipe and road edge be increased to 5 feet. Please evaluate and change as requested. If design engineer has some concerns, please contact COA; namely, th_ridgik@cityof alachua.org Please **submit** response and **resubmit** affected sheet(s).
18	**Comment on Nov 2022 Submittal** **Sheet C2.00** Who has maintenance responsibility of offsite stormwater pipe? **DISCUSS WITH PLANNING & GCW AT STAFF MEETING.**
19	
20	
END OF COMMENTS	

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

RE: Request for Review: Convergence Cottages WEST Site Plan

From : Silver Ware <sware@alachuacounty.us> Tue, Jan 24, 2023 07:47 AM

Subject : RE: Request for Review: Convergence Cottages WEST Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Good morning

Please provide hydrants locations that comply with Florida Fire Prevention Code 7th Edition NFPA 1 18.5.2 Fire Hydrants shall be provided for detached one and two family dwellings in accordance with both of the following; the max distance to a fire hydrant from the closest point of the building shall not exceed 600 feet and the max distance between fire hydrants shall not exceed 800 feet.

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.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2022

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

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

RE: Completeness Review: Convergence Cottages West Site Plan Application

Dear Mr. Hastay:

On November 30, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Cottages West project. The application proposes the construction of a cottage neighborhood comprised of 46 units and associated site improvements on a ±7.02 acre portion of Tax Parcel Number 03929-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Tuesday, December 13, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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

Please address the following:

1. **Site Plan Application, Section A.12**: Total building square footage is stated to be 1.70 acres rather than providing the total square footage.

2. **Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD).** ERP Permit Number ERP-001-205889-5 appears to be inclusive of the proposed development. Please include a copy of ERP Permit Number ERP-001-205889-5 with this 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, LLC *(by electronic mail)*
Project File

November 30, 2022

City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Cottages East
Construction Plans

Dear Staff:

Please find attached the following items for review and approval of the above referenced project:

- Check #0011934 in the amount of $2,700.00
- Four (4) copies of the following:
  - Construction Plans Application;
  - Authorized Agent Affidavit;
  - Proof of 2021 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
  - Warranty Deed;
  - San Felasco Parkway TIA;
  - San Felasco Ecological Report;
  - San Felasco Parkway/Convergence Research Park Stormwater Report;
  - Mailing Labels;
  - Neighborhood Workshop Materials;
  - Legal Description;
  - Signed and Sealed Stormwater Report;
  - Signed and Sealed Fire Flow Memo;
  - Signed and Sealed Construction Plans; and
- A link to all PDFs.

The project will include a 72 building for rent cottage product developed as a site plan. The cottage site plan has already been accommodated in the Momentum Labs project stormwater basin, so no additional stormwater is required. The individual buildings will be served by water, sewer, storm and other customary utilities as if they were a single-family subdivision.

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

Sincerely,
CHW



Travis Hastay, P.E.
Senior Project Manager

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Cottages West\Submittals and Comments\2210XX Submittal\LTR 220912 Convergence Cottages West - City Cover Letter.docx

SITE PLANS
FOR
CONVERGENCE COTTAGES WEST
ALACHUA COUNTY, FLORIDA
SECTION 23, TOWNSHIP 08 SOUTH, RANGE 18 EAST
SUBMITTED TO
CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION

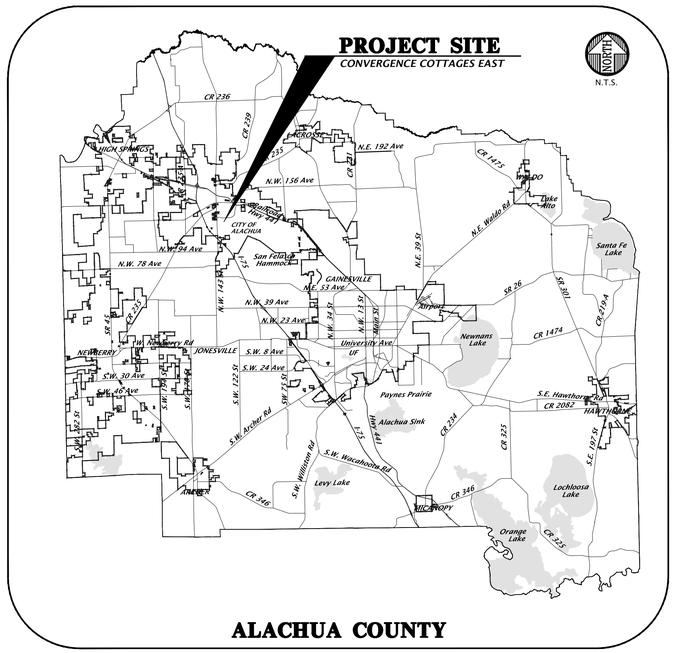
LAND OWNER/DEVELOPER
SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 238
LAKE BUTLER, FLORIDA 32054
(386) 496-3509

CIVIL ENGINEER
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

ELECTRICAL ENGINEER
BILL STORMAT
5304 NW 173RD STREET
ALACHUA, FLORIDA 32615
(352) 665-1426

ARCHITECT
LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
(352) 448-7788



ALACHUA COUNTY
VICINITY MAP

GENERAL NOTES

1. *PROJECT NAME:*
   CONVERGENCE COTTAGES WEST
2. *PROJECT DESCRIPTION:*
   THE PROPOSED CONVERGENCE RESEARCH PARK COTTAGES WEST DEVELOPMENT CONSISTS OF APPROXIMATELY 7.02-AC LOCATED IN THE CITY OF ALACHUA, FLORIDA SOUTH OF SAN FELASCO PARKWAY. THE SITE IS LOCATED IN SECTIONS 23, TOWNSHIP 08 SOUTH, RANGE 18 EAST, IN ALACHUA COUNTY, FLORIDA. THE PROJECT IS CURRENTLY ZONED CORPORATE PARK DISTRICT (CP) AND WILL CONSIST OF 46 COTTAGE HOMES.
3. *LAND OWNER:*
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407
4. *DEVELOPER:*
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407
5. *AGENT OF DEVELOPER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
6. *ENGINEER OF RECORD:*
   TRAVIS J. HASTAY, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   TRAVISH@CHW-INC.COM
7. *SURVEYOR OF RECORD:*
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
8. *DATE OF BOUNDARY SURVEY:*
   6/07/2021
9. *WATER SUPPLY:*
   AN 8-INCH PRIVATE PVC POTABLE WATER MAIN WILL CONNECT TO THE EXISTING 12" WATER MAIN ON SAN FELASCO PARKWAY VIA AN EXISTING STUB-OUT EAST OF THE ENTRANCE ROAD.
10. *SEWAGE DISPOSAL:*
    THIS PROJECT WILL CONNECT TO AN EXISTING MANHOLE SOUTH OF SAN FELASCO PARKWAY IN THE EXISTING ROAD STUB-OUT.
11. *DRAINAGE:*
    THIS PROJECT WILL DISCHARGE INTO THE EXISTING SMF-2, WHICH WILL BE EXPANDED.
12. *ELECTRICAL UTILITY PROVISION:*
    CITY OF ALACHUA WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED THROUGHOUT THE COTTAGE NEIGHBORHOOD. THE COTTAGE NEIGHBORHOOD WILL ALSO CONNECT TO THE EXISTING CITY OF ALACHUA ELECTRICAL ON SAN FELASCO PARKWAY.
13. *NATURAL FEATURES:*
    N/A
14. *ZONING/LAND USE INFORMATION:*
    ZONING = CP
    LAND USE = CORPORATE PARK DISTRICT

    SETBACKS:
    FRONT: 5'
    SIDE: 5'
    REAR: 10'
15. *BUFFER: 10' TYPE D BUFFER*
    100' SOUTH PROPERTY LINE
16. *PARKING: 2 SPACES PER LOT (MIN. 1 GARAGE OR CARPORT SPACE PER LOT PLUS 1 SPACE IN A 20' DRIVEWAY ON THE LOT)*
17. *PROJECT OWNER, SUCCESSOR, OR ASSIGNS AGREES TO OPERATE AND MAINTAIN ALL THE FACILITIES AND INFRASTRUCTURE AS CONTAINED WITHIN THESE DRAWINGS.*
18. *ROADWAY TYPE: 20' REVERSE CROWN WITH PRIVATE LIGHTING. ALL ROADWARS, STORM WATER PIPING, AND STORM WATER BASINS WILL BE OWNED AND MAINTAINED BY THE OWNER.*
19. *UTILITIES*

	PROVIDER:	O&M
WATER:	CITY OF ALACHUA	PRIVATE
SEWER:	CITY OF ALACHUA	PRIVATE
ELECTRIC:	CITY OF ALACHUA	
PHONE/CABLE:	WINDSTREAM AND COX	

20. *DEVELOPMENT DENSITIES:*
    PROJECT AREA: 7.02 ACRES
    NUMBER OF LOTS: 46
    GROSS DENSITY: 46 UNITS PER 7.02 ACRES
    DENSITY: 6.55 UNITS PER ACRE

CP ZONING RESIDENTIAL CALCULATION

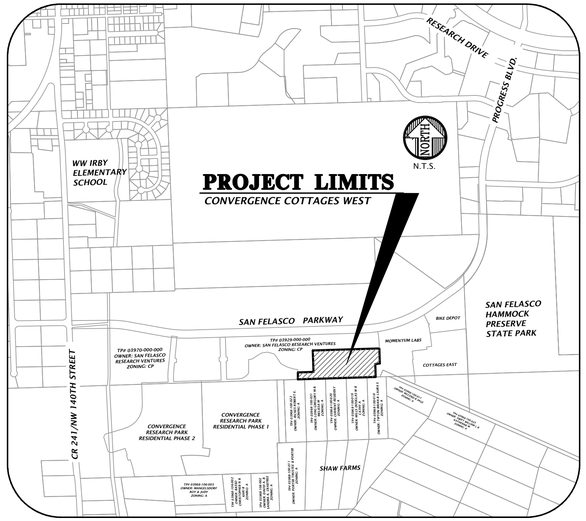
TOTAL CONTIGUOUS LAND 251.4 ACRES
ALLOWABLE DENSITY - 4 DU/ACRES
ALLOWABLE UNITS 251.4 x 4 = 1005 DU
APPROVED DU TO DATE = 273
APPROVED DU THIS PROJECT = 46
REMAINING ALLOWABLE UNITS POST THIS PROJECT = 606
ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

APPROVED NON-RESIDENTIAL TO DATE: 80,196 SF
MAX ALLOWABLE RESIDENTIAL UNITS PER TABLE 3.5-1 = 399
REQUIRED MINIMUM NON-RESIDENTIAL SF= (THIS PHASE) 46 LOTS x 750 SF/LOT = 34,500 SF.

REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= (THIS PHASE) 34,500 SF/15,000 SF/ACRES = 2.3 ACRES

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.12 - C0.16	CONSTRUCTION DETAILS
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER HORIZONTAL CONTROL AND SITE PLAN
C1.01 - C1.03	DETAIL HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER DRAINAGE AND GRADING PLAN
C2.01 - C2.03	DETAILED DRAINAGE AND GRADING PLAN
C2.05	STORMWATER STRUCTURE SCHEDULE
C2.10	TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION
C2.11	TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION
C2.30	STORMWATER MANAGEMENT FACILITY DETAIL AND CROSS SECTION
C3.00	MASTER UTILITY PLAN
C3.01 - C3.03	DETAIL UTILITY PLAN
C4.00 - C4.06	ROADWAY PLAN AND PROFILES
LS-1 - LS-2	LANDSCAPE NOTES, DETAILS, SITE PLAN AND CALCULATIONS
A1.01 - A1.03	ARCHITECTURAL BUILDING FLOOR PLANS
E1 - E4	ELECTRICAL AND LIGHTING PLAN
E5	PHOTOMETRIC PLAN
E6	LEGEND AND SPECS
E7	STANDARD DETAILS
E8	LIGHTING SCHEDULE AND SPECS
E9	LIGHTING STATS AND DETAILS
1 OF 14	ALTA/ NSPS LAND TITLE SURVEY



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VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/23 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: T. HASTAY
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.17

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SHEET NO.: C0.00

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GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC 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 2022-23 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2022, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

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

22. ALL STRIPING WITHIN THE 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, 2022 EDITION, SECTION 120.

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

29. AN AS-BUILT SURVEY WILL 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 AND ALACHUA COUNTY PUBLIC WORKS.

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

WATER AND WASTEWATER GENERAL NOTES

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

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

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

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

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

6. ALL PRESSURIZED 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. COORDINATE AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

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

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

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

10. PVC WATER MAINS SHALL BE DR-18 NSF-61 RATED, DUCTILE IRON WATER MAIN SHALL BE CEMENT LINED NSF-61 RATED, ALL WITH 36" COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER CITY STANDARD DETAILS.

12. RESTRAINED PIPE SHALL BE PROVIDED AS PER CITY STANDARD DETAILS.

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

14. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL ALL UNDERGROUND UTILITIES.

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

16. ALL GRAVITY WASTEWATER MAINS SHALL BE PVC SDR 26, 8 INCH MINIMUM.

17. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY THE PLAT AND IN ACCORDANCE WITH CITY STANDARDS.

18. PROVIDE TRACER WIRE FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

19. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.

20. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT AND EACH WATER METER, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY BILL STORMANT, P.E. FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY BILL STORMANT, P.E.

MAINTENANCE OF STORMWATER SYSTEM

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5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: GENERAL NOTES

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.10

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ABBREVIATIONS

	SYMBOLS
'	FEET (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS
%	PERCENT
@	AT
	A
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICAN WITH DISABILITIES ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
	B
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
	C
CATV	CABLE TELEVISION
CI	CURB INLET
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
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
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	N
N	NORTH
N-E	NORTHING - EASTING
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
	O
OC	ON CENTER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	P
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
	R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
RWM	RECLAIMED WATER MAIN
R/W	RIGHT-OF-WAY
	S
S	SOUTH
SAN	SANITARY
SHWE	SEASONAL HIGH WATER ELEVATION
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
	T
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
	U
USF	UNITED STATES FOUNDRY
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY
	V
V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
	W
W	WEST
W	WATER
W/	WITH
WM	WATER MAIN
WW	WASTEWATER
WWF	WELDED WIRE FABRIC

SIGNAGE

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

- PARKING BY DISABLED PERMIT ONLY — FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102
- STOP — R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- EX. PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- WETLAND LIMITS LINE
- WETLAND SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SF — SF — SILT FENCE LINE
- TB — TB — TREE BARRICADE LINE
- EX. STRUCTURE OR BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALTIC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
- WATERSHED DIVIDE
- 99 — EX. ELEVATION CONTOUR
- 99 — PROPOSED CONTOUR
- 93.2× — EX. SPOT ELEVATION
- 93.23 — PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED SWALE LINE
- X — X — EX. FENCE
- PROPOSED FENCE
- 12" PINE — EX. TREE (SIZE & TYPE)
- 1234 — EX. TREE (TREE ID)
- 12" PINE — EX. TREE TO BE REMOVED (SIZE & TYPE)
- 1234 — EX. TREE TO BE REMOVED (TREE ID)
- PROJECT BENCHMARK

STORMWATER

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

- ST — ST — EX. GRAVITY STORMWATER MAIN
- PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- ST — EX. STORMWATER MANHOLE
- N-E LOCATION / TOP/RIM ELEV. LOCATION — PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED CIRCULAR AREA DRAIN
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED SQUARE AREA DRAIN
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PIPE INV. LOCATION / N-E LOCATION — PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
- N-E LOCATION / INV. ELEV. LOCATION — PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
- S-10 — PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

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

WASTEWATER

- WW — WW — EX. GRAVITY WASTEWATER MAIN
- P-WW — PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- FM — FM — EX. WASTEWATER FORCE MAIN
- P-FM — PROPOSED WASTEWATER FORCE MAIN
- SS — EX. WASTEWATER MANHOLE
- N-E LOCATION / RIM ELEV. LOCATION — PROPOSED WASTEWATER MANHOLE
- EX. WASTEWATER CLEANOUT
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER GREASE TRAP
- MH# — PROPOSED WASTEWATER MANHOLE ID
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- EX. PLUG VALVE AND BOX (WW FORCE MAIN)
- PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
- EX. AIR RELEASE VALVE (WW FORCE MAIN)
- PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

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

- P-ATT — PROPOSED AT&T LINE
- BC — BC — EX. BURIED CABLE LINE
- P-BC — PROPOSED BURIED CABLE LINE
- BTEL — EX. BURIED TELEPHONE LINE
- P-TEL — PROPOSED TELEPHONE LINE
- CATV — EX. CABLE TELEVISION LINE
- P-TV — PROPOSED CABLE/TELEVISION LINE
- FO — FO — EX. FIBER OPTIC LINE
- UGTEL — EX. UNDERGROUND TELEPHONE LINE
- te — EX. TELEPHONE PEDESTAL
- TV — EX. TELEVISION/CABLE PEDESTAL
- CHW — CHW — EX. CHILLED WATER MAIN
- P-CHW — PROPOSED CHILLED WATER MAIN
- FIRE — EX. FIRE MAIN
- P-FIRE — PROPOSED FIRE MAIN
- IRR — IRR — EX. IRRIGATION LINE
- P-IRR — PROPOSED IRRIGATION LINE
- STEAM — EX. STEAM LINE
- P-STEAM — PROPOSED STEAM LINE
- P-CLAY — PROPOSED CLAY ELECTRIC LINE
- E — E — EX. ELECTRIC LINE
- P-E — PROPOSED ELECTRIC LINE
- EN — EN — EX. ENERGY LINE
- P-LIGHT — PROPOSED PRIVATE LIGHTING LINE
- OHW — OHW — EX. OVERHEAD WIRE LINE
- UGE — UGE — EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT
- EX. UTILITY POLE
- EX. UTILITY POLE
- EX. WOOD POWER POLE
- EX. GUY ANCHOR
- T — PROPOSED TRANSFORMER
- GAS — GAS — EX. GAS LINE
- P-GAS — PROPOSED GAS LINE
- G — EX. GAS MARKER
- G — EX. GAS MARKER

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

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

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TRAVIS J. HASTAY

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SHEET NO.: C0.11

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NOTE:

1. TREE BARRICADES MUST BE INSPECTED AND APPROVED BY THE CITY OF ALACHUA PRIOR TO ANY CLEARING, DEMOLITION, OR GRUBBING WORK BEGINS.

2. TREE BARRICADES SHALL REMAIN IN-PLACE, AND IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.

3. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS.

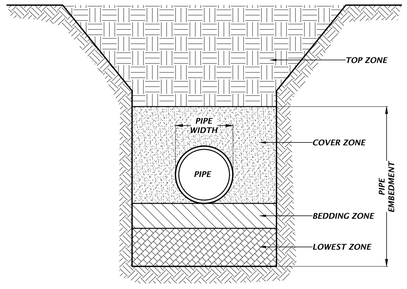
4. HERITAGE TREES (GREATER THAN 20" DIAMETER) ARE TO BE ENCLOSED TO THEIR ENTIRE DRIPLINE WHERE POSSIBLE.



REGULATED TREE PLAN VIEW

TREE BARRICADE STAKING

NTS



1. STORM PIPE BEDDING AND BACKFILL SHALL BE PER FDOT SPECIFICATION 125-8 AND 125-9.

2. SOIL/MATERIAL TYPES ARE AS DETERMINED PER AASHTO M145 SOIL CLASSIFICATIONS AND ASTM D3282.

3. DO NOT ALLOW HEAVY CONSTRUCTION EQUIPMENT TO CROSS OVER CULVERT OR STORM SEWER PIPES UNTIL PLACING AND COMPACTING BACKFILL MATERIAL TO THE FINISHED EARTHWORK GRADE OR TO AN ELEVATION AT LEAST FOUR (4) FEET ABOVE THE CROWN OF THE PIPE.

4. THE LOWEST ZONE IS BACKFILLED FOR DEEP UNDERCUTS UP TO WITHIN FOUR (4) INCHES OF THE BOTTOM OF THE PIPE. BACKFILL IN THIS ZONE SHALL BE COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, OBTAINED FROM THE GRADING OPERATIONS ON THE PROJECT, OR A COMMERCIAL MATERIAL (AS APPROVED BE THE ENGINEER OF RECORD) IF NO SUITABLE MATERIAL IS AVAILABLE. COMPACT THE SOIL TO APPROXIMATELY MATCH THE DENSITY OF THE SOIL IN WHICH THE TRENCH WAS CUT.

5. THE BEDDING ZONE IS ABOVE THE LOWEST ZONE AND USUALLY WILL BE THE BACKFILL WHICH IS THE FOUR (4) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. WHEN ROCK OR OTHER HARD MATERIAL HAS BEEN REMOVED TO PLACE THE PIPE, THE BEDDING ZONE WILL BE THE TWELVE (12) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. THE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS).

6. THE COVER ZONE IS BACKFILL THAT IS PLACED AFTER THE PIPE HAS BEEN LAID AND EXTENDS TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE. HE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS), EVENLY DEPOSITED ON BOTH SIDES OF THE PIPE AND COMPACT WITH MECHANICAL TAMPERS SUITABLE FOR THIS PURPOSE. HAND TAMP MATERIAL BELOW THE PIPE HAUNCH THAT CANNOT BE REACHED BY MECHANICAL TAMPERS.

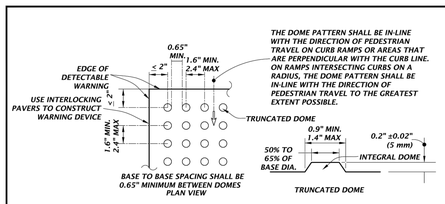
7. THE TOP ZONE EXTENDS FROM TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE TO THE BASE OR FINAL GRADE. BACKFILL WITH MATERIALS ALLOWED PER FDOT INDEX NO. 505. PLACE MATERIAL IN LAYERS NOT TO EXCEED TWELVE (12) INCHES IN COMPACTED THICKNESS.

8. MINIMUM ACCEPTABLE COMPACTION FOR THE BEDDING, COVER, AND TOP ZONES IS 100% OF THE STANDARD PROCTOR MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD C. FOR METAL OR PLASTIC PIPE, COMPACT THE BACKFILL TO A DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR AS DETERMINED BY AASHTO T-99, METHOD C.

9. WHEN INSTALLING HDPE PIPE, BEDDING, BACKFILL, AND GENERAL INSTALLATION REQUIREMENTS SHALL COMPLY WITH ASTM D2321.

STORM PIPE BEDDING AND BACKFILLING DETAIL

NTS



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

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

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

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

5. MATS ARE NOT ACCEPTABLE.

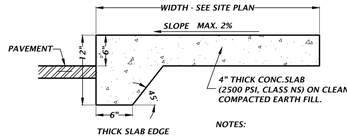
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C53, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE¼" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..

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

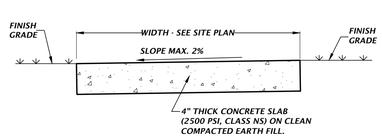
403

ADA DETECTABLE WARNING

NTS



THICK SLAB EDGE



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.

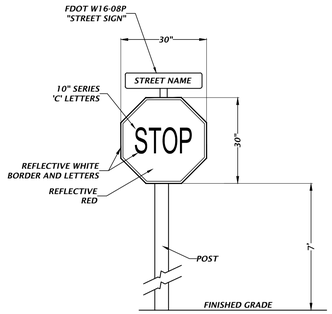
ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

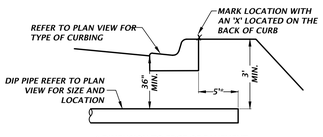
NTS

CONCRETE SIDEWALK DETAILS



MUTCD R1-1 (30"x30") STOP SIGN DETAIL

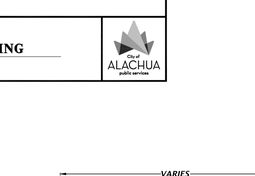
NTS



* DIMENSION TO EDGE OF PAVEMENT WHEN CURBING IS ABSENT

SLEEVE CROSSING DETAIL

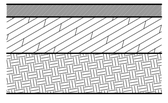
NTS



CRUSHED RECYCLED CONCRETE PATH DETAIL

NTS

NOTE:
1. FLAG TRAIL LOCATION IN FIELD FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
2. INSTALL SURFACING TO PROVIDE POSITIVE DRAINAGE OFF OF TRAIL SURFACE.



TYPICAL ASPHALT PAVEMENT DETAIL

NTS

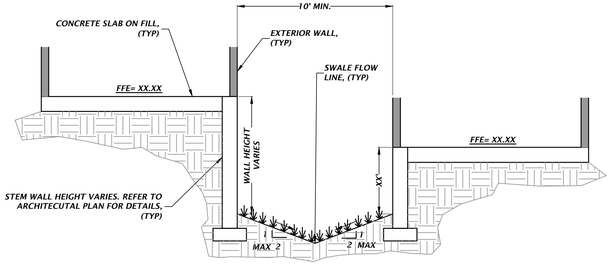
NOTE:
IN AREAS WHERE CLAY-RICH SOILS ARE ENCOUNTERED, WE RECOMMEND THESE SOILS BE UNDERCUT. THE UNDERCUT SHOULD EXTEND A MINIMUM OF 24 INCHES BENEATH THE BOTTOM OF THE BASE COURSE. THE UNDERCUT SHOULD EXTEND LATERALLY UNTIL THE CLAY-RICH SOILS ARE NO LONGER ENCOUNTERED AND FREE-DRAINING SANDY SOILS HAVE BEEN PENETRATED. THE UNDERCUT SHOULD BE BACKFILLED WITH EITHER ON-SITE OR IMPORTED SNADY FREE-DRAINING SOILS CONTAINING LESS THAN 10 PERCENT SOIL FINES. THE BACKFILL SHOULD BE PLACED IN MAXIMUM 12-INCH LOOSE LIFTS THAT ARE COMPACTED TO A MINIMUM 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

THE SAND FILL SHALL BE P LACED IN A MANNER THAT DOES NOT TRAP GROUNDWATER WHICH COULD REPRESENT A SOURCE OF HYDRATION FOR THE EXPANSIVE SOILS. IF THIS IS NOT PRACTICAL UNDERDRAINS SHOULD BE CONSIDERED TO EVACUATE TRAPPED GROUNDWATER FROM BENEATH THE PAVEMENT.

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

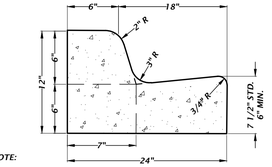
811 Know what's Below. Call before you dig.

1-800-432-4770



TYPICAL STEM WALL GRADING CROSS SECTION

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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.17

FL PE No. 84295

SHEET NO.: C0.12

Tech: JohnT Plot Date: May 04,2023 12:47pm Filename: W:\2021\21-0100\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04\Xref\21-0105.04_w_C0.12_DT.dwg

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

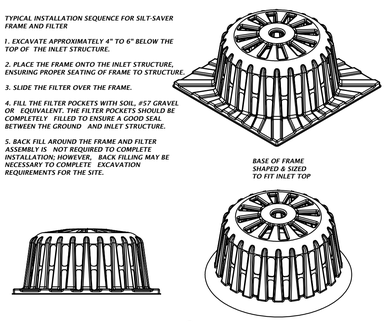
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

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

3. SLIDE THE FILTER OVER THE FRAME.

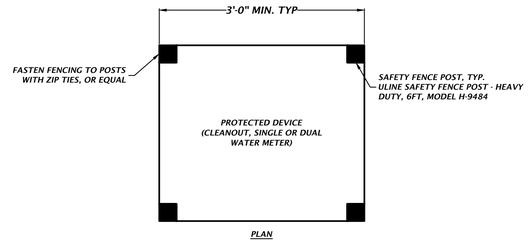
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

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

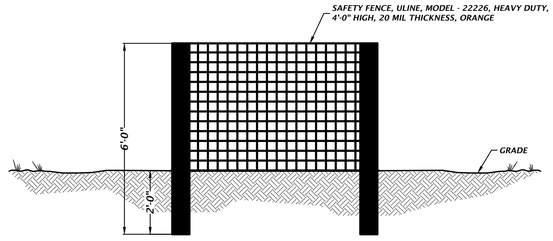


SILT-SAVER© DETAIL

NTS



PLAN



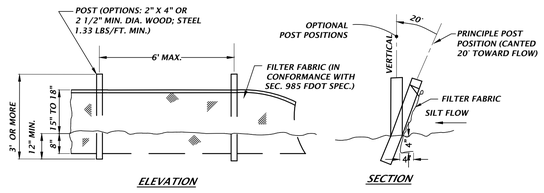
GENERAL NOTE(S):

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

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

324 **TEMPORARY PROTECTIVE FENCE**

NTS



TYPE III SILT FENCE DETAIL

NTS

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S):

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL:

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

THE EROSION CONTROL PLAN IS A WORKING PLAN AND SHALL BE AMENDED BY THE CONTRACTOR IF THE PLAN DOES NOT WORK OR IS FOUND TO NOT ADEQUATELY CONTROL SEDIMENTATION.

CULVERTS, PIPES AND STRUCTURES:

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE:

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION:

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

SINKHOLE:

IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY:

CONVERGENCE RESEARCH PARK HOMEOWNERS ASSOCIATION, INC.

BASIN EROSION & SEDIMENTATION CONTROL

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

2 ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH F.D.O.T. FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.

3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.

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

5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCURR IN A DRY STATE.

6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. S70-001 EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

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

BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

1. IN THE EVENT THAT LIMEROCK IS ENCOUNTERED DURING CONSTRUCTION OF THE RETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH CLAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP-A2) SOILS. A MIXTURE OF THE BACKFILL/MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER TIRED EQUIPMEWNT. BOTH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.

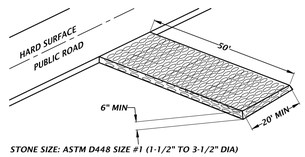
2. IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED.

A. ONCE THE FEATURE IS IDENTIFIED, IT SHALL BE ISOLATED BY CREATING A BERM AROUND THE FEATURE A MINIMUM OF 2 FEET HIGH TO PREVENT DIRECT DISCHARGE INTO THE KARST FEATURE.

B. THE CIVIL ENGINEER, THE SRWMD MANAGEMENT DISTRICT, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.

C. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.

D. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE CIVIL ENGINEER, THE SRWMD, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.



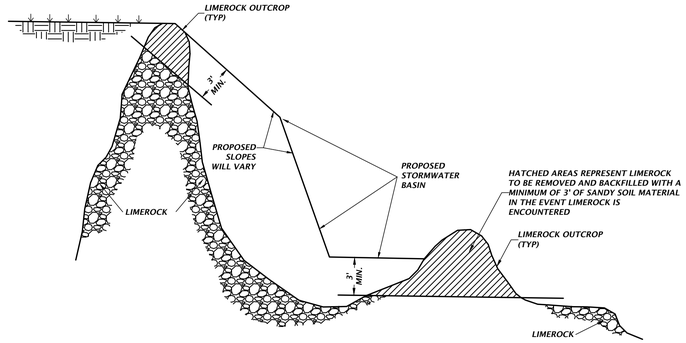
STONE SIZE: ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT

TEMPORARY CONSTRUCTION EXIT DETAIL

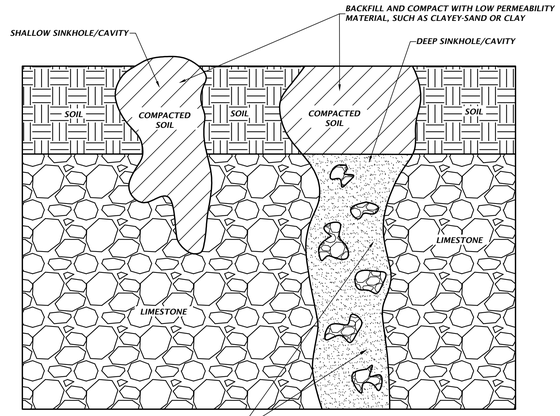
NTS

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.



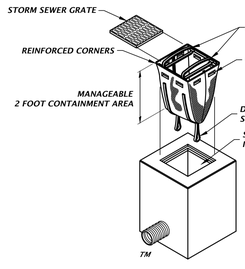
LIMEROCK OUTCROP REMOVAL DETAIL

NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR 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

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/22 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONSTRUCTION DETAILS

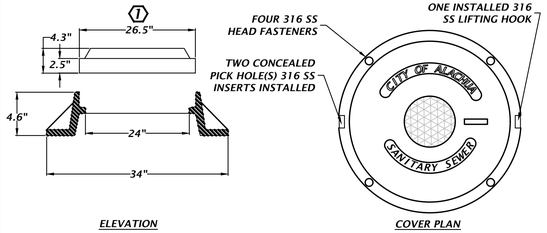
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C0.13

Xrefs: nbase Plot Date: May 04,2023 12:11pm Filename: N:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04\Work\21-0105.04_W_C0.13_DT.dwg



ELEVATION

COVER PLAN

FRAME AND COVER SECTION WITH COVER SHOWN REMOVED FROM FRAME (ALL DIMENSIONS ARE NOMINAL)

KEYED NOTE(S):

1. FOR A 72-INCH DIAMETER MANHOLE IN A TYPE 2 APPLICATION, PROVIDE A 36-INCH MANHOLE COVER. ADJUST PRODUCT CODE.

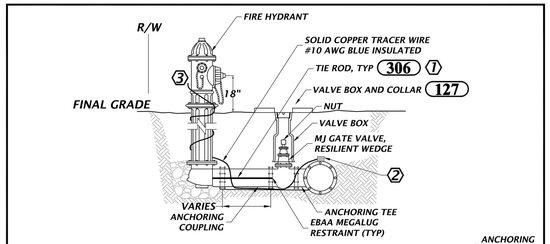
GENERAL NOTE(S):

1. MATERIALS: COMPRESSION MOLDED THERMOSET COMPOSITE - NO METAL REINFORCEMENT.
2. 316 SST HARDWARE.
3. PASSES M306 H20/H25 PROOF LOAD.
4. DETECTABLE BY STANDARD METAL DETECTORS.
5. WATER TIGHT
6. MANUFACTURER AND PRODUCT:
   COMPOSITE ACCESS PRODUCTS;
   MODEL: CAP ONE;
   PRODUCT CODE:
   A-1BK24X4-C02DMDSS-H1

PRODUCT CODE CLASSIFICATIONS:

A	= ASSEMBLY
1	= CAP ONE
BK	= BLACK
24	= 24-INCH CLEAR OPENING
X4	= 4 BOLTS WITH 5/8" HEX HEAD
C02	= "CITY OF ALACHUA" TOP ARCH
DMD	= BLANK DIAMOND TREAD
SS	= "SANITARY SEWER" BOTTOM ARCH
H1	= ONE LIFTING HOOK

213 **COMPOSITE SANITARY SEWER MANHOLE FRAME AND COVER**
NTS

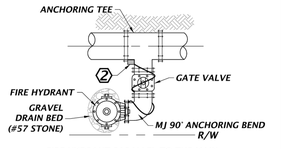


FIRE HYDRANT PERPENDICULAR TO THE MAIN

FIRE HYDRANT PARALLEL TO THE MAIN

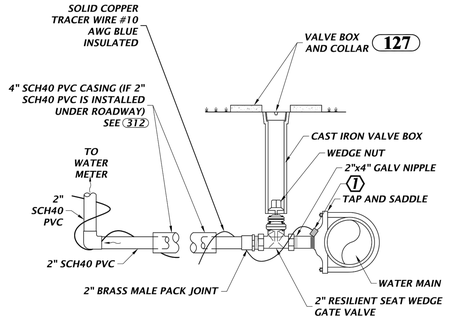
KEYED NOTE(S):

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.



FIRE HYDRANT PARALLEL TO THE MAIN

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.

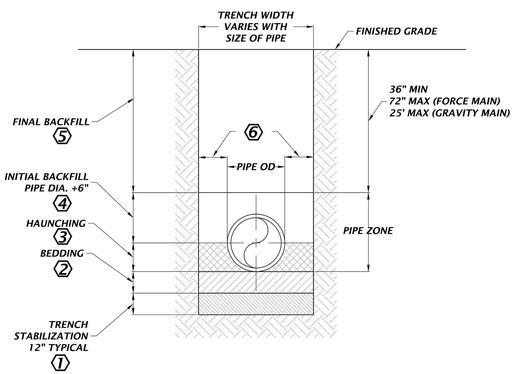
118 **2" WATER SERVICE CONNECTION**
NTS

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):

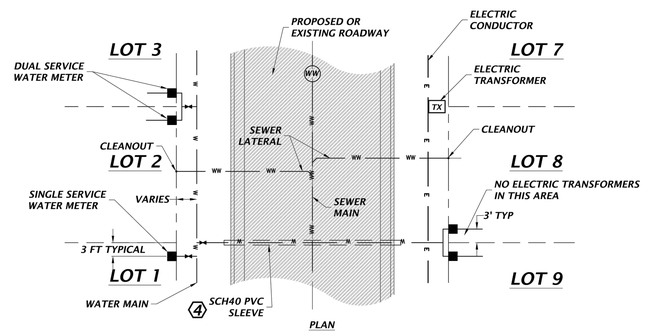
1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE 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



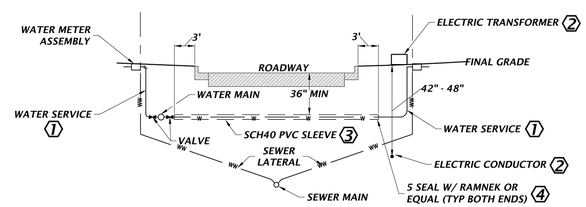
303 **BEDDING AND TRENCHING DETAIL**
NTS

KEYED NOTE(S):

1. WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
2. ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
3. PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
4. SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.



PLAN



PROFILE

312 **SUBDIVISION SERVICE CONNECTIONS & 2-INCH OR LESS WATER SERVICE UNDER ROADWAY**
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION BID REVISIONS

SUBMITTALS:
1. 7/30/21 - CITY OF ALACHUA AND SRWMD
2. 10/04/21 - CITY OF ALACHUA
3. 5/04/23 - CITY OF ALACHUA

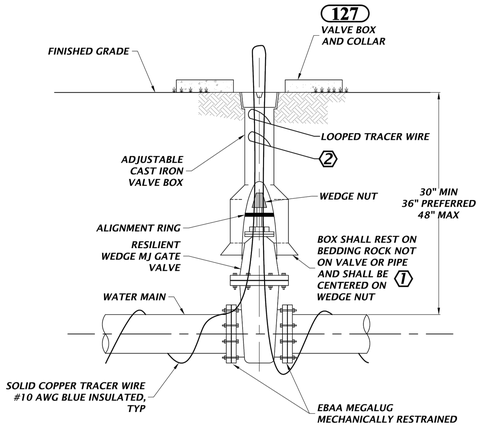
CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC REVIEWER: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.14

Tech: nbickle Plot Date: May 04,2023 12:27pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGS\Production Files\21-0105.04_W_C0.12_DT.dwg



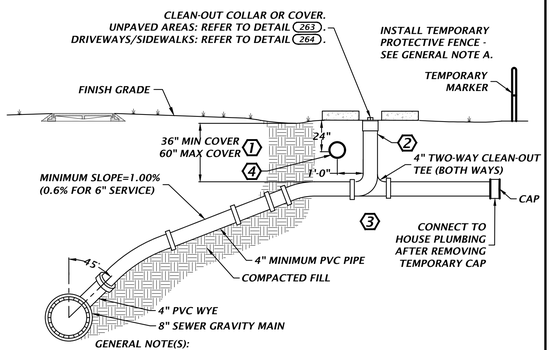
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



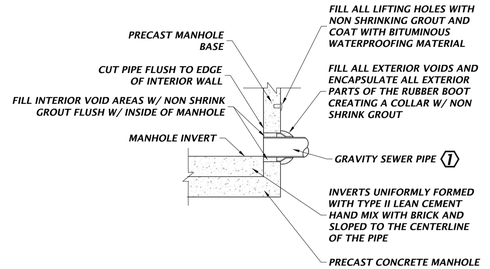
GENERAL NOTE(S):

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.*

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. *TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, MODEL OM-6, PART 52085009.*

200 **WASTEWATER SERVICE LATERAL**
NTS



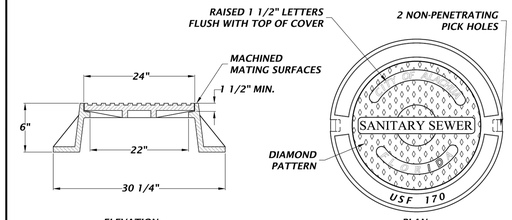
GENERAL NOTE:

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

KEYED NOTE(S):

1. *ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.*

209 **MANHOLE PIPE CONNECTION**
NTS



GENERAL NOTE(S):

1. *USF 170 RING AND CE COVER*
2. *LOAD CLASSIFICATION: HEAVY DUTY*
3. *MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B*
4. *PAINT TOP AS PER 307*

212 **CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER**
NTS

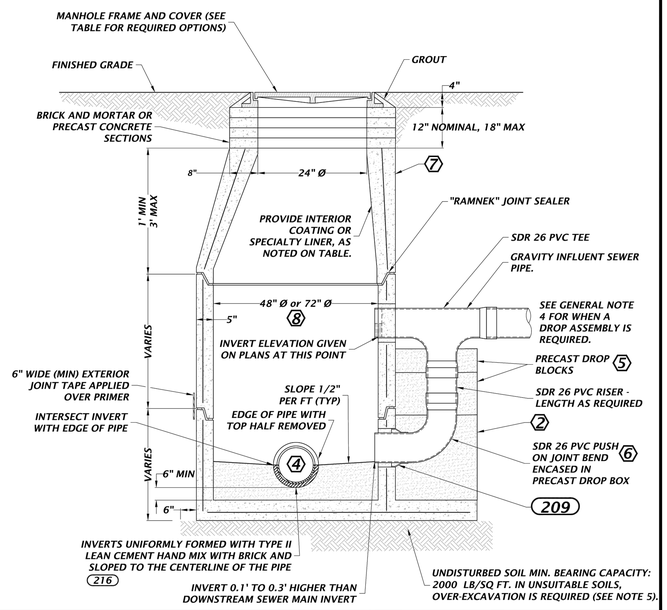
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

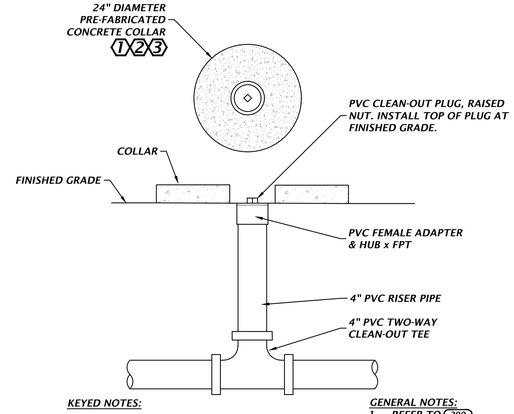
1. *MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.*
2. *PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.*
3. *THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.*
4. *MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 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



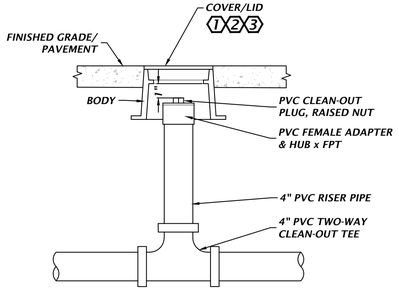
KEYED NOTES:

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

GENERAL NOTES:

1. *REFER TO 200*

263 **CLEAN-OUT COVER FOR UNPAVED AREAS**
NTS



KEYED NOTES:

1. *HEAVY DUTY LOAD RATING MODEL: SIGMA CORPORATION CO-2610S*
2. *COVER/LID CAN ALSO ACCOMMODATE 6" CLEAN-OUT*
3. *PAINT COVER/LID AS PER 307*

GENERAL NOTES:

A. *REFER TO 200*

264 **CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS**
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/23 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
DRAWN: J. THOMAS
CHECKED: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.17

FL PE No. 84295

SHEET NO.: C0.15

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A

B

C

D

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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

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

APPLY (SPRAY) FIRST COAT

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

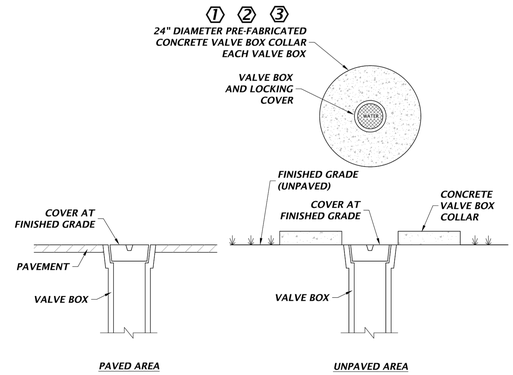
PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

COLORS

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

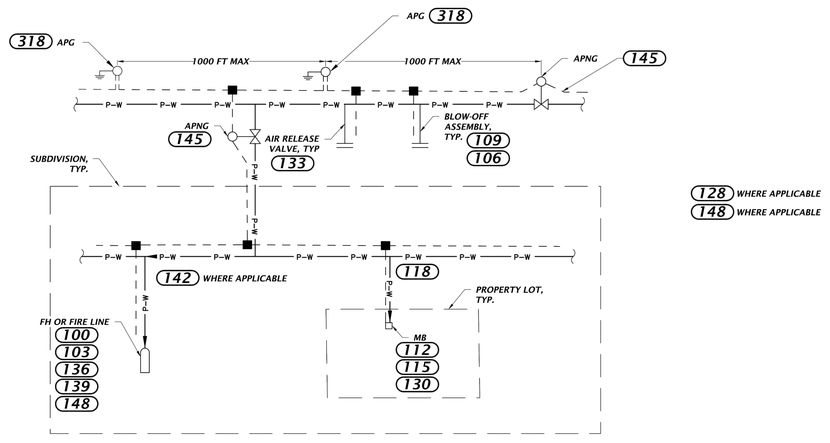
307 PAINT SYSTEM NO. 5
NTS



KEYED NOTE(S):

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

127 VALVE BOX COVER
NTS



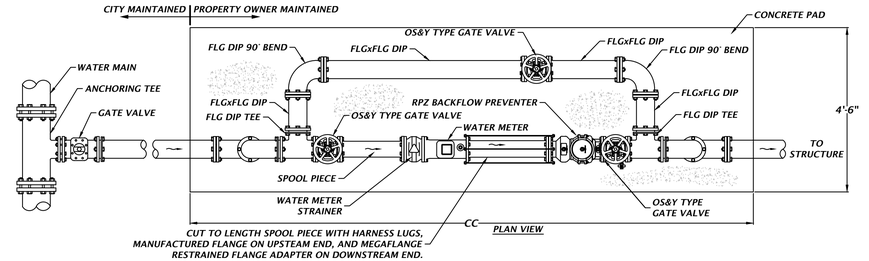
GENERAL NOTES: SEE 321A

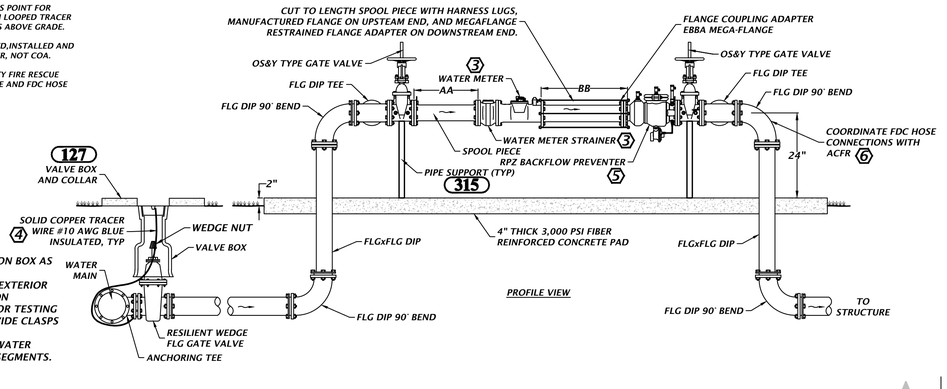
321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

DIMENSION			
METER SIZE	1 AA	2 BB	CC
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

1. DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
2. DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
3. WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
4. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.
5. BACKFLOW PREVENTER FURNISHED,INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.
6. IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.





GENERAL NOTE(S):

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

148 POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/13/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.16

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I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(a). FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*03929-000-000*
STREET ADDRESS:	*SOUTH OF SAN FELASCO PARKWAY, ALACHUA, FLORIDA*
PROJECT AREA:	*±7.02 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS 46 COTTAGES HOMES, OPEN AREAS, ASSOCIATED ROADS, SIDEWALKS, AND UNDERGROUND UTILITIES. THE PROJECT SITE IS LOCATED SOUTH OF SAN FELASCO PARKWAY, ALACHUA, FLORIDA ADJACENT TO THE EXISTING MOMENTUM LABS. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 10.49 ACRES AND THE SITE WILL DISCHARGE INTO A PREVIOUSLY PERMITTED SMF.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. *PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS..*
2. *THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
3. *ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
4. *THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
5. *IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
6. *THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
7. *THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
8. *THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
9. *THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
10. *UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
11. *UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND BE EXCAVATED A MINIMUM OF THREE FEET BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 10% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
12. *ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*7.02 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*9.40 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*3.76 ACRES*
TOTAL RETENTION VOLUME:	*29.43 ACRE-FEET*
TOTAL OPEN AREA:	*3.26 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE CAN BE FOUND IN THE ORIGINAL PERMIT FOR THE PARK LANE PD DEVELOPMENT MASTER DRAINAGE ANALYSIS UNDER ERP No. 89837-1.

THE FOLLOWING TABLE HIGHLIGHTS THE ORIGINAL CONDITIONS APPROVED UNDER THE ERP REFERENCED ABOVE.

BASIN 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)*
SMF-2	*58.89*	*66.00*	*3.76*	*DRY RETENTION*	*29.43*	*91.91*

E. SITE MAP

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

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY 2 OUTFALL STRUCTURE IS LOCATED AT THE NORTHWEST PORTION OF THE PROJECT (29°46'21.18" N, 82°29'02.33" W) AND THE ASSOCIATED RECEIVING WATER BODY IS A SERIES OF DEPRESSIONS NORTH OF SAN FELASCO PARKWAY.

III. CONTROLS TO REDUCE POLLUTION

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

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

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

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT WILL BE CONSTRUCTED FOR THE PROJECT AND WILL BE COMPRISED OF 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 2020 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

NOT APPLICABLE, SEE SECTION D, BELOW.

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

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES", THE STORM PIPES 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 EXISTING STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 12.47 ACRES AND WILL CONSIST OF APPROXIMATELY 11.80 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. BY COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER CONVEYANCE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE 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 PROPOSED SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN, 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. IN ADDITION, THE SITE SHALL BE IN COMPLIANCE WITH THE MORE STRINGENT ALACHUA COUNTY HAZARDOUS MATERIALS MANAGEMENT CODE, WHICH ADDRESSES STORAGE AND USE OF TOXIC MATERIALS LESS IN VOLUME THAN THE STATE THRESHOLD REQUIREMENTS.

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 SAN FELASCO RESEARCH VENTURES LLC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. 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, A COPY OF WHICH IS PROVIDED ON THIS SHEET. 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.

Responsible Authority Certification
Stormwater Pollution Prevention Plan

Site: Convergence Cottages West
City of Alachua, Alachua County, Florida

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manages the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (RESPONSIBLE AUTHORITY) _____ *DATE* _____

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

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

Site: Convergence Cottages East
City of Alachua, Alachua County, Florida

Contracting Firm: _____
NAME _____
ADDRESS _____
TELEPHONE NUMBER _____

I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

NAME _____ *TITLE* _____
ADDRESS _____ *DATE* _____

Stormwater Pollution Prevention Plan
Inspection Report

Inspector: _____ Date: _____ Time: _____

Date of last rainfall: _____ Amount of last rainfall: _____

Stabilization Measures

LOCATION	CONDITION	ACTION REQUIRED

If no action required, mark "N.A."

Note: To be completed every 7 days and within 24 hours of a rainfall event of 0.25 inch or more.

Structural Controls

LOCATION/TYPE	CONDITION	MAINTENANCE REQUIRED

If no maintenance required, mark "N.A."

Recommended Actions:

Results of Previous Recommended Actions:

Other Control

	CONDITION		
	GOOD	FAIR	POOR
Condition of construction entrance/exit?			
Condition of construction access road surface?			
General appearance of site re: trash and debris.			
Appearance of portables for sanitary discharge?			
Materials available for emergency spill response?			
Paint/cleaning compound storage areas condition?			
Lay-down area condition?			

Recommended Actions:

Results of Previous Recommended Actions:

Inspector Signature: _____ Date: _____ Time: _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA
4/4/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.17

FL PE No. 84295

SHEET NO.: C0.20

Tech: rkistler Plot Date: May 04,2023 12:14pm Filename: M:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Mesh\21-0105.04_M_C0.20_SWPPP.dwg

BASIN EROSION AND SEDIMENTATION CONTROL

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

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

3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.

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

5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCURR IN A DRY STATE.

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

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

8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.

STORMWATER POLLUTION PREVENTION LEGEND

SD	= SOD STABILIZATION	**IP**	= INLET PROTECTION
SF	= SILT BARRIER	**CO**	= CONSTRUCTION ENTRANCE/EXIT
TB	= TREE BARRICADE	**PS**	= PERMANENT SEEDING
TS	= TEMPORARY SEEDING	**OP**	= OUTFALL PROTECTION

NOTE- SEE SHEET C0.12 AND C0.13 FOR CONSTRUCTION DETAILS

LEGEND-

- CONSTRUCTION STAGING AREA/ CONSTRUCTION TRAILER LOCATION
- TEMPORARY CONSTRUCTION ENTRANCE
- PROPOSED STORM SEWER NETWORK
- ST — EXISTING STORM SEWER NETWORK
- SF — LIMITS OF PROPOSED SILT FENCE, SEE THIS SHEET FOR DETAIL

NORTH

SAN FELASCO PARKWAY

APPROXIMATE LOCATION AS SCALED FROM FDOT R/W PANEL NO. 12060 G1 & G2

TEMPORARY CONSTRUCTION EXIT, SEE SHEET C0.13 FOR DETAIL

CONSTRUCTION TRAILER / STAGING AND LAYDOWN AREA

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

UNIVERSITY OF FLORIDA FOUNDATION
TAX PARCEL NO. 03929-000-000
ZONING - CORPORATE PARK DISTRICT (CP)
ACRES - 164.22

APPROXIMATE STOCK PILE LOCATION FOR UNSUITABLE SOIL 20'-25' MAX. HEIGHT (TO BE REMOVED WITHIN 180 DAYS OF ISSUANCE OF CERTIFICATE OF COMPLETION)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

EXISTING STORMWATER MANAGEMENT FACILITY
TOP=93.00
BOT=90.00
DHW=91.85

EXISTING STORMWATER MANAGEMENT FACILITY
TOP=100.00
BOT=96.00
DHW=98.59

EXISTING STORMWATER MANAGEMENT FACILITY
TOP=90.00
BOT=84.00
DHW=88.85

PROPERTY BOUNDARY LINE, (TYP)

EXISTING TREE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION), (TYP)

LOT 22
RICKES ROBERT E
TAX PARCEL NO. 03968-100-022
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 21
LONG GREGORY M & MELISSA M
TAX PARCEL NO. 03968-100-021
ZONING - AGRICULTURE (A)
ACRES - 6.22

LOT 20
CURRENT RESIDENT
TAX PARCEL NO. 03968-100-020
ZONING - AGRICULTURE (A)
ACRES - 6.2

LOT 19
MILLS DOUGLAS W AND CATHY A
TAX PARCEL NO. 03968-100-019
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 18
TIPTON BRIAN AND LAURA S
TAX PARCEL NO. 03968-100-018
ZONING - AGRICULTURE (A)
ACRES - 5.67

11801 Research Drive
Alachua, FL 32615
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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=50'

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

CONSTRUCTION BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/22 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.21

Path: P:\Civil\21-0105.17 (Experimental) Convergence Cottages West\04 Engineering\03_Design Production Files\21-0105.04 Sheets\21-0105.04 Sheets.dwg
Plotted: May 04,2023 - 12:16pm By: Travis Hastay

LEGEND

TB — TREE BARRICADE

SF — SILT FENCE

X — EXISTING TREE (TO BE REMOVED)

NOTE:

1. EXISTING SOIL STOCKPILES TO BE HAULED OFF SITE AND DISPOSED AT AN OFFSITE LOCATED TO BE DETERMINED.
2. ANY BUILDINGS OVER THE AREA OF THE EXISTING STOCKPILE SHALL BE APPROPRIATELY CHECKED FOR SUITABLE MATERIALS BY THE BUILDING DEPARTMENT PER THE FBC.
3. ANY SUITABLE MATERIAL IN THE STOCKPILE MAY BE USED ON SITE. ANY UNSUITABLE MATERIAL SHALL BE DISPOSED OF AT THE CONTRACTORS PERMITTED BORROW PIT AS OVERBURDEN.

NORTH

SAN FELASCO PARKWAY

APPROXIMATE LOCATION AS SCALED FROM FLOOD INSURANCE RATE MAP PANEL NO. 12001C0135D

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

UNIVERSITY OF FLORIDA FOUNDATION
TAX PARCEL NO. 03929-000-000
ZONING - CORPORATE PARK DISTRICT (CP)
ACRES - 164.22

EXISTING STORMWATER MANAGEMENT FACILITY

EXISTING TREE, (TO BE REMOVED), (TYP)

EXISTING TREE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION), (TYP)

PROPERTY BOUNDARY LINE, (TYP)

LOT 22
RICKES ROBERT E
TAX PARCEL NO. 03968-100-022
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 21
LONG GREGORY M & MELISSA M
TAX PARCEL NO. 03968-100-021
ZONING - AGRICULTURE (A)
ACRES - 6.22

LOT 20
CURRENT RESIDENT
TAX PARCEL NO. 03968-100-020
ZONING - AGRICULTURE (A)
ACRES - 6.2

LOT 19
MILLS DOUGLAS W AND CATHY A
TAX PARCEL NO. 03968-100-019
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 18
TIPTON BRIAN AND LAURA S
TAX PARCEL NO. 03968-100-018
ZONING - AGRICULTURE (A)
ACRES - 5.67

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Alachua, FL 32615
(352) 331-1976
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est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=50'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/22 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C0.30

Web-pdf@a - Plot Date: May 04,2023 - 12:18pm - File Name: N:\2021\21-0105.04\Design\04_Civil\Drawings\03_Site\21-0105.04 Vest\21-0105.04_SCR.dwg

LEGEND

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING

GENERAL NOTES

1. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
2. SEE GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
3. REFER TO C0.12 FOR HANDICAP ACCESSIBILITY NOTES.
4. REFER TO LS-1 - LS-2 FOR LANDSCAPE PLAN.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
6. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.
7. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

GRAPHIC SCALE 0 25 50 100

NORTH

APPROXIMATE LOCATION AS SCALED FROM FLOOD LINE PANEL NO. 12001C0135D

SAN FELASCO PARKWAY

C1.01

C1.02

C1.03

N: 286643.2395
E: 2608559.2805

STREET A

STREET B

STREET C

EXISTING STORMWATER MANAGEMENT FACILITY

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

20' DRAINAGE EASEMENT

UNIVERSITY OF FLORIDA FOUNDATION
TAX PARCEL NO. 03929-000-000
ZONING - CORPORATE PARK DISTRICT (CP)
ACRES - 164.22

PROPERTY BOUNDARY LINE, (TYP)

N: 286439.4360
E: 2609392.2200

N: 286383.5613
E: 2608462.2607

N: 286218.7423
E: 2609399.8237

N: 286210.7333
E: 2609333.2315

N: 286088.5784
E: 2608218.2564

N: 286024.4952
E: 2609339.1254

N: 285988.5435
E: 2608218.7764

COMMON AREA

BUFFER LINE, (TYP)

CONNECT TO EXISTING PATH, MATCH GRADE AND MATERIAL TYPE, (TYP)

LOT 22
RICKES ROBERT E
TAX PARCEL NO. 03968-100-022
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 21
LONG GREGORY M & MELISSA M
TAX PARCEL NO. 03968-100-021
ZONING - AGRICULTURE (A)
ACRES - 6.22

LOT 20
CURRENT RESIDENT
TAX PARCEL NO. 03968-100-020
ZONING - AGRICULTURE (A)
ACRES - 6.2

LOT 19
MILLS DOUGLAS W AND CATHY A
TAX PARCEL NO. 03968-100-019
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 18
TIPTON BRIAN AND LAURA S
TAX PARCEL NO. 03968-100-018
ZONING - AGRICULTURE (A)
ACRES - 5.67

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SCALE: 1"=50'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
6/16/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: MASTER HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
DRAWN: J. THOMAS
CHECKED: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.17

FL PE No. 84295

SHEET NO.: C1.00

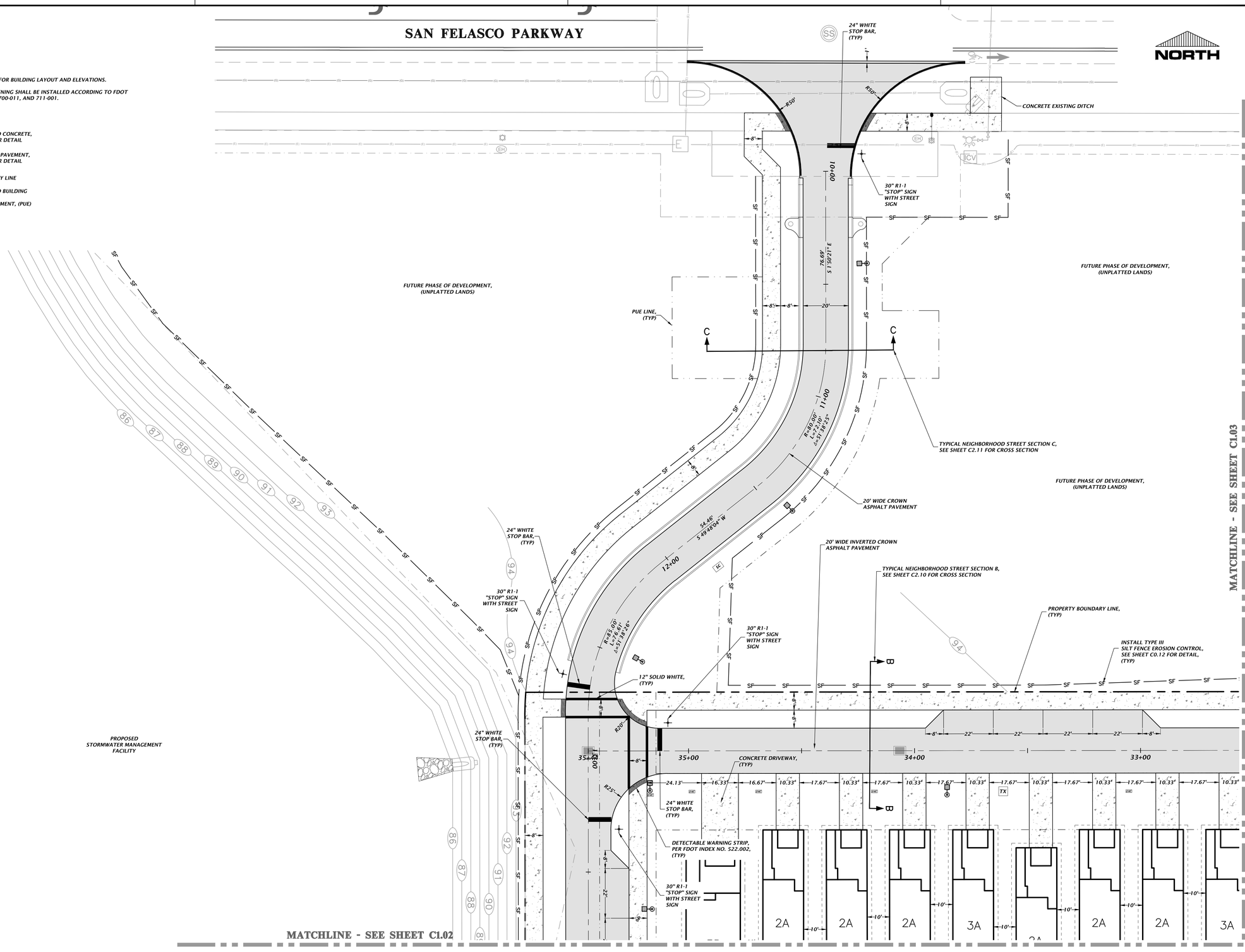
Tech: rkloske Plot Date: May 04,2023 12:50pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_Mast_C1.00_MSP.dwg

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT, (PUE)



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SCALE: 1"=20'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C1.01

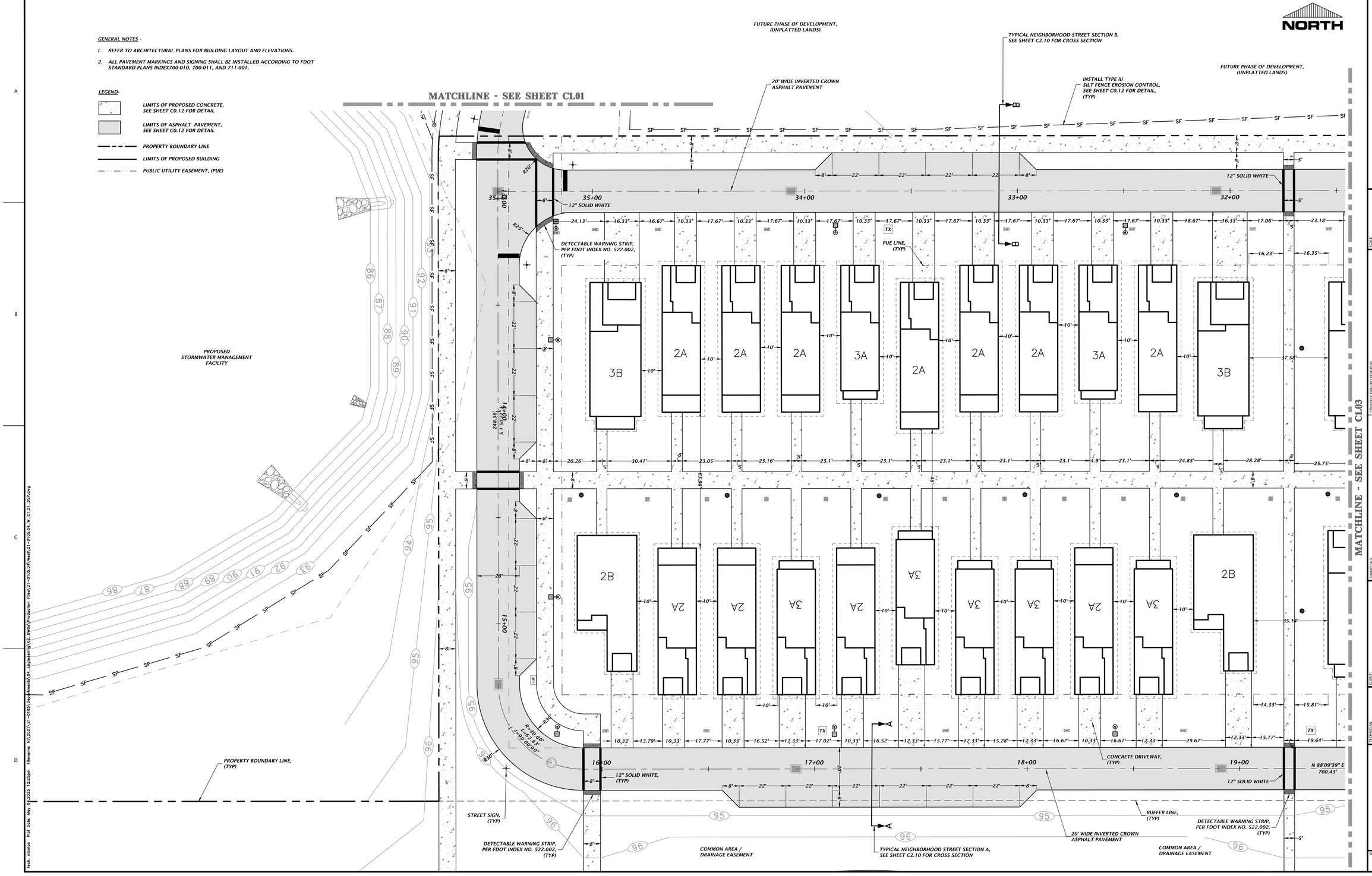
Tech: nicolac Plot Date: May 04,2023 12:24pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C1.01_DSP.dwg

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND-

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT, (PUE)



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C1.02

Tech: nicolac Plot Date: May 04,2023 12:25pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C1.01_DSP.dwg

GENERAL NOTES -

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS INDEX700-010, 700-011, AND 711-001.

LEGEND

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- PUBLIC UTILITY EASEMENT, (PUE)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPERTY BOUNDARY LINE, (TYP)

INSTALL TYPE III SILT FENCE EROSION CONTROL, SEE SHEET C0.12 FOR DETAIL, (TYP)

20' WIDE INVERTED CROWN ASPHALT PAVEMENT

TYPICAL NEIGHBORHOOD STREET SECTION B, SEE SHEET C2.10 FOR CROSS SECTION

861.44' S 88°09'39" W

12" SOLID WHITE

DETECTABLE WARNING STRIP, PER FDOT INDEX NO. 522.002, (TYP)

STREET SIGN, (TYP)

R=300.00' L=479.49' Δ=89°56'48"

R40'

R60'

N 00°13'24" W 1117.19'

R=75.00' L=88.32' Δ=67°28'04"

R=75.00' L=72.44' Δ=55°20'18"

R=75.00' L=68.00' Δ=77°39'26"

N 30°13'24" E 22.61'

R40'

R85'

R85'

R85'

N 88°09'39" E 700.43'

COMMON AREA / DRAINAGE EASEMENT

PUE LINE, (TYP)

CONCRETE DRIVEWAY, (TYP)

BUFFER LINE, (TYP)

8' CRUSHED RECYCLED CONCRETE PATH, SEE SHEET C0.12 FOR DETAIL (TYP)

TYPICAL NEIGHBORHOOD STREET SECTION A, SEE SHEET C2.10 FOR CROSS SECTION

27"HACK

28"LO

12"SUMMER

23"LO

62"LO

27"HACK

8"CHE

18"HACK

MATCHLINE - SEE SHEET C1.02

NORTH

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED HORIZONTAL CONTROL SITE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.03

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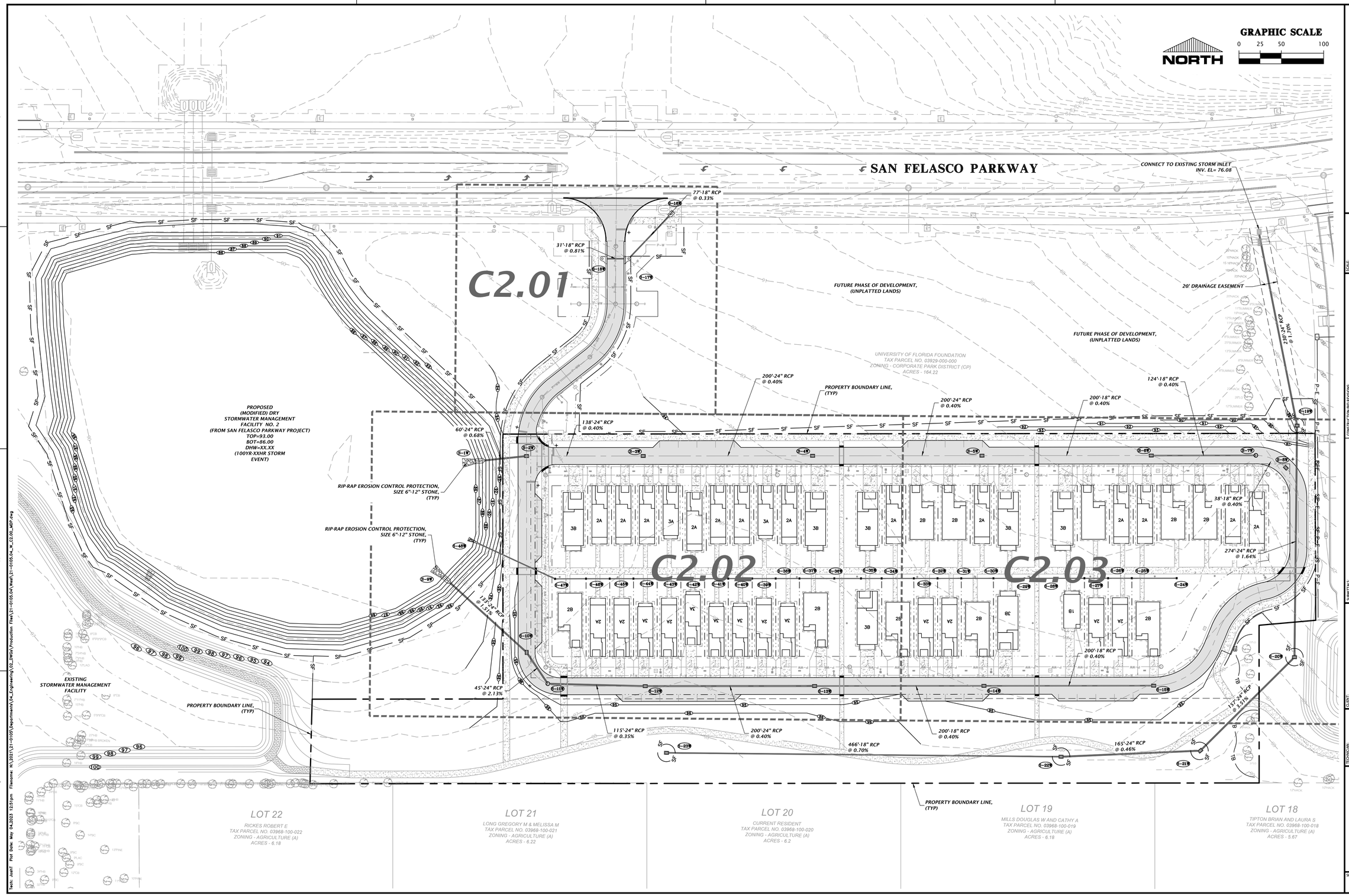
Tech: nlobbe Plot Date: May 04,2023 12:29pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_PLOT\21-0105.04_C1.01_DSP.dwg



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SCALE: 1"=50'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS

DESIGNER: J. THOMAS

QUALITY CONTROL: R. WALPOLE

PROJECT NUMBER: 21-0105.17

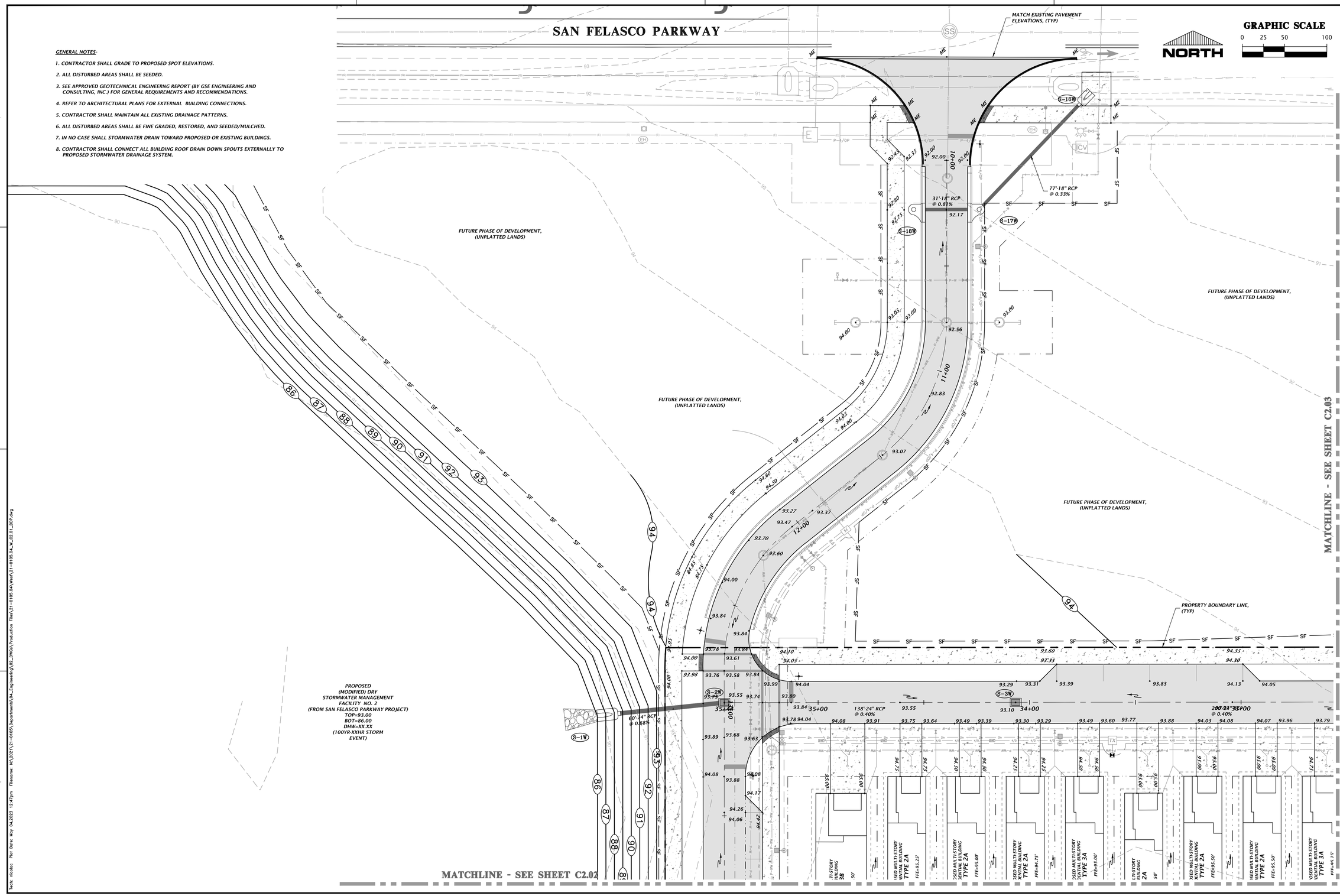
TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.00

GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.01

Tech: nicolas Plot Date: May 04,2023 12:47pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_W_C2.01_DDP.dwg

GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.

PROPOSED (MODIFED) DRY STORMWATER MANAGEMENT FACILITY NO. 2 (FROM SAN FELASCO PARKWAY PROJECT) TOP=93.00 BOT=86.00 DHW=XX.XX (100YR-XXHR STORM EVENT)

NORTH

GRAPHIC SCALE 0 25 50 100

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPERTY BOUNDARY LINE, (TYP)

MATCHLINE - SEE SHEET C2.01

PROPERTY BOUNDARY LINE, (TYP)

MATCHLINE - SEE SHEET C2.03

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SCALE: 1"=20'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/14/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: L. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.17

FL PE No. 84295

SHEET NO.: C2.02

Tech: nlosse Plot Date: May 04,2023 1:09pm Filename: M:\2021\21-0105\Departments\04_Engineering\03_Design\Grading\Final\21-0105.04_Overall_Grading_Plan_C2.02.dwg

GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
2. ALL DISTURBED AREAS SHALL BE SEEDED.
3. SEE APPROVED GEOTECHNICAL ENGINEERNG REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
6. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
7. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
8. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.

GRAPHIC SCALE 0 25 50 100

NORTH

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPERTY BOUNDARY LINE, (TYP)

SLOPE 4:1 TO MATCH EXISTING GRADE

ACCESSIBLE PATH, RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%) AND CROSS SLOPE NOT BE STEEPER THAN 1:48 (2%)

20' DRAINAGE EASEMENT

CONNECT TO EXISTING SIDEWALK CONNECTION MATCH EXISTING GRADE

2' STAIR RISER WITH 34" HANDRAIL, 1' RUN, 0.50' RISE
TOP - 91.00
BOTTOM - 89.00

ACCESSIBLE PATH, RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%) AND CROSS SLOPE NOT BE STEEPER THAN 1:48 (2%)

EXISTING TREE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION, (TYP)

PROPERTY BOUNDARY LINE, (TYP)

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.50
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=95.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=94.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=96.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1B FFE=96.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'

32'-12" PVC @ 0.63%
24'-12" PVC @ 0.61%
38'-12" PVC @ 0.53%
28'-12" PVC @ 0.54%
28'-12" PVC @ 0.54%
38'-12" PVC @ 0.53%
44'-12" PVC @ 0.57%
30'-12" PVC @ 0.51%
34'-12" PVC @ 0.59%
28'-12" PVC @ 0.54%
28'-12" PVC @ 0.54%
53'-12" PVC @ 0.47%
200'-24" RCP @ 0.40%
200'-18" RCP @ 0.40%
200'-18" RCP @ 0.40%
38'-18" RCP @ 0.40%
124'-18" RCP @ 0.40%
244'-24" RCP @ 1.64%
157'-24" RCP @ 3.51%

31+00 30+00 29+00 28+00 27+00 20+00 21+00 22+00 23+00

27"HACK 28"LO 23"LO 62"LO 27"HACK 8"CHE 18"HACK

MATCHLINE - SEE SHEET C2.02

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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/15/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.03

Tech: rlobbe Plot Date: May 04,2023 12:46pm Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_M_C2.01_GDP.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1W	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	86.00' E	24"	N: 286375.49 E: 2608402.49
S-2W	TYPE 'F' INLET	93.50'	86.41' E 86.41' W	24" 24"	N: 286383.56 E: 2608462.26
S-3W	TYPE 'F' INLET	93.00'	86.96' E 86.96' W	24" 24"	N: 286387.99 E: 2608600.07
S-4W	TYPE 'F' INLET	93.00'	87.76' E 87.76' W	24" 24"	N: 286394.41 E: 2608799.97
S-5W	TYPE 'F' INLET	93.00'	88.56' E 88.56' W	18" 24"	N: 286400.82 E: 2608999.86
S-6W	TYPE 'F' INLET	93.00'	89.36' E 89.36' W	18" 18"	N: 286407.24 E: 2609199.76
S-7W	STORM MANHOLE	93.81'	89.85' E 89.85' W	18" 18"	N: 286411.21 E: 2609323.26
S-8W	TYPE 'F' INLET	93.25'	90.00' W	18"	N: 286397.72 E: 2609359.05
S-9W	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	86.00' SE	24"	N: 286237.95 E: 2608368.75
S-10W	TYPE 'F' INLET	94.25'	88.00' SE 88.00' NW	24" 24"	N: 286151.68 E: 2608469.71
S-11W	STORM MANHOLE	94.81'	88.95' E 88.95' NW	24" 24"	N: 286115.44 E: 2608495.83
S-12W	TYPE 'F' INLET	94.00'	89.35' E 89.35' W	24" 24"	N: 286116.19 E: 2608610.92
S-13W	TYPE 'F' INLET	94.00'	90.15' E 90.15' W	18" 24"	N: 286122.61 E: 2608810.82
S-14W	TYPE 'F' INLET	94.00'	90.95' E 90.95' W	18" 18"	N: 286129.03 E: 2609010.71
S-15W	TYPE 'F' INLET	94.00'	91.75' W	18"	N: 286135.46 E: 2609211.04
S-16W	TYPE 'F' INLET PER FDOT INDEX 425-053	92.75'	88.00' SW	18"	N: 286677.60 E: 2608626.66
S-17W	TYPE 3 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-020 AND 425-010	92.58'	88.25' W 88.25' NE	18" 18"	N: 286620.44 E: 2608575.52
S-18W	TYPE 3 CURB INLET WITH P BOTTOM PER FDOT INDEX 425-020 AND 425-010	92.35'	88.50' E	18"	N: 286619.45 E: 2608544.54
S-19W	TYPE 'C' INLET	88.00'	80.00' N 80.00' S	24" 24"	N: 286447.94 E: 2609370.75
S-20W	TYPE 'C' INLET	95.00'	84.50' N 84.50' SW	24" 24"	N: 286174.33 E: 2609376.24
S-21W	TYPE 'C' INLET	97.50'	90.00' NE 90.00' W	24" 24"	N: 286060.43 E: 2609268.56
S-22W	TYPE 'C' INLET	96.00'	90.75' E 90.75' W	24" 18"	N: 286048.17 E: 2609104.31
S-23W	TYPE 'C' INLET	97.50'	94.00' E	18"	N: 286038.23 E: 2608638.48
S-24W	2'X2' AREA DRAIN	93.45'	91.50' W	12"	N: 286263.27 E: 2609234.23
S-25W	2'X2' AREA DRAIN	93.20'	91.25' E 91.25' W	12" 12"	N: 286261.58 E: 2609181.32
S-26W	2'X2' AREA DRAIN	93.05'	91.10' E 91.10' W	12" 12"	N: 286260.68 E: 2609153.33
S-27W	2'X2' AREA DRAIN	92.90'	90.95' E 90.95' W	12" 12"	N: 286259.78 E: 2609125.35
S-28W	2'X2' AREA DRAIN	92.70'	90.75' E 90.75' W	12" 12"	N: 286258.68 E: 2609091.24
S-29W	2'X2' AREA DRAIN	92.55'	90.60' E 90.60' W	12" 12"	N: 286257.73 E: 2609061.65
S-30W	2'X2' AREA DRAIN	92.30'	90.35' E 90.35' W	12" 12"	N: 286256.33 E: 2609017.96
S-31W	2'X2' AREA DRAIN	92.10'	90.15' E 90.15' W	12" 12"	N: 286255.11 E: 2608979.98
S-32W	2'X2' AREA DRAIN	91.95'	90.00' E 90.00' W	12" 12"	N: 286254.21 E: 2608951.99
S-33W	2'X2' AREA DRAIN	91.80'	89.85' E 89.85' W	12" 12"	N: 286253.31 E: 2608924.01
S-34W	2'X2' AREA DRAIN	91.60'	89.65' E 89.65' W	12" 12"	N: 286252.09 E: 2608886.02
S-35W	2'X2' AREA DRAIN	91.45'	89.50' E 89.50' W	12" 12"	N: 286251.31 E: 2608861.62
S-36W	2'X2' AREA DRAIN	91.25'	89.30' E 89.30' W	12" 12"	N: 286250.30 E: 2608830.10
S-37W	2'X2' AREA DRAIN	90.95'	89.00' E 89.00' W	12" 12"	N: 286248.98 E: 2608788.98
S-38W	2'X2' AREA DRAIN	90.80'	88.85' E 88.85' W	12" 12"	N: 286248.08 E: 2608760.95
S-39W	2'X2' AREA DRAIN	90.65'	88.70' E 88.70' W	12" 12"	N: 286247.18 E: 2608733.14
S-40W	2'X2' AREA DRAIN	90.50'	88.55' E 88.55' W	12" 12"	N: 286246.28 E: 2608704.98

NOTE: CHAIN GRATES IN ACCORDANCE WITH FDOT INDEX 425-001

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-41W	2'X2' AREA DRAIN	90.35'	88.40' E 88.40' W	12" 12"	N: 286245.38 E: 2608677.00
S-42W	2'X2' AREA DRAIN	90.20'	88.25' E 88.25' W	12" 12"	N: 286244.48 E: 2608649.01
S-43W	2'X2' AREA DRAIN	90.05'	88.10' E 88.10' W	12" 12"	N: 286243.58 E: 2608621.02
S-44W	2'X2' AREA DRAIN	89.90'	87.95' E 87.95' W	12" 12"	N: 286242.69 E: 2608593.04
S-45W	2'X2' AREA DRAIN	89.75'	87.80' E 87.80' W	12" 12"	N: 286241.79 E: 2608565.05
S-46W	2'X2' AREA DRAIN	89.60'	87.65' E 87.65' W	12" 12"	N: 286240.89 E: 2608537.07
S-47W	2'X2' AREA DRAIN	89.65'	87.45' E 87.45' NW	12" 15"	N: 286239.58 E: 2608500.59
S-48W	15" MITERED END SECTION PER FDOT INDEX 430-021	N/A	86.00' SE	15"	N: 286280.85 E: 2608403.25

NOTE: CHAIN GRATES IN ACCORDANCE WITH FDOT INDEX 425-001

DRAINAGE SPECIFICATIONS:

STORMWATER INFRASTRUCTURE ARE REQUIRED TO COMPY WITH THE FOLLOWING STANDARDS:

1. DITCH BOTTOM INLETS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-052 AND 425-053.
2. MANHOLES SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-001.
3. STRUCTURE BOTTOMS, INCLUDING GROUTING THEREOF, SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 425-010 AND 425-001. (ALL GIVEN STRUCTURE BOTTOM ARE ROUND, SQUARE EQUIVALENTS MAY BE USED).

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
6/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: STORMWATER STRUCTURE SCHEDULE TABLE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.05

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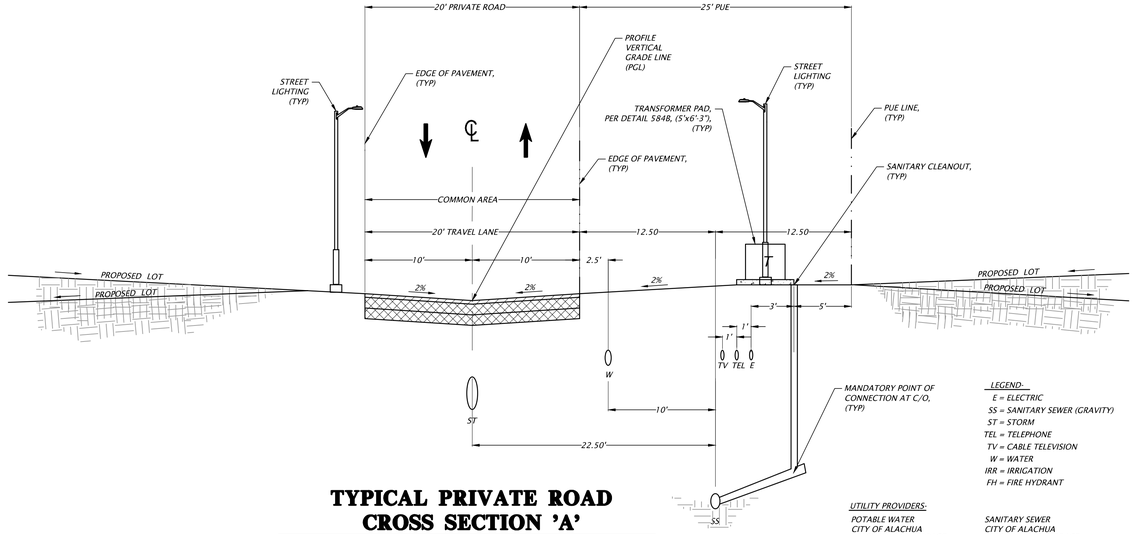


TYPICAL PRIVATE ROAD CROSS SECTION 'A'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

LEGEND-
E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER
IRR = IRRIGATION
FH = FIRE HYDRANT

UTILITY PROVIDERS-

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

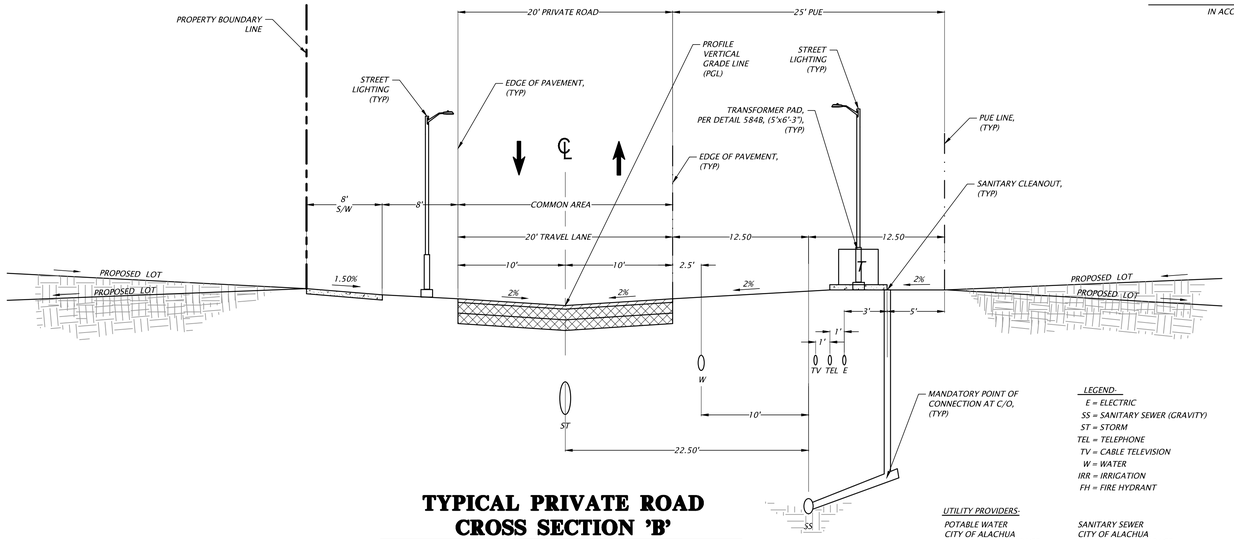
SANITARY SEWER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

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

PHONE/CABLE
WINDSTREAM COMMUNICATIONS
1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE-

1. *ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE*
2. *SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE HOA OR LOT OWNER APPROPRIATE.*
3. *WATER MAINS AND WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.*



TYPICAL PRIVATE ROAD CROSS SECTION 'B'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

LEGEND-
E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER
IRR = IRRIGATION
FH = FIRE HYDRANT

UTILITY PROVIDERS-

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

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

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

PHONE/CABLE
WINDSTREAM COMMUNICATIONS
1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE-

1. *ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE*
2. *SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE HOA OR LOT OWNER APPROPRIATE.*

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SUBMITTALS:	CITY OF ALACHUA AND SRWMD
1/14/22	CITY OF ALACHUA
4/04/23	CITY OF ALACHUA
5/04/23	CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: TYPICAL ROADWAY CROSS SECTION AND UTILITY ALLOCATION

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO: C2.10

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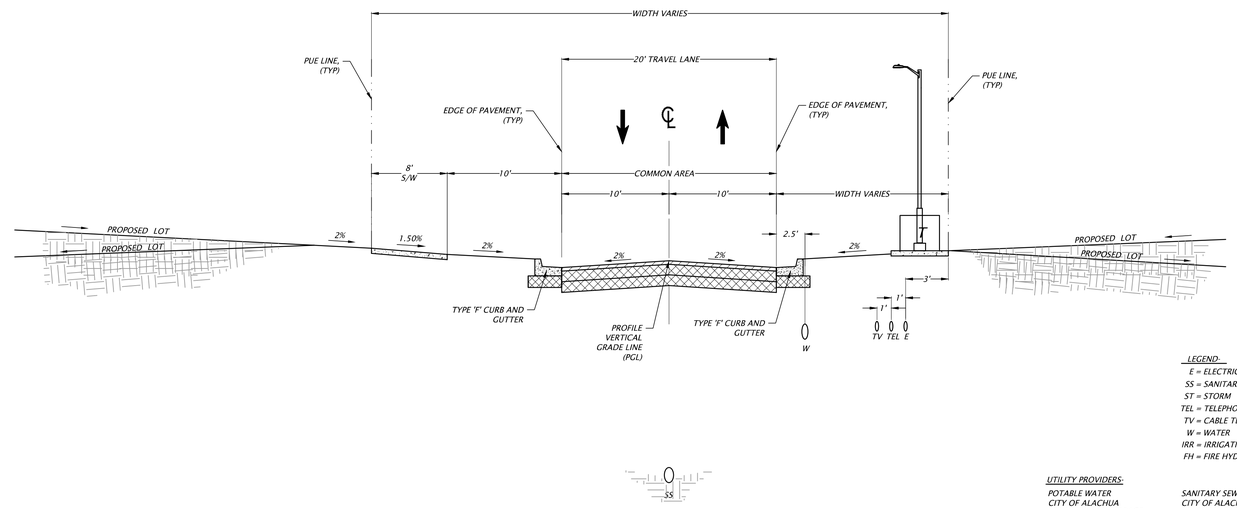

TYPICAL PRIVATE ROAD CROSS SECTION 'C'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

LEGEND:
E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER
IRR = IRRIGATION
FH = FIRE HYDRANT

UTILITY PROVIDERS:

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

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

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

PHONE/CABLE
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1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE:

1. ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE
2. SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE HOA OR LOT OWNER APPROPRIATE.

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

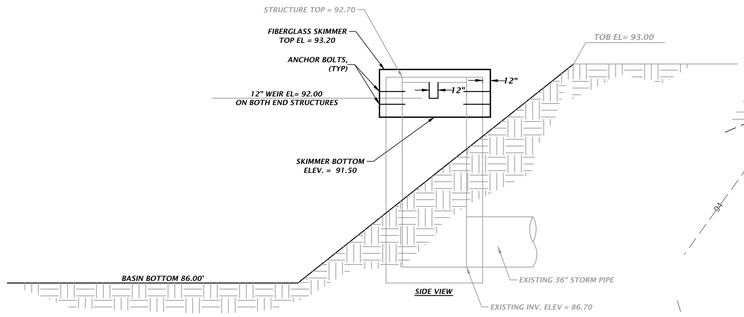
CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: TYPICAL ROADWAY CROSS SECTION AND UTILITY ALLOCATION

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

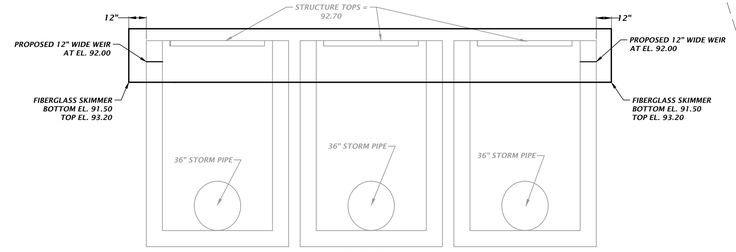
TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.11

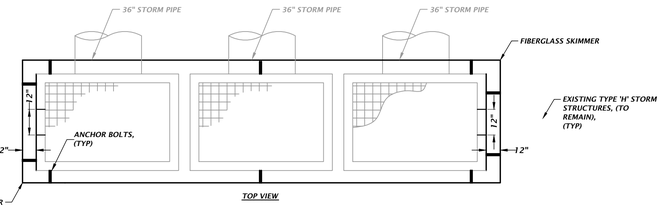
Tech: nicolac Plot Date: May 04,2023 12:53pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C2.10_TypSection.dwg



SIDE VIEW



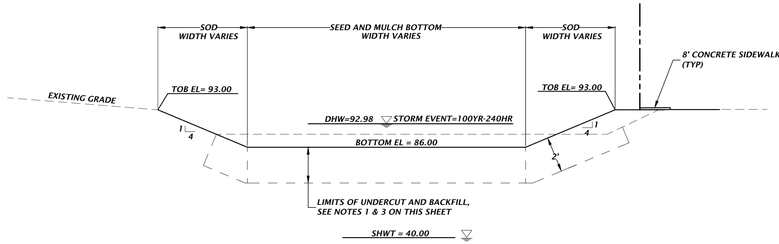
FRONT VIEW



TOP VIEW

SMF NO. 2 EXISTING OUTFALL STRUCTURE MODIFICATIONS

NTS

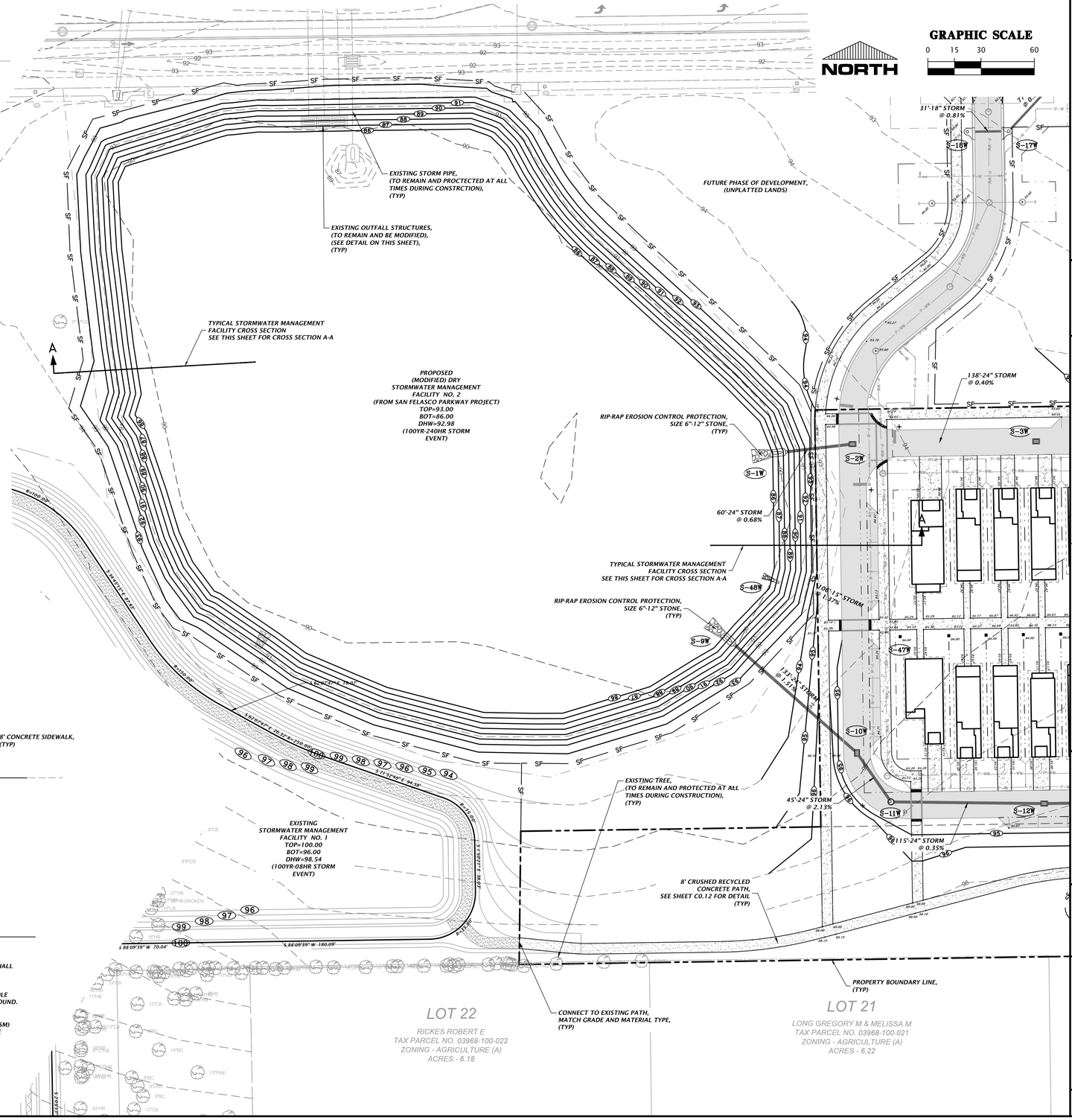


DRY RETENTION STORMWATER MANAGEMENT FACILITY (MODIFIED) NO. 2 CROSS SECTION A-A

NTS

GENERAL NOTES:

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 OR LIMESTONE ARE PRESENT AT THE BASIN BOTTOM AND/OR SIDE SLOPES, THE SOILS SHALL BE UNDERCUT A MINIMUM OF 3 FEET AND BACKFILLED WITH ON-SITE SANDS AND SANDS WITH SILT OR A MIXTURE OF ONSITE SOILS (SP, SP-SM) HAVING A MAXIMUM OF 20 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE. REFER TO THE SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION, GSE PROJECT NO. 14934 DATED MARCH 5, 2021 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE NOTIFICATION TO CITY OF ALACHUA CONSTRUCTION INSPECTION OFFICE PRIOR TO UNDERCUT/BACKFILLING THE STORMWATER MANAGEMENT FACILITIES.
5. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BASIN BOTTOMS PRIOR TO PLACING THE SAND BACKFILL TO CONFIRM THE PROVIDED DESIGN PARAMETERS.



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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/14/22 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: STORMWATER MANAGEMENT FACILITY DETAIL AND CROSS SECTION

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
PROJECT ENGINEER: R. WALPOLE
PROJECT NUMBER: 21-0105.17

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: C2.30

Tech: JohnT Plot Date: May 04,2023 1:10pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_M_C2.30_SMF.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1w	SANITARY SEWER 6' DIA. MANHOLE WITH 36" COMPOSITE MANHOLE COVER PER DETAIL NO. 213	92.07'	82.78' S 71.72' N	N: 286634.69 E: 2608560.05
MH-2w	SANITARY SEWER MANHOLE	92.55'	83.16' SW 83.06' N 83.16' W 83.16' E	N: 286566.59 E: 2608561.74
MH-3w	SANITARY SEWER MANHOLE	93.07'	83.54' SW 83.44' NE	N: 286502.92 E: 2608533.42
MH-4w	SANITARY SEWER MANHOLE	93.60'	83.93' S 83.83' NE	N: 286453.74 E: 2608478.60
MH-5w	SANITARY SEWER MANHOLE	95.00'	84.40' S 84.30' N 84.40' E	N: 286361.80 E: 2608485.47
MH-6w	SANITARY SEWER MANHOLE	95.00'	85.40' E 85.30' N	N: 286134.91 E: 2608492.76
MH-7w	SANITARY SEWER MANHOLE	96.00'	86.95' E 86.85' W	N: 286146.43 E: 2608851.54
MH-8w	SANITARY SEWER MANHOLE	95.50'	88.43' W	N: 286158.24 E: 2609219.19
MH-9w	SANITARY SEWER MANHOLE	95.00'	88.00' W	N: 286389.17 E: 2609338.12
MH-10w	SANITARY SEWER MANHOLE	95.00'	86.86' E 86.76' W	N: 286380.02 E: 2609053.18
MH-11w	SANITARY SEWER MANHOLE	95.00'	85.59' E 85.49' W	N: 286370.58 E: 2608759.10
MH-12w	SANITARY SEWER MANHOLE	93.00'	83.26' W 83.36' E	N: 286567.39 E: 2608586.73
MH-13w	SANITARY SEWER MANHOLE	94.00'	83.32' E 83.42' W	N: 286565.21 E: 2608518.76

EXISTING SANITARY SEWER MANHOLE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION), (TYP)

COORDINATE WITH WASTEWATER INSPECTOR 48 HOURS IN ADVANCE

CONNECT PROPOSED MANHOLE TO EXISTING SANITARY SEWER STUB AT INV. 71.53

CONTRACTOR SHALL CONTACT THE EOR IF EXISTING PIPE INVERT IS HIGHER THAN 71.53

EXISTING 8" DIP WATER MAIN

EXISTING FIRE HYDRANT ASSEMBLY, TEMPORARY SOURCE OF WATER FOR CONSTRUCTION

EXISTING 12" DIP WATER MAIN

APPROXIMATE LOCATION AS SCALED FROM FIRM PANEL 0411 (01 AND 02)

SAN FELASCO PARKWAY

REMOVE EXISTING 8" PVC CAP AND CONNECT PROPOSED 8" PVC WATER MAIN

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPOSED STORMWATER MANAGEMENT FACILITY

EXISTING STORMWATER MANAGEMENT FACILITY

6" ABOVE GROUND WATER METER ASSEMBLY (AND BACKFLOW PREVENTOR) LOCATION, (PER CITY OF ALACHUA UTILITY DETAILS) END OF CITY OF ALACHUA MAINTENANCE

PROPERTY BOUNDARY LINE, (TYP)

PUE LINE, (TYP)

8" PVC WATER MAIN

MH#1w
MH#2w
MH#3w
MH#4w
MH#5w
MH#6w
MH#7w
MH#8w
MH#9w
MH#10w
MH#11w
MH#12w
MH#13w

68'-8" PVC @ 0.40%
10'-8" PVC @ 0.40%
43'-8" PVC @ 0.40%
74'-8" PVC @ 0.40%
92'-8" PVC @ 0.40%
274'-8" PVC @ 0.40%
227'-8" PVC @ 0.40%
359'-8" PVC @ 0.40%
368'-8" PVC @ 0.40%
294'-8" PVC @ 0.40%
285'-8" PVC @ 0.40%
10'-8" PVC @ 0.40%
25'-8" PVC @ 0.40%
70'-8" PVC @ 0.40%

UNIVERSITY OF FLORIDA FOUNDATION
TAX PARCEL NO. 03929-000-000
ZONING - CORPORATE PARK DISTRICT (CP)
ACRES - 164.22

LOT 22
RICKES ROBERT E
TAX PARCEL NO. 03968-100-022
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 21
LONG GREGORY M & MELISSA M
TAX PARCEL NO. 03968-100-021
ZONING - AGRICULTURE (A)
ACRES - 6.22

LOT 20
CURRENT RESIDENT
TAX PARCEL NO. 03968-100-020
ZONING - AGRICULTURE (A)
ACRES - 6.2

LOT 19
MILLS DOUGLAS W AND CATHY A
TAX PARCEL NO. 03968-100-019
ZONING - AGRICULTURE (A)
ACRES - 6.18

LOT 18
TIPTON BRIAN AND LAURA S
TAX PARCEL NO. 03968-100-018
ZONING - AGRICULTURE (A)
ACRES - 5.67

FINISHED FLOOR ELEVATION NOTE:

FFE = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE BUILDING MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE CITY CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT BUILDING, WHICHEVER IS HIGHER.

NOTE THAT ALL BUILDINGS HAVE THE FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY BUILDINGS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE FFE SHOWN FOR THE FLOOD ELEVATION. EACH BUILDING MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE BUILDING AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE BUILDING.

NORTH

GRAPHIC SCALE
0 25 50 100

11801 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
IF BAR IS NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/4/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNED: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C3.00

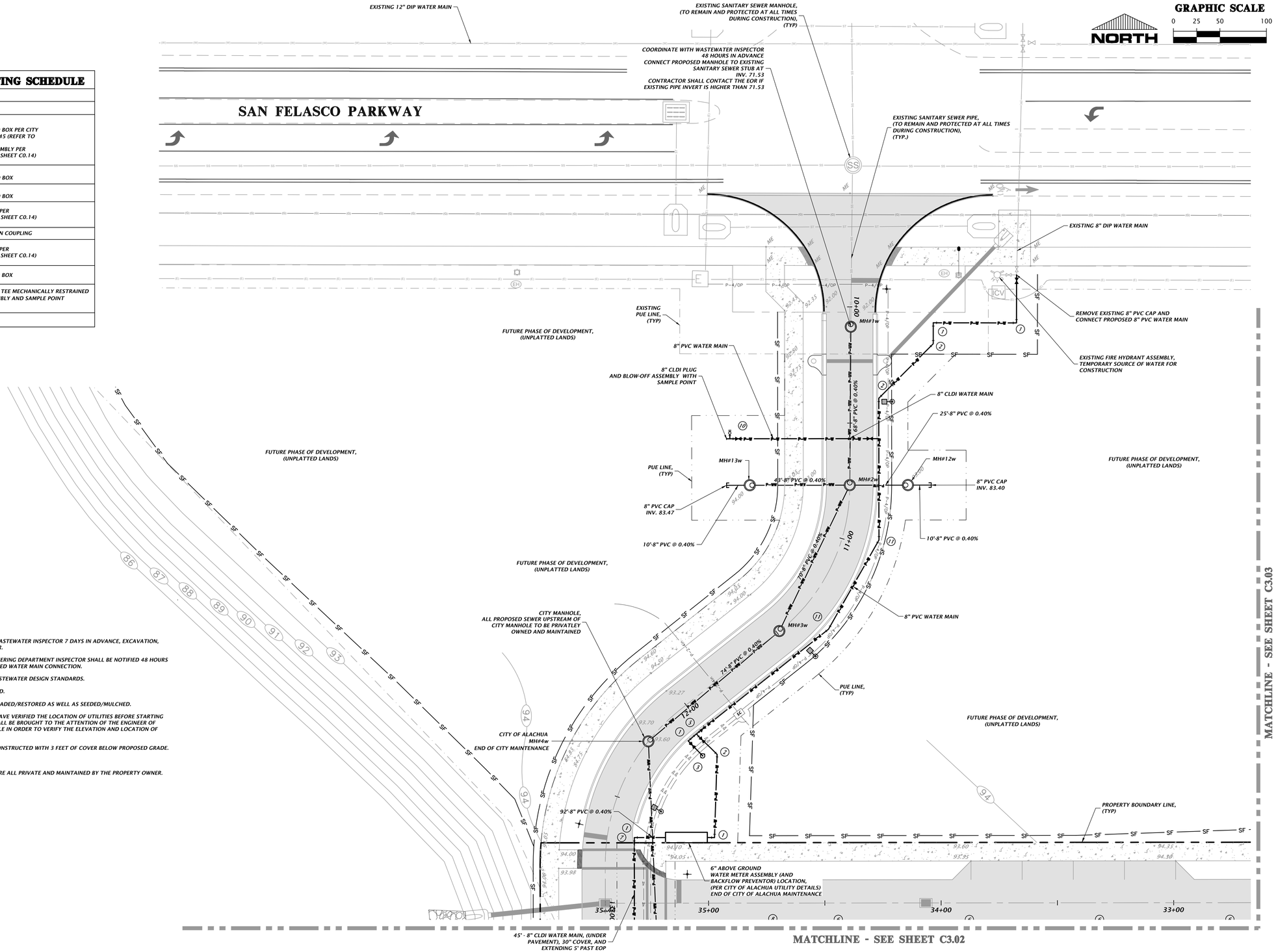
Tech: JohnT Plot Date: May 05,2023 10:34am Filename: K:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105-SW West\21-0105-04_SC_C3.00_MSP.dwg

WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8"x8"x8" DI TEE 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 22.5° BEND

GENERAL NOTES:

1. COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.
2. CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.
3. CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.
4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
5. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
7. PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
8. SEE SHEET C3.00 FOR MASTER UTILITY PLAN.
9. WATER MAINS AND WATER SERVICE CONNECTIONS ARE ALL PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.



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SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.01

Tech: JustT Plot Date: May 05,2023 11:05am Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGS\Production Files\21-0105.04_W_C3.01_DUP.dwg

WATER FITTING SCHEDULE

(1)	1 - 8" DI 90° BEND
(2)	1 - 8" DI 45° BEND
(3)	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER DETAIL 103 (REFER TO SHEET C0.14)
(4)	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
(5)	1 - 8"x8"x8" DI TEE 2 - 8" GATE VALVE AND BOX
(6)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(7)	PVC TO DIP TRANSITION COUPLING
(8)	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
(9)	1 - 8" GATE VALVE AND BOX
(10)	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
(11)	1- 8" DI 22.5° BEND

GENERAL NOTES:

1. COORDINATE WITH CITY OF ALACHUA WATER AND WASTEWATER INSPECTOR 7 DAYS IN ADVANCE, EXCAVATION, MOT, BACKFILL, AND RESTORATION BY CONTRACTOR.
2. CITY OF ALACHUA WATER AND WASTEWATER ENGINEERING DEPARTMENT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON PROPOSED WATER MAIN CONNECTION.
3. CONTRACTOR SHALL MEET ALL COA WATER AND WASTEWATER DESIGN STANDARDS.
4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
5. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
7. PRIVATE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
8. SEE SHEET C3.00 FOR MASTER UTILITY PLAN.

GRAPHIC SCALE 0 25 50 100

NORTH

MATCHLINE - SEE SHEET C3.01

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPERTY BOUNDARY LINE, (TYP)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

4" PVC SS LATERAL @ 1.00% MIN., (TYP)

8" PVC WATER MAIN, (TYP)

35+00 34+00 33+00 32+00

45° - 8" CLDI WATER MAIN, (UNDER PAVEMENT), 30" COVER, AND EXTENDING 5' PAST EOP

MH#5w

274°-8" PVC @ 0.40%

MH#11w

C/O INV. EL 89.75 C/O INV. EL 89.50 C/O INV. EL 89.50 C/O INV. EL 89.00 C/O INV. EL 89.25 C/O INV. EL 89.50 C/O INV. EL 89.75 C/O INV. EL 89.75 C/O INV. EL 89.50 C/O INV. EL 89.00 C/O INV. EL 89.00

PUE LINE, (TYP)

FIRE HYDRANT ASSEMBLY, (TYP)

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50' | TYPE 2A FFE=95.25' | TYPE 2A FFE=95.00' | TYPE 2A FFE=94.75' | TYPE 3A FFE=95.00' | TYPE 2A FFE=95.50' | TYPE 2A FFE=95.50' | TYPE 3A FFE=95.25' | TYPE 2A FFE=95.00' | TYPE 3B FFE=95.00'

227°-8" PVC @ 0.40%

8" PVC WATER MAIN, (TYP)

PROPERTY BOUNDARY LINE, (TYP)

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.75' | TYPE 2A FFE=96.00' | TYPE 2A FFE=95.75' | TYPE 3A FFE=95.50' | TYPE 2A FFE=95.50' | TYPE 3A FFE=96.00' | TYPE 3A FFE=96.25' | TYPE 3A FFE=96.25' | TYPE 2A FFE=96.00' | TYPE 3A FFE=95.75' | TYPE 2B FFE=95.50'

C/O INV. EL 90.75 C/O INV. EL 90.50 C/O INV. EL 90.25 C/O INV. EL 90.00 C/O INV. EL 90.00 C/O INV. EL 90.50 C/O INV. EL 90.75 C/O INV. EL 90.75 C/O INV. EL 90.50 C/O INV. EL 90.25 C/O INV. EL 90.00

MH#6w

358°-8" PVC @ 0.40%

MH#7w

4" PVC SS LATERAL @ 1.00% MIN., (TYP)

PUE LINE, (TYP)

16+00 17+00 18+00 19+00

PROPERTY BOUNDARY LINE, (TYP)

8" PVC WATER MAIN, (TYP)

FIRE HYDRANT ASSEMBLY, (TYP)

PROPERTY BOUNDARY LINE, (TYP)

MATCHLINE - SEE SHEET C3.03

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SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1 / 7/3/22 - CITY OF ALACHUA AND SRWMD
2 / 4/5/23 - CITY OF ALACHUA
3 / 5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C3.02

Tech: JoeF Plot Date: May 05,2023 11:03am Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_W_C3.01_GUP.dwg

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

FUTURE PHASE OF DEVELOPMENT, (UNPLATTED LANDS)

PROPERTY BOUNDARY LINE, (TYP)

27"HACK
28"LO
12"SUMMER

NORTH

GRAPHIC SCALE
0 25 50 100

8" PVC WATER MAIN

31+00 30+00 29+00 28+00 27+00

MH#9w

294'-8" PVC @ 0.40%

285'-8" PVC @ 0.40%

MH#10w

C/O INV. EL 89.50
C/O INV. EL 89.75
C/O INV. EL 89.50
C/O INV. EL 89.25
C/O INV. EL 89.00
C/O INV. EL 89.25
C/O INV. EL 89.75
C/O INV. EL 89.50
C/O INV. EL 89.25
C/O INV. EL 89.00
C/O INV. EL 89.00
C/O INV. EL 89.50
C/O INV. EL 89.75
C/O INV. EL 89.50

4" PVC SS LATERAL @ 1.00% MIN., (TYP)

FIRE HYDRANT ASSEMBLY, (TYP)

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.50
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=95.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=94.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=94.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=95.50'

MATCHLINE - SEE SHEET C3.02

20+00 21+00 22+00 23+00

8" PVC WATER MAIN

368'-8" PVC @ 0.40%

MH#7w

MH#8w

PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3BB FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=96.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 3B FFE=95.75'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 1B FFE=96.25'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2A FFE=96.00'
PROPOSED MULTI-STORY RESIDENTIAL BUILDING TYPE 2B FFE=95.50'

85'- 8" CLDI WATER MAIN, (UNDER PAVEMENT), 30" COVER, AND EXTENDING 5' PAST EOP

PUE LINE, (TYP)

8" PVC WATER MAIN, (TYP)

00+92 24+00 25+00

PROPERTY BOUNDARY LINE, (TYP)

23"LO
62"LO
27"HACK
8"CHE
18"HACK

WATER FITTING SCHEDULE

1	1 - 8" DI 90° BEND
2	1 - 8" DI 45° BEND
3	1 - 8"x6" DI TEE 1 - 6" GATE VALVE AND BOX PER CITY OF ALACHUA DETAIL 145 (REFER TO SHEET C0.14) 1 - FIRE HYDRANT ASSEMBLY PER DETAIL 103 (REFER TO SHEET C0.14)
4	1 - 8"x8"x8" DI TEE 3 - 8" GATE VALVE AND BOX
5	1 - 8"x8"x8" DI TEE 2 - 8" GATE VALVE AND BOX
6	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
7	PVC TO DIP TRANSITION COUPLING
8	SERVICE CONNECTION PER DETAIL 118 (REFER TO SHEET C0.14)
9	1 - 8" GATE VALVE AND BOX
10	1 - 8"x 8" CLDI TAPPED TEE MECHANICALLY RESTRAINED 1 - 3" BLOW-OFF ASSEMBLY AND SAMPLE POINT 1 - 8" CLDI MJ PLUG
11	1 - 8" DI 22.5° BEND

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est. 1988 FLORIDA CA-5075

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SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/22 - CITY OF ALACHUA AND SRWMD
4/6/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

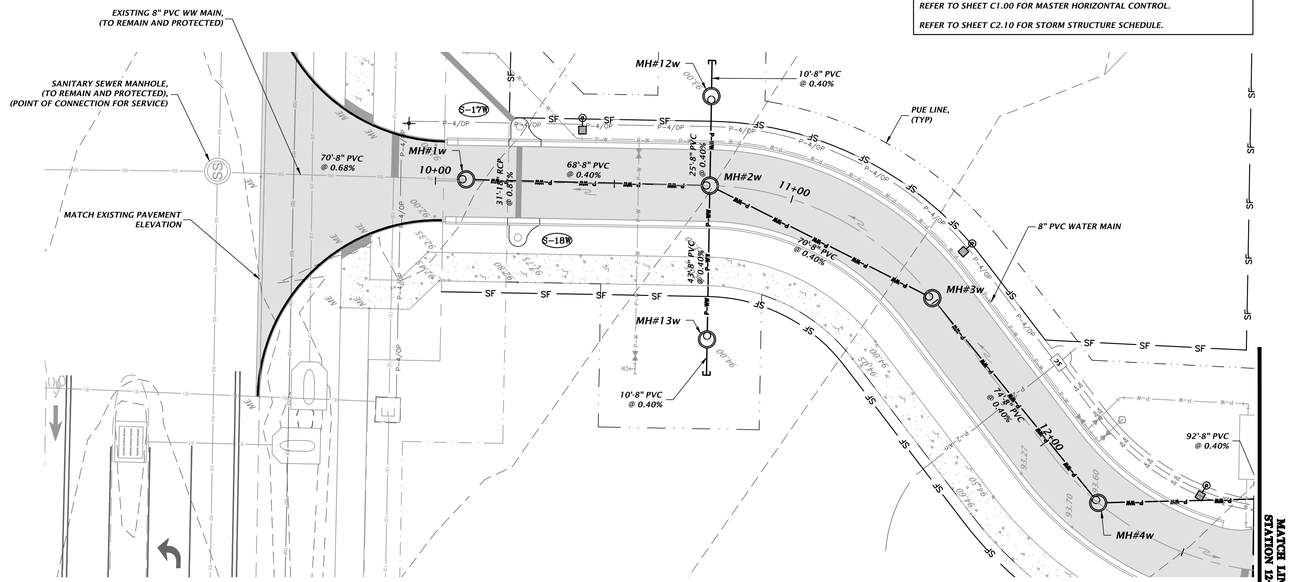
SHEET NO.: C3.03

Tech: JoshT Plot Date: May 05,2023 11:02am Filename: K:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\21-0105.04_Work\21-0105.04_C3.03_DUP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

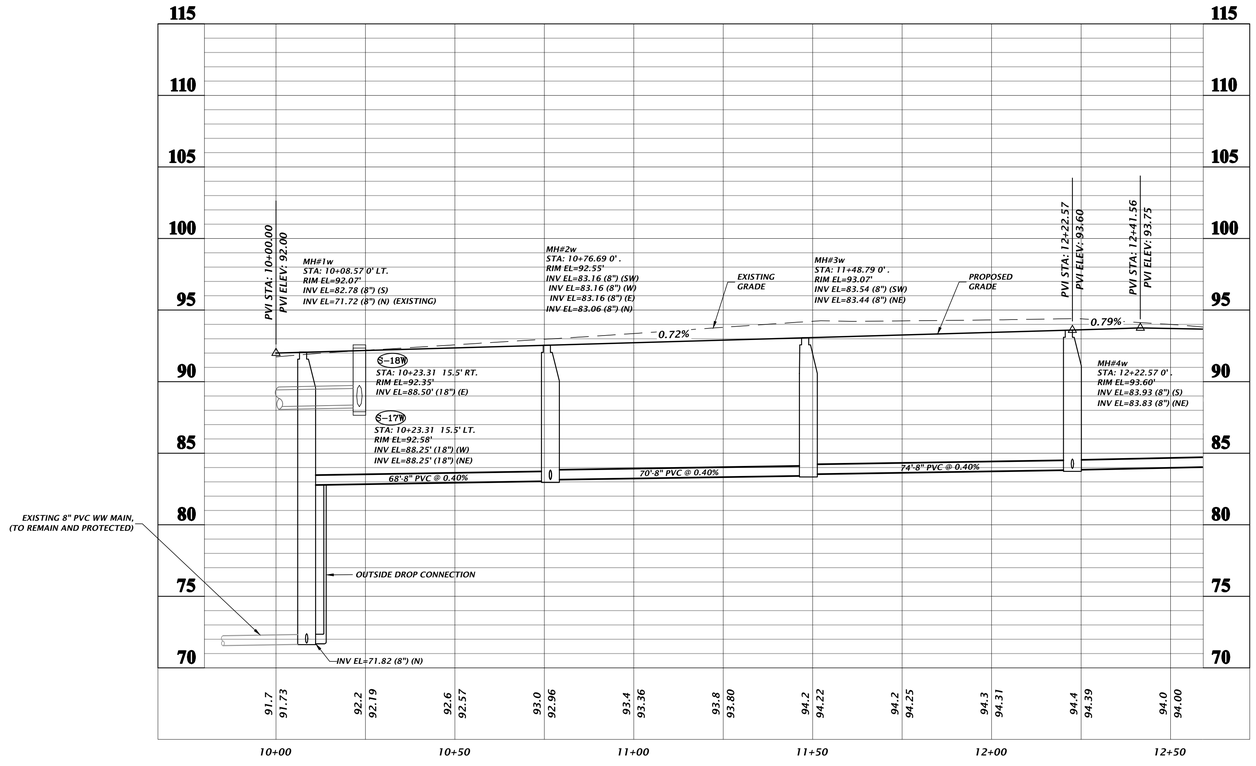
NORTH

GRAPHIC SCALE
0 10 20 40



SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

STREET 'A'



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SCALE: 1"=20'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
1/30/23 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

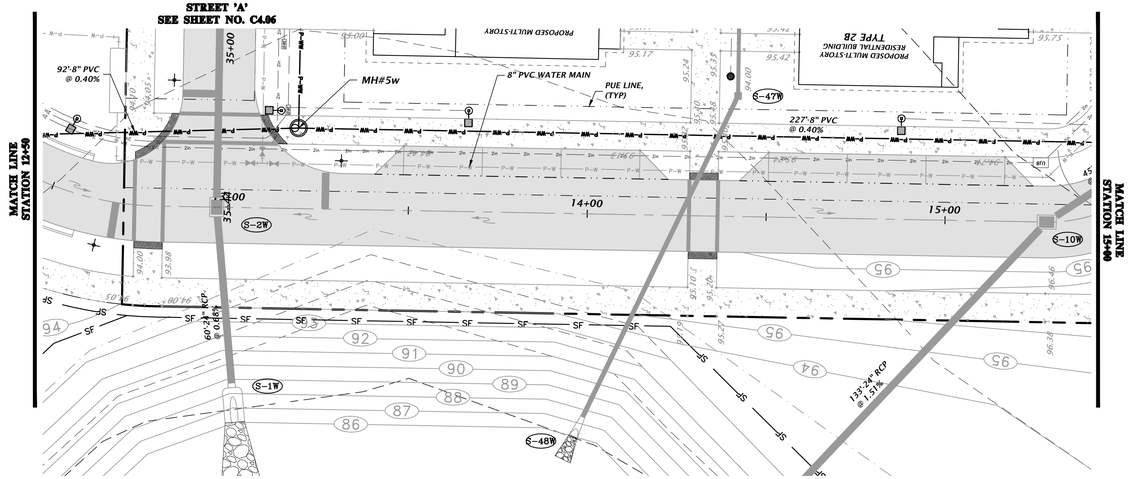
SHEET NO.: C4.00

Tech: JustT Plot Date: May 04,2023 12:18pm Filename: N:\2021\21-0105\Department\04_Engineering\02_SWGI\Production Files\21-0105.04\Xref\21-0105.04_W_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

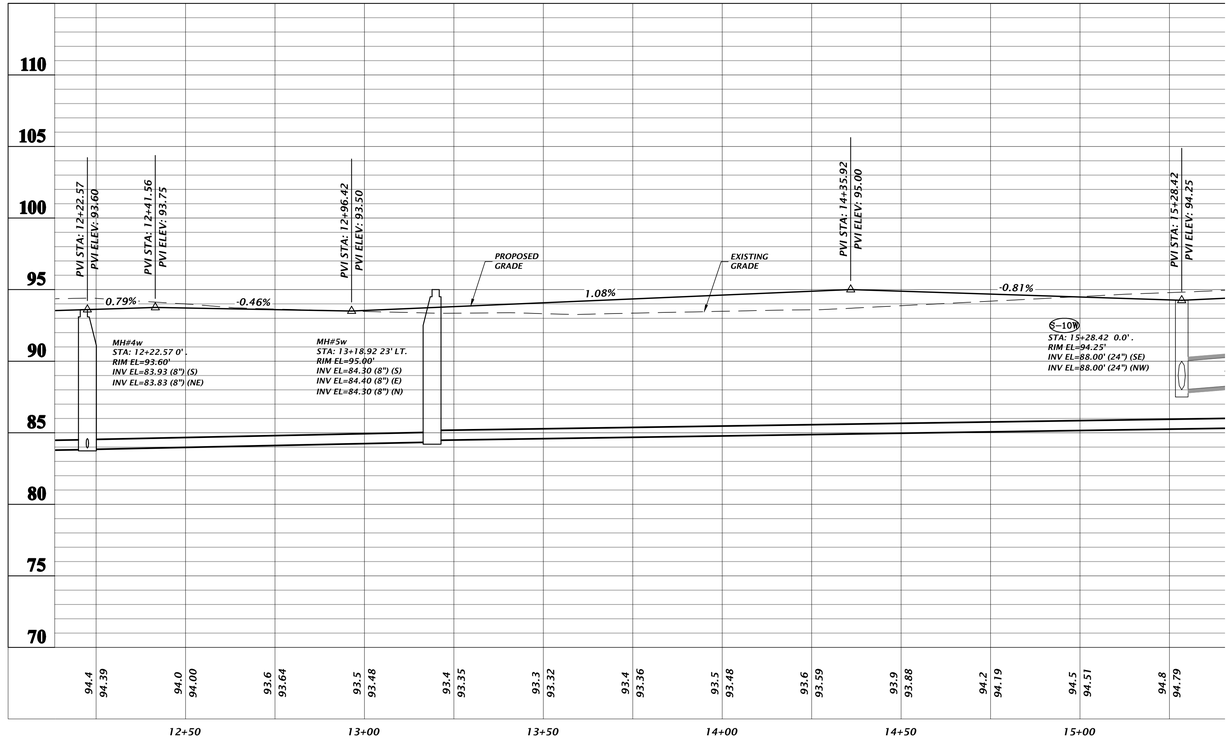
NORTH

GRAPHIC SCALE
0 10 20 40



STREET 'B'

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



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SCALE: 1"=20'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.01

Tech: JashT Plot Date: May 04,2023 12:21pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C4.00_PP.dwg

REFER TO SHEETS C0.10, C0.11, AND C0.12 FOR NOTES, LEGENDS AND DETAILS.
REFER TO SHEET C0.30 FOR TREE REMOVAL INFORMATION.
REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

GRAPHIC SCALE
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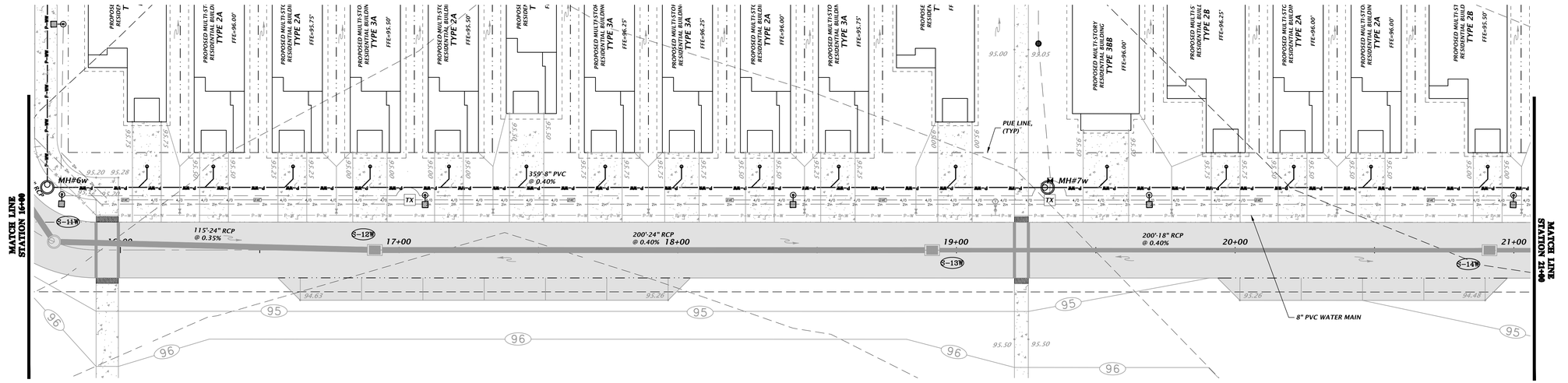

STREET 'B'

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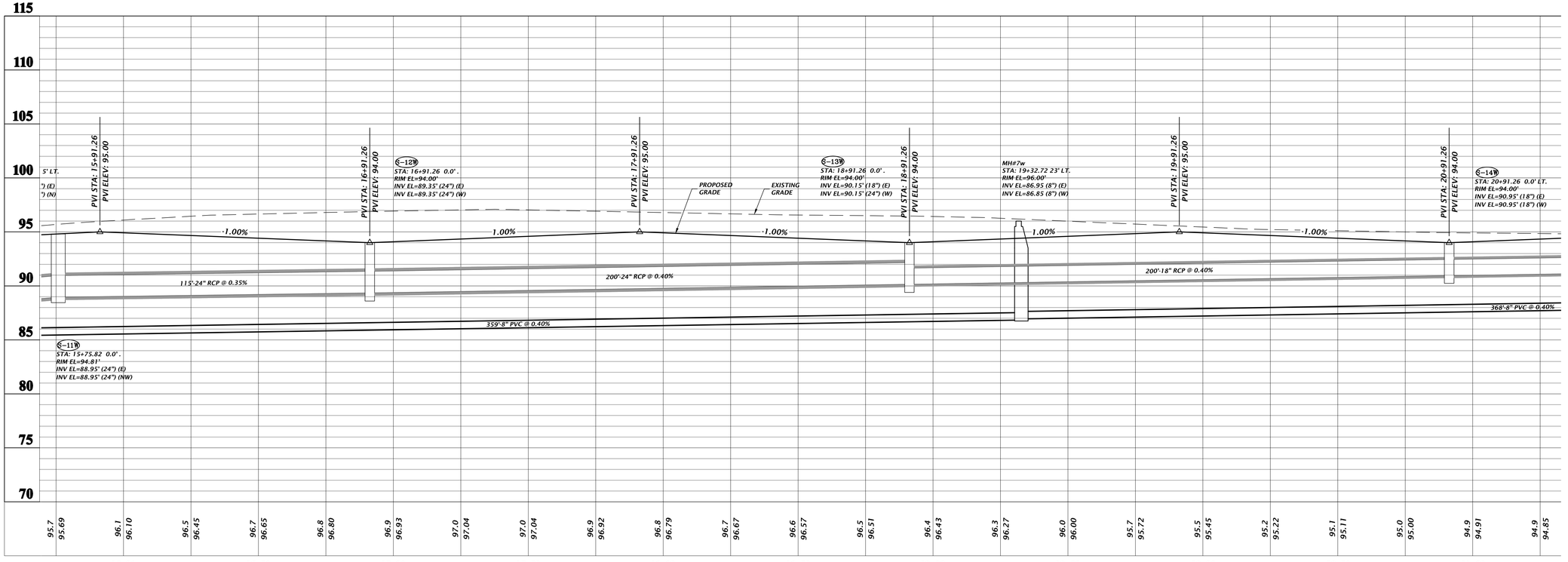
1" = 5' VERTICAL



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SCALE: 1"=20'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD
4/04/23 - CITY OF ALACHUA
5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.02

Tech: JoshT Plot Date: May 04,2023 12:24pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_West\21-0105.04_W_C4.00_PP.dwg

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REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

NORTH

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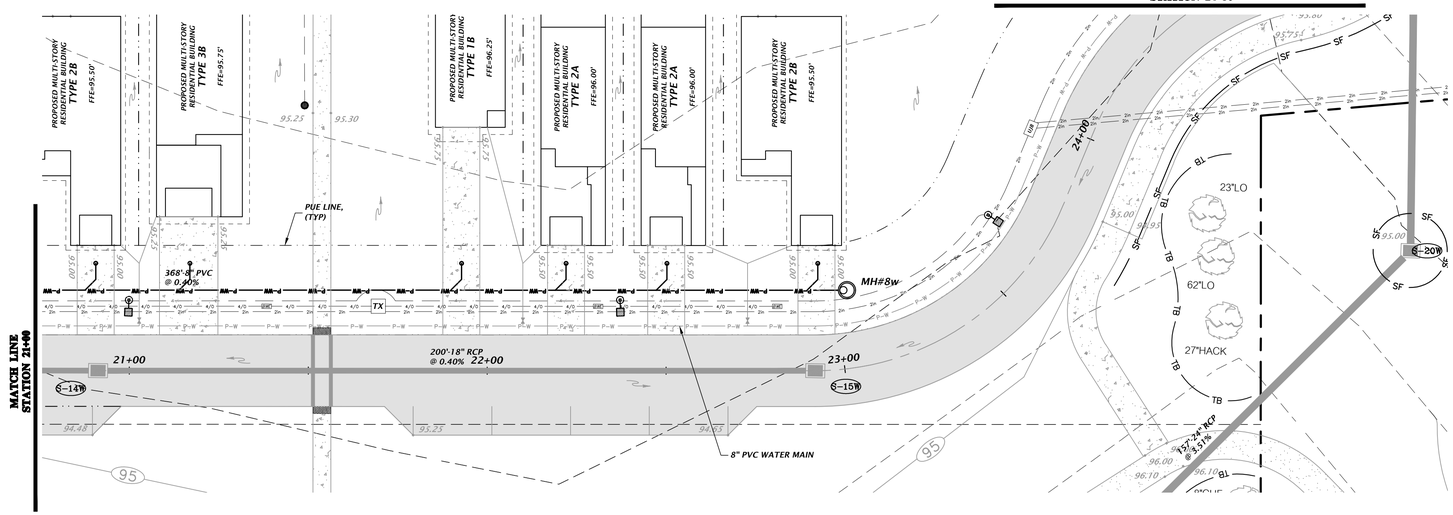

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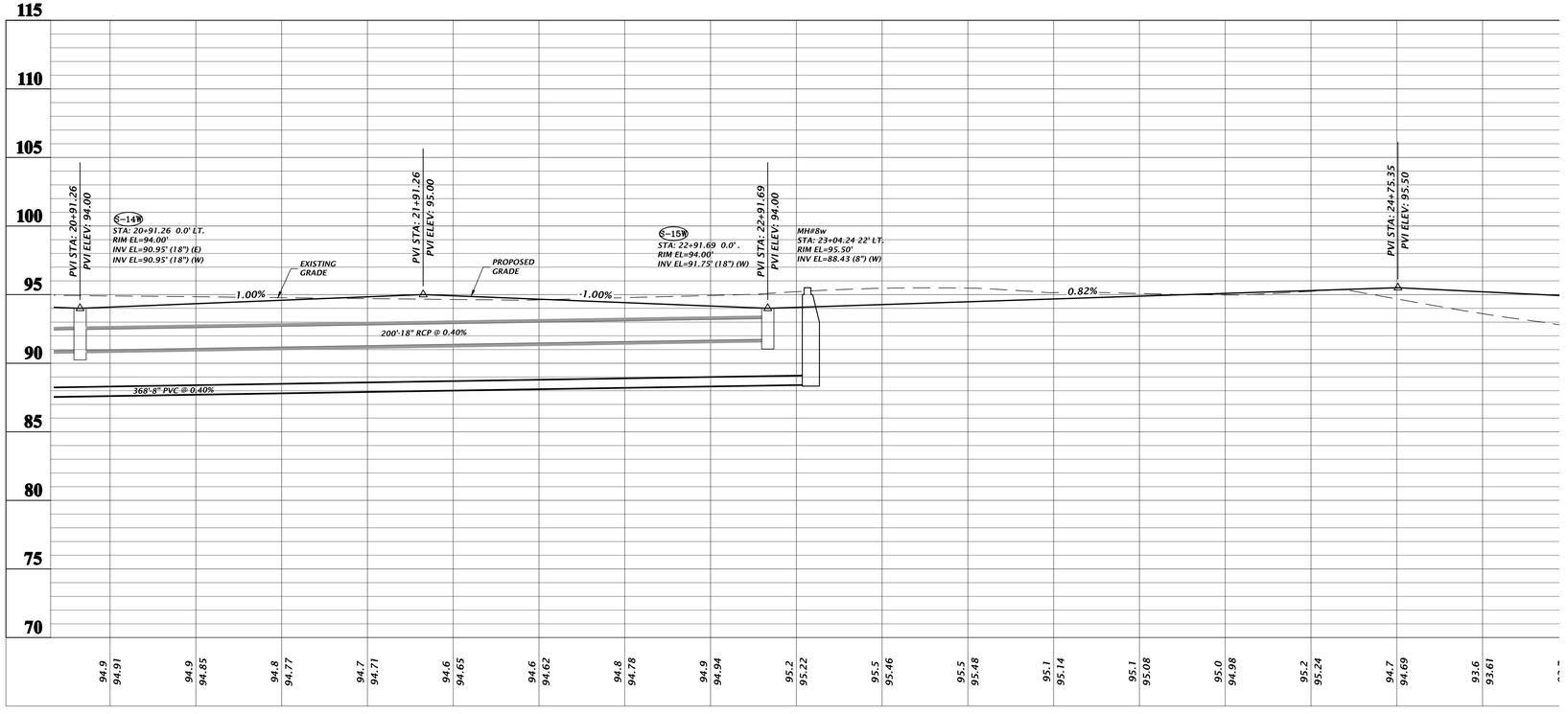

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5/04/23 - CITY OF ALACHUA

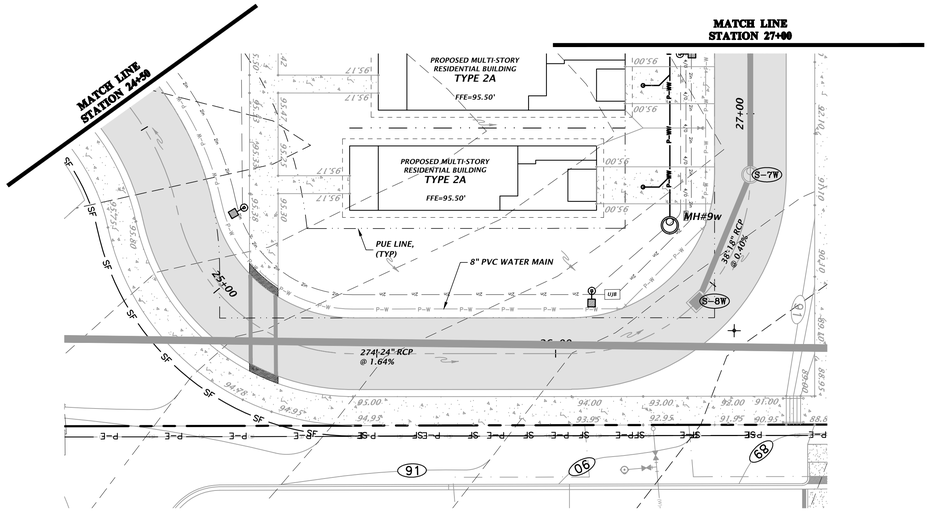
CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C4.03

Tech: JoshT Plot Date: May 04,2023 12:31pm Filename: W:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04_West\21-0105.04_W_C4.00_PP.dwg



STREET 'B' **STREET 'C'**

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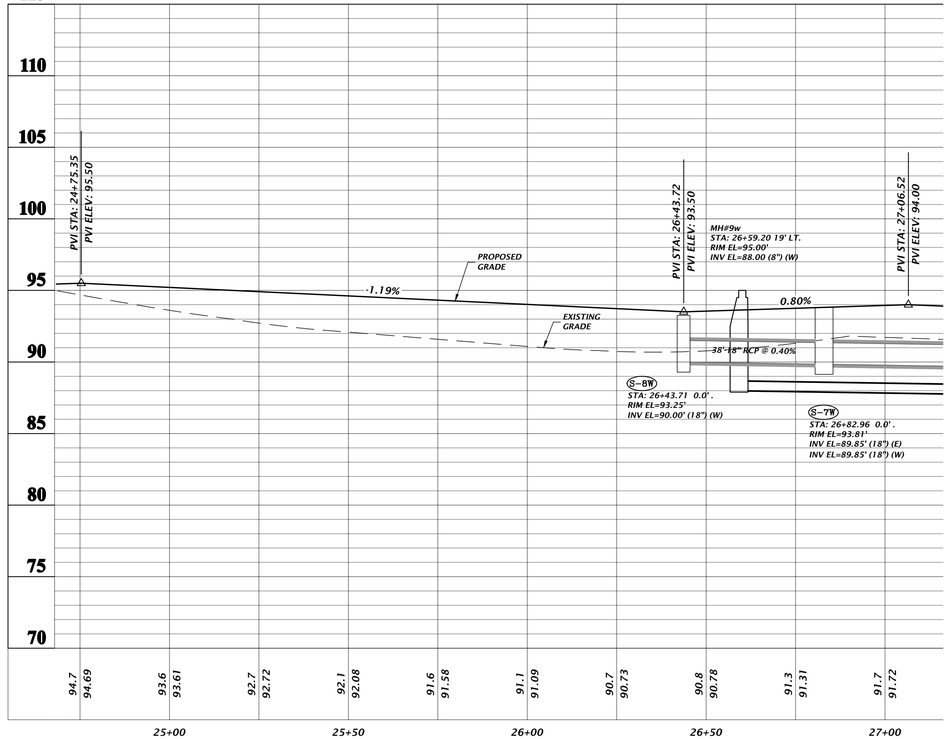
1" = 5' VERTICAL



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REFER TO SHEET C1.00 FOR MASTER HORIZONTAL CONTROL.
REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

SCALE: 1"=20'
VERIFY SCALE
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5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: CONVERGENCE COTTAGES WEST

SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
DRAWN BY: J. THOMAS
CHECKED BY: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C4.04

Xref: JohnT Plot Date: May 04,2023 12:54pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Xref\21-0105.04_w_04.00_PP.dwg

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REFER TO SHEET C2.10 FOR STORM STRUCTURE SCHEDULE.

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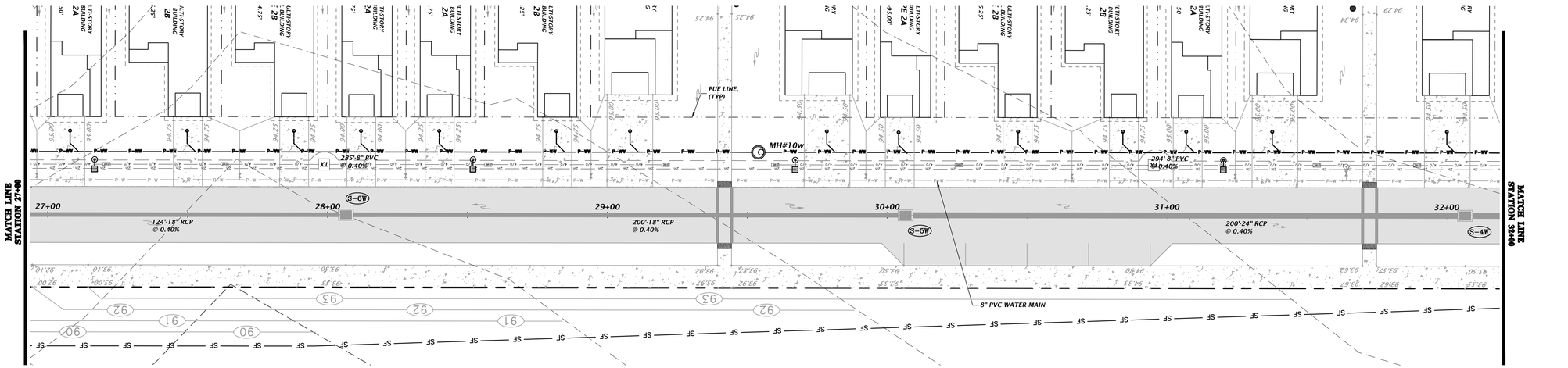

STREET 'C'

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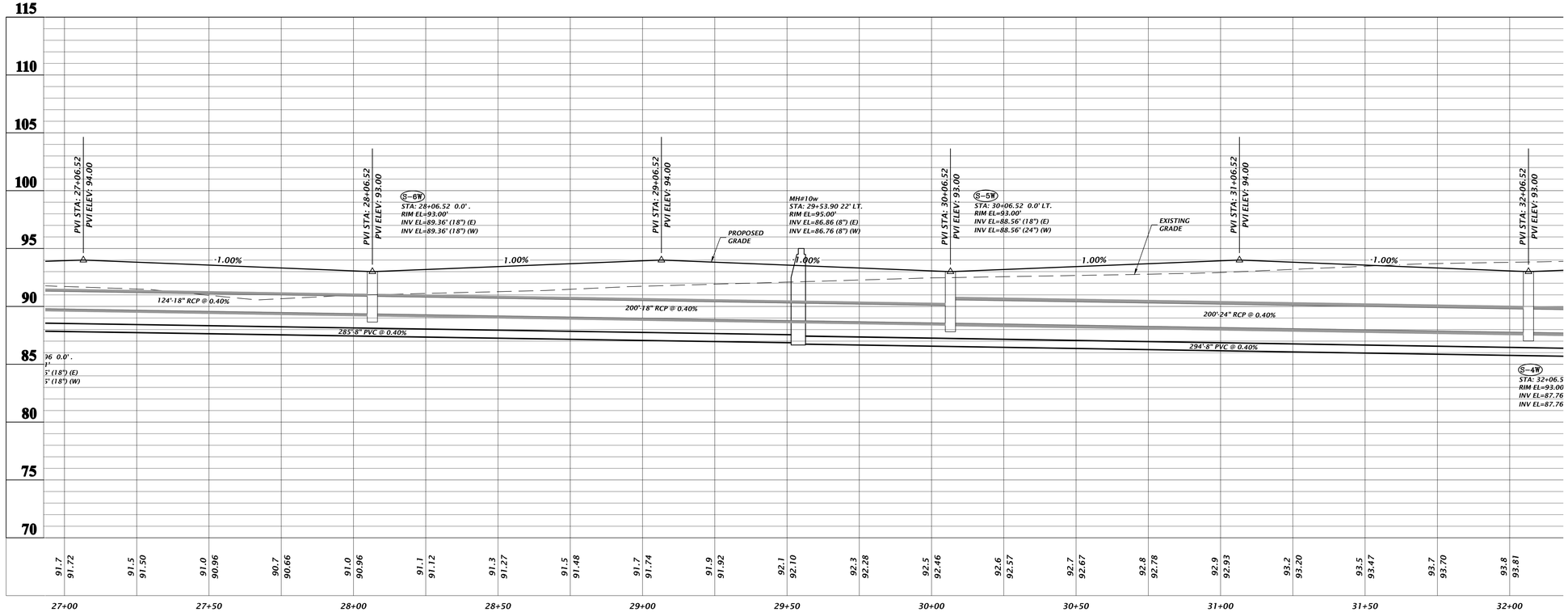
1" = 5' VERTICAL



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CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C4.05

Tech: JoshT Plot Date: May 04,2023 12:59pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C4.00_PP.dwg

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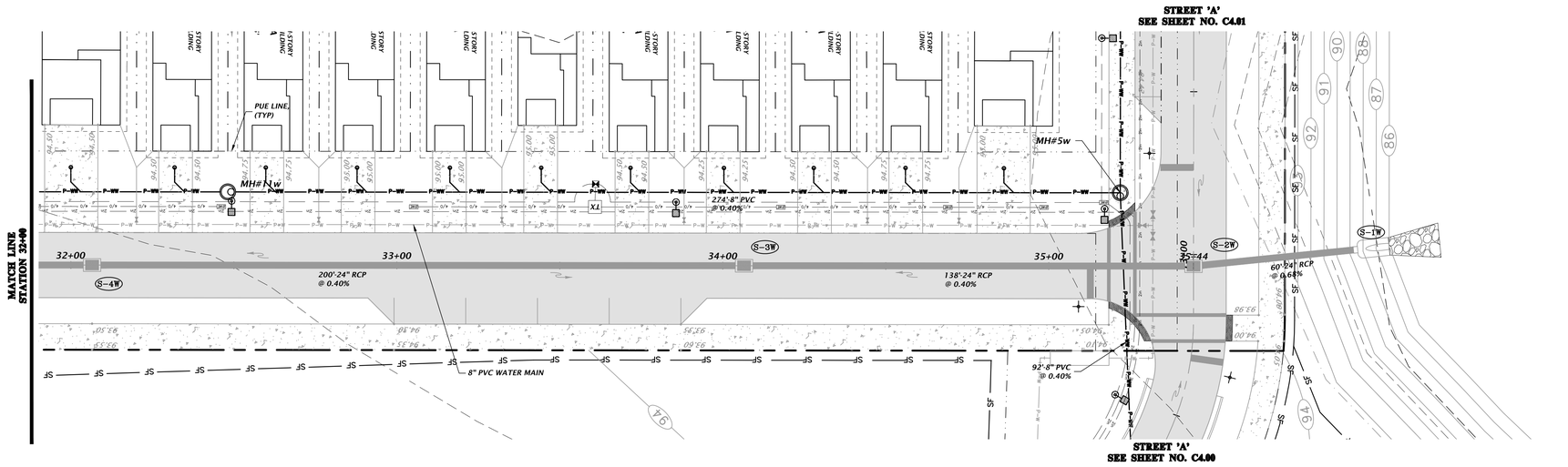

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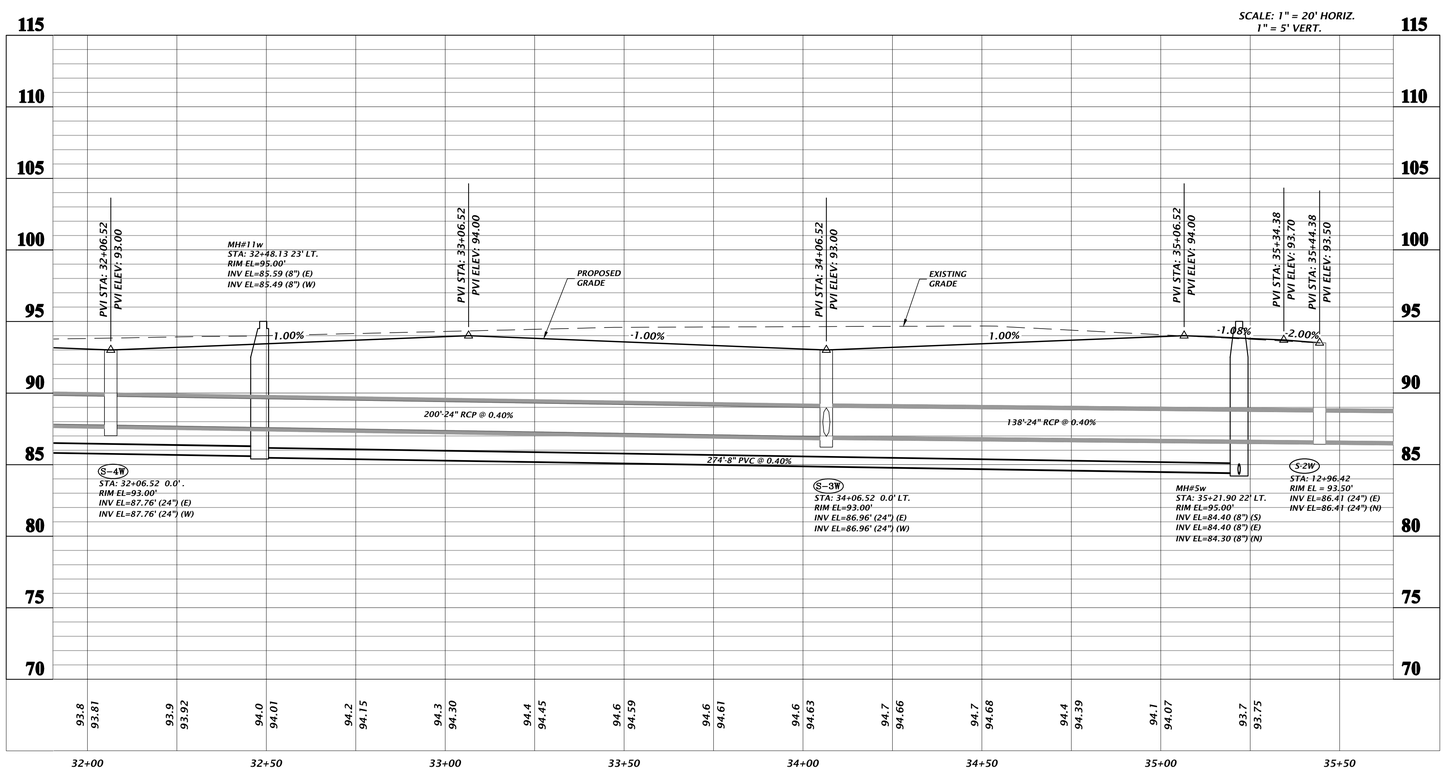

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5/04/23 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C4.06

Tech: JoshT Plot Date: May 04,2023 1:05pm Filename: M:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04_West\21-0105.04_W_C4.00_PP.dwg

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM 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.

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 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).

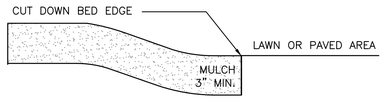
A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW 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.

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES 0 TREES TOTAL INCHES REQUIRED..... 0" TOTAL TREES REQUIRED FOR INCH-FOR-INCH MITIGATION.....0
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 0 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....0 TREES
TOTAL MITIGATION	TOTAL TREES REQUIRED FOR MITIGATION..... 0 TREES TOTAL TREES PROVIDED..... 0 TREES TOTAL DEFICIT..... 0

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

TOTAL SITE AREA.....	9.27 ACRES
TOTAL PROPOSED OPEN AREA.....	3.10 ACRES
OPEN AREA % OF TOTAL SITE AREA..... (MIN. 10%)	33.4%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA).....	0.94 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA..... (MIN. 10%)	10.1%



1 MULCH DETAIL
SCALE: N.T.S.

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
SOUTH PERIMETER	900 L.F. BUFFER TYPE 'D'	OPTION 1 1 SHADE TREE/25 L.F. = 36 SHADE TREES REQUIRED	36 SHADE TREES
		1 UNDERSTORY TREE/40 L.F. = 23 UNDERSTORY TREES REQUIRED	23 UNDERSTORY TREES
		CONTINUOUS SHRUB ROW	CONTINUOUS SHRUB ROW

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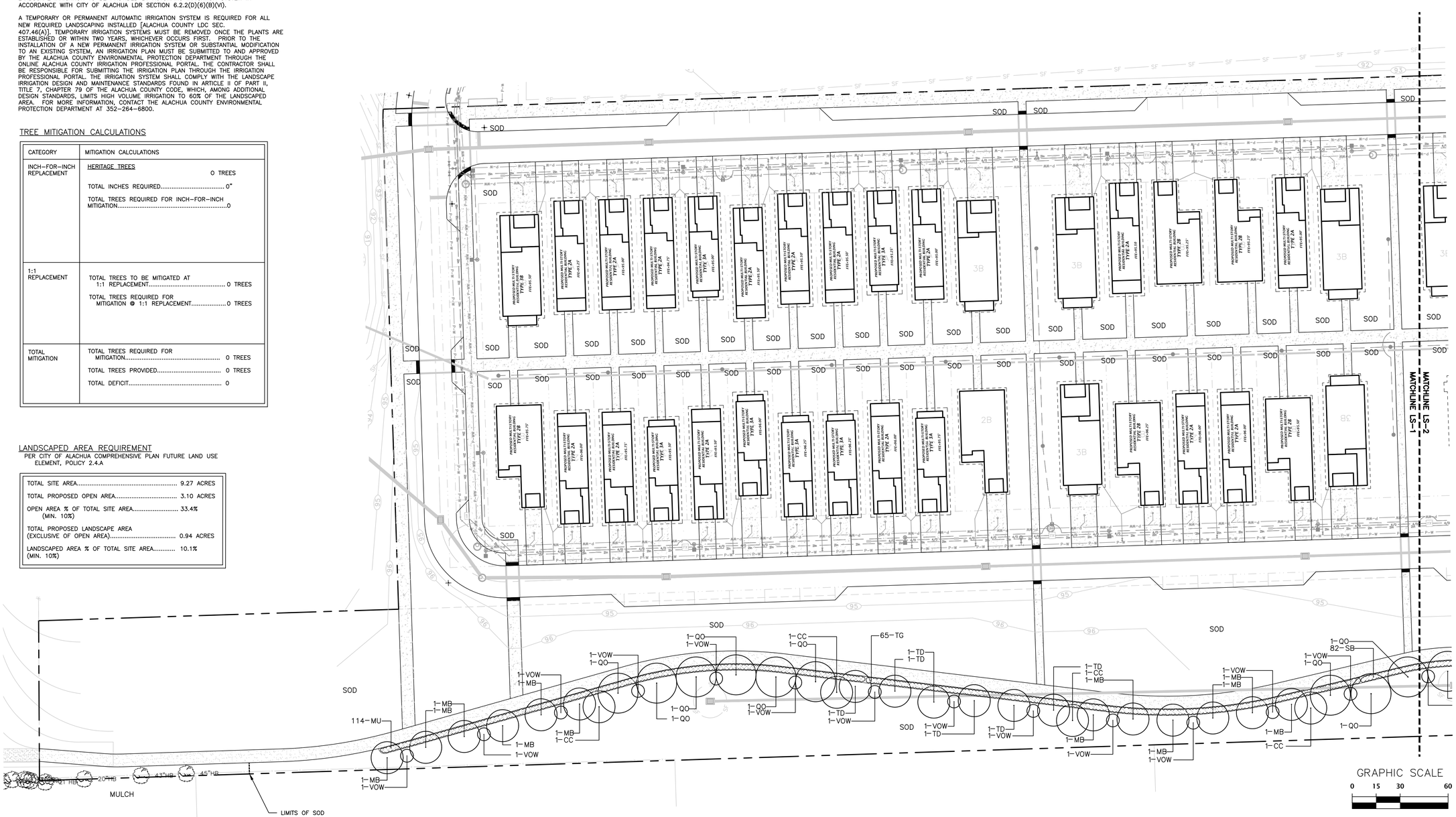

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CONSTRUCTION/BID REVISIONS:

SUBMITALS:
11/30/2022 - SUBMITTAL TO CITY OF ALACHUA, SRWMD
04/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD
05/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD WEST
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER:
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.17

SHEET NO.: LS-1

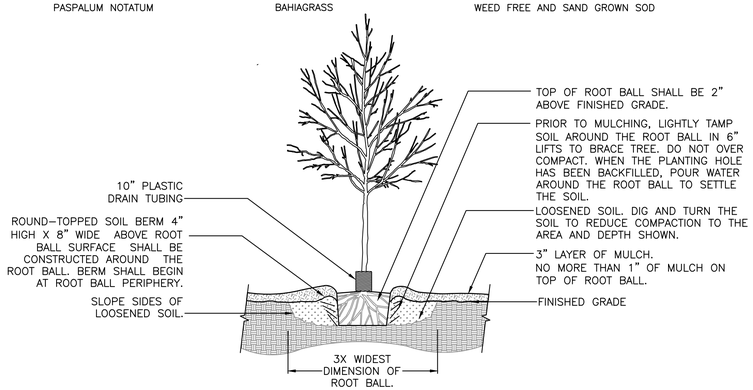
Tech: kenor Plot Date: May 04,2023 7:42pm Filename: W:\2021\21-0105\Departments\03_Design\02_DWGs\01_Permitting - .17 Convergence Subdivision West\21-0105.17-Design-base.dwg

PLANT SCHEDULE

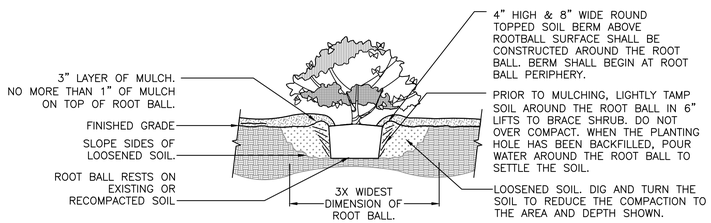
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL., 8' HT., 30" SPR., 1.5" CAL.
MB	12	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D BLANCHARD SOUTHERN MAGNOLIA	30 GAL., 12' HT., 42" SPR., 2" CAL.
QO	12	QUERCUS MICHAUXII	BASKET OAK	30 GAL., 12' HT., 42" SPR., 2" CAL.
TD	12	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL., 12' HT., 42" SPR., 2" CAL.
VOW	18	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	15 GAL., 6' HT., 30" SPR., 1.5" CAL.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
MU	114	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL., FULL	36" o.c.
SB	82	SPARTINA BAKERI	SAND CORDGRASS	1 GAL., FULL	42" o.c.
TG	65	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	48" o.c.

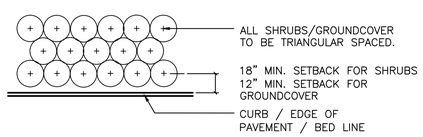
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM	BAHIAGRASS	WEED FREE AND SAND GROWN SOD



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



2 SHRUB PLANTING 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.

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

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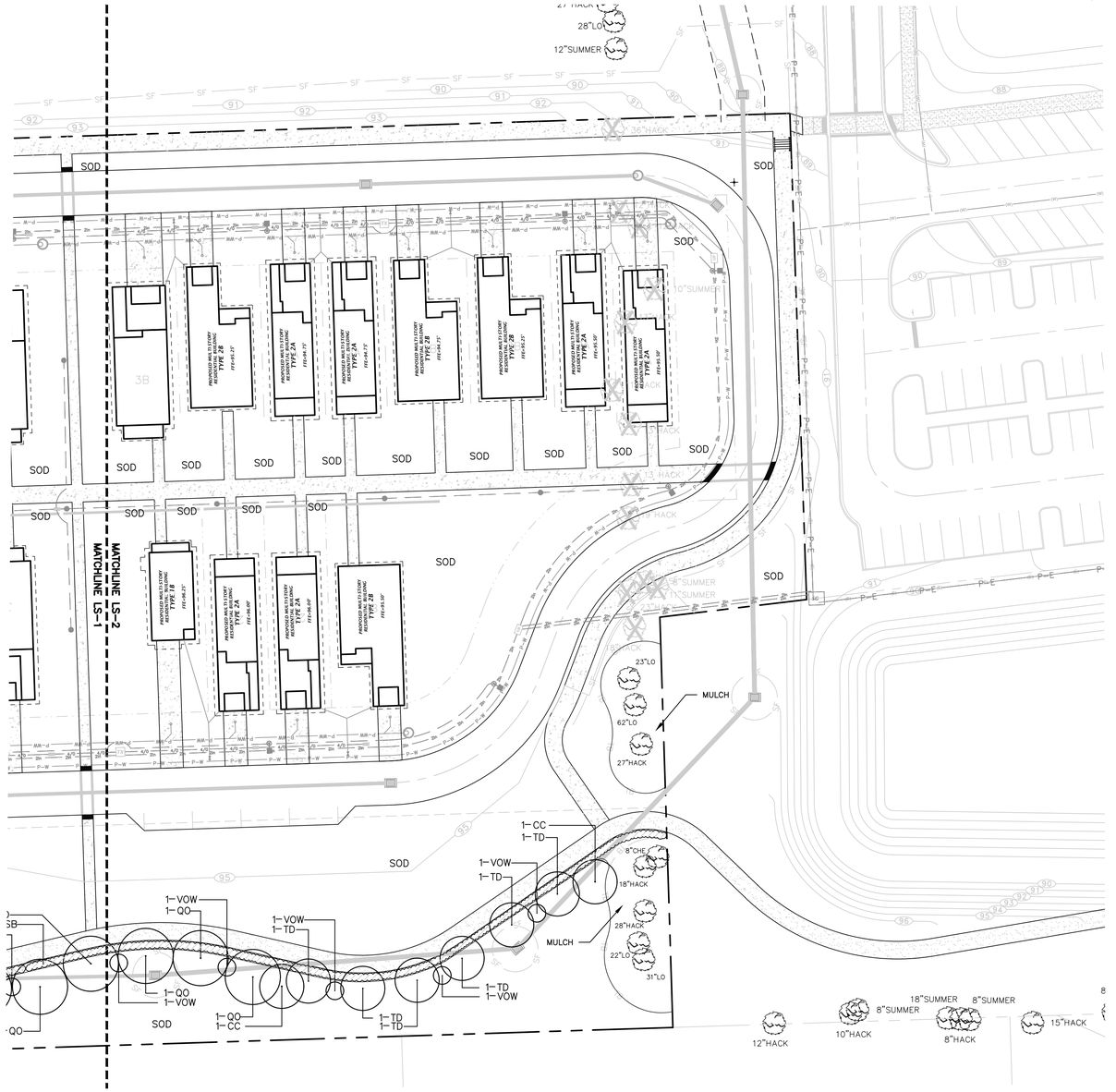

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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04/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD
05/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD WEST
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.17

SHEET NO.: LS-2

Tech: trevor Plot Date: May 04,2023 7:42am Filename: M:\2021\21-0105\Department\03_Design\03_CHW\01_Permitting - 17 Convergence Subdivision Mast\21-0105.17-Design-base.dwg

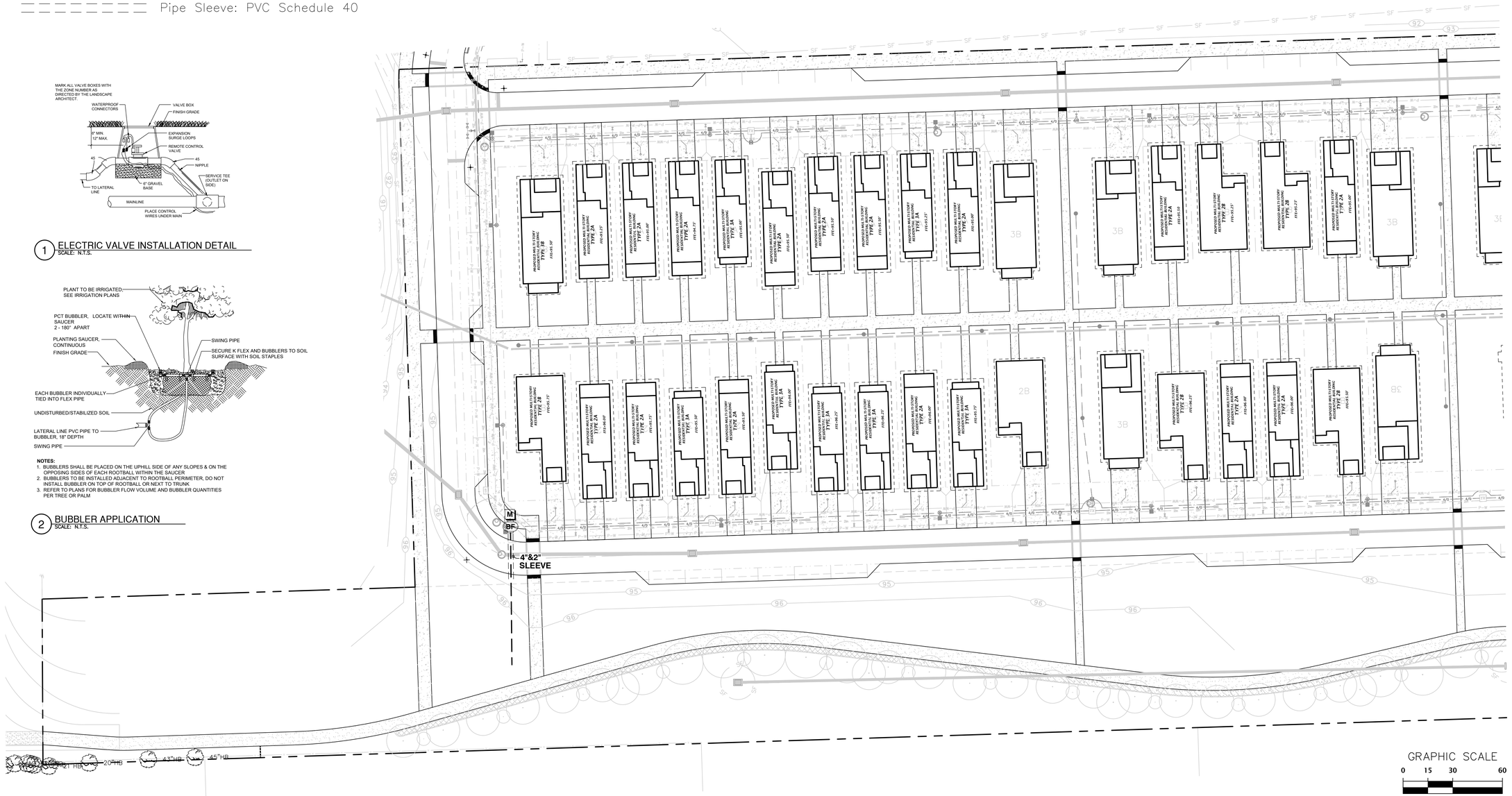
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M	Potable Water Meter 1-1/2" (see civil plans)
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device
— — — —	Irrigation Mainline: PVC Class 200 2-1/2"
= = = = = = = =	Pipe Sleeve: PVC Schedule 40

1 ELECTRIC VALVE INSTALLATION DETAIL
SCALE: N.T.S.

NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

2 BUBBLER APPLICATION
SCALE: N.T.S.



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SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/2022 - SUBMITTAL TO CITY OF ALACHUA, SRWMD
04/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD
05/04/2023 - SUBMITTAL TO CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD WEST
SHEET TITLE: IRRIGATION SCHEDULE, DETAILS, & PLAN

TECHNICIAN: LR
DESIGNER: CT
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0105.17

SHEET NO.: IR-1

Tech: leenor Plot Date: May 04,2023 7:44am Filename: N:\2021\21-0105\Departments\03_Design\02_DWGs\01_Permitting - .17 Convergence Subdivision West\21-0105.17-Design-base - IR.dwg



CONVERGENCE COTTAGES - 1A

RESEARCH PARK

COTTAGE STYLE 1A

SINGLE STORY 1 BED / 1 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

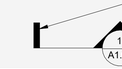
PROJECT NUMBER: 22023

ABBREVIATIONS

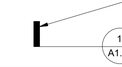
ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER



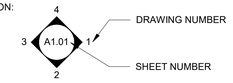
DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER



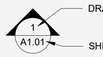
BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER



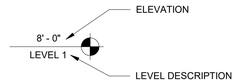
INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER



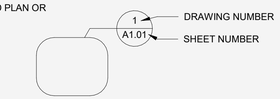
EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER



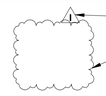
ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION



ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER



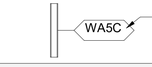
REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION



ROOM TAG: ROOM NAME; ROOM NUMBER



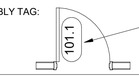
WALL TAG: WALL TYPE



GLAZED OPENING TAG: WINDOW TYPE



DOOR ASSEMBLY TAG: DOOR MARK



SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
00 GENERAL						
G0.00	COVER SHEET					
G0.01	GENERAL NOTES					
01 ARCHITECTURAL						
A1.01	COTTAGE 1A - FLOOR PLANS					
A1.02	COTTAGE 1A - ELECTRICAL, MECHANICAL, & ROOF PLANS					
A2.01	COTTAGE 1A - EXTERIOR ELEVATIONS					
A3.01	COTTAGE 1A - BUILDING SECTIONS					
A3.02	COTTAGE 1A - TYPICAL WALL SECTIONS					
A4.01	COTTAGE 1A - KITCHEN & BATH DETAILS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

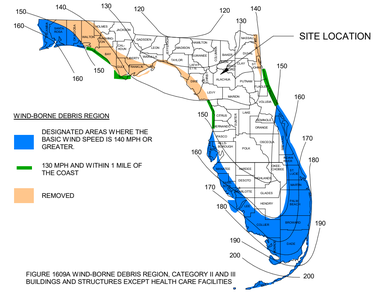


FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

wse WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

THESE DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN VERIFICATION OF ITS ACCURACY. ALL WORK SHALL COMPLY WANY & ALL APPLICABLE CODES & ORDINANCES. SUPERINTENDENTS ARE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL INFORMATION, DESIGN AND BUILDING TECHNIQUES HELD WITHIN ARE THE EXCLUSIVE PROPERTY OF THE PARTIES NOTED ON THIS TITLE BLOCK.

GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.



ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

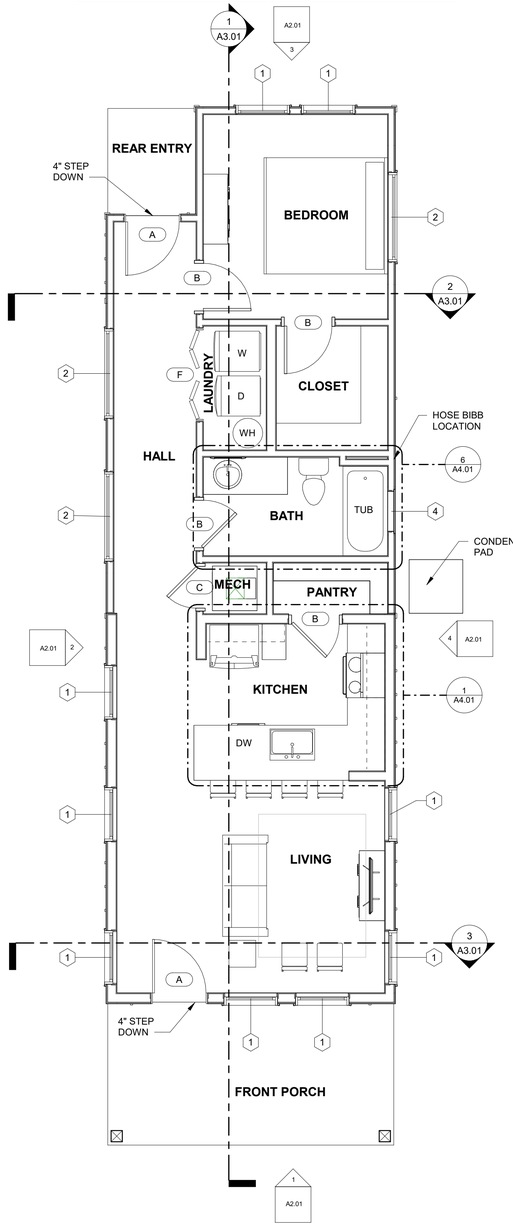
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

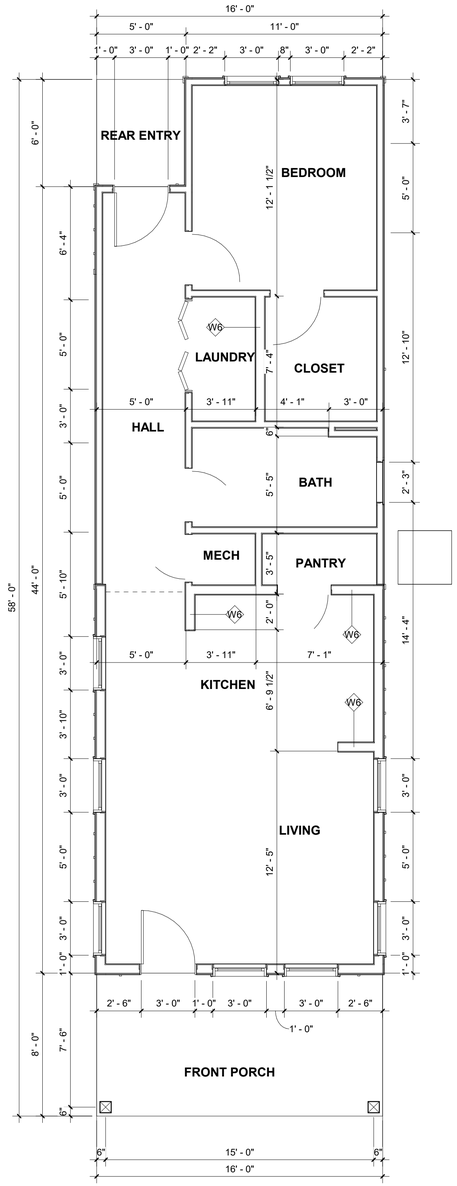
SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 2:45:45 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	770 SQ FT	0 SQ FT	770 SQ FT



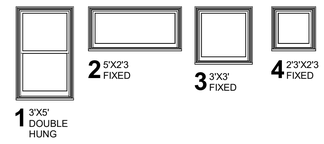
1 COTTAGE 1A - NOTES FLOOR PLAN
1/4" = 1'-0"



2 COTTAGE 1A - DIMENSION FLOOR PLAN
1/4" = 1'-0"



3 COTTAGE 1A - FINISH FLOOR PLAN
1/4" = 1'-0"



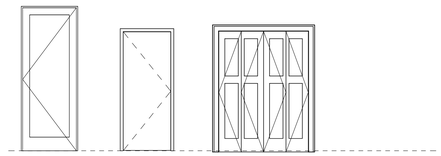
WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
3	3030 FIXED	3' - 0"	3' - 0"	15' - 0"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



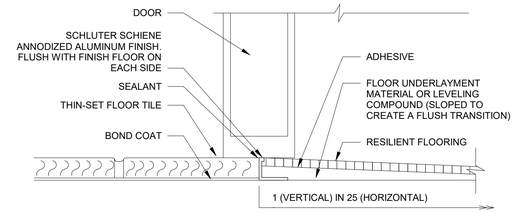
DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRUE FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	

FLOOR PATTERN LEGEND

TILE
LVT
BRUSHED CONCRETE
TRANSITION NEEDED



THIN-SET FLOOR TILE/RESILIENT FLOORING FLOORING TRANSITION
NTS

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

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CONCEPT COMPANIES

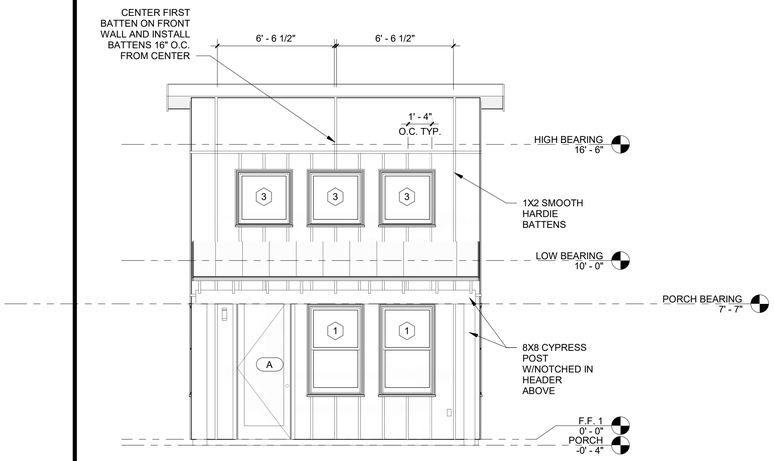
CONVERGENCE COTTAGES - 1A
RESEARCH PARK

REVISIONS			
NO:	DATE:	REF:	BY:

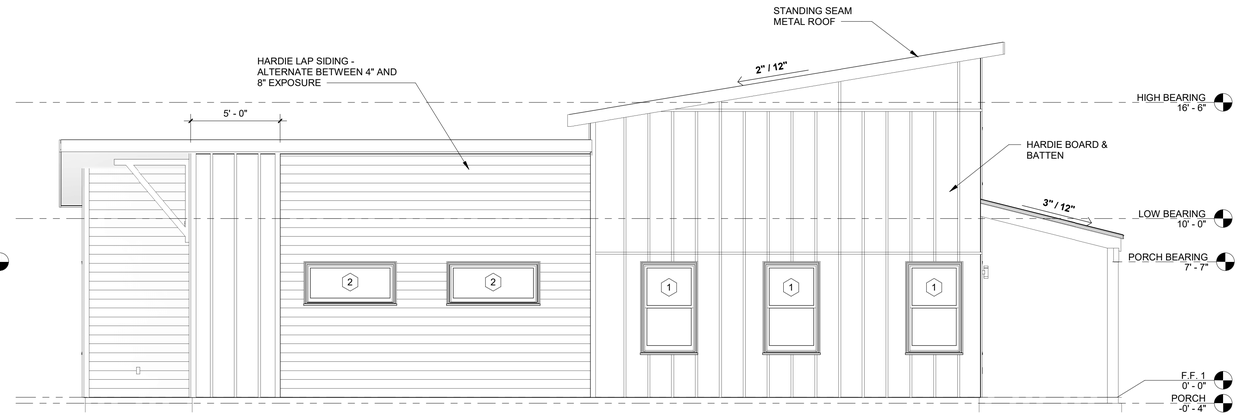
DRAWING STATUS: DESIGN DEVELOPMENT
ISSUE DATE: 05.04.2023
DRAWN BY: NRJ | CHECKED BY: ARG
PROJECT NUMBER: 22023
DRAWING TITLE: COTTAGE 1A - FLOOR PLANS
SHEET NO. A1.01
DATE/TIME STAMP: 5/4/2023 2:45:20 PM

FLORIDA PRODUCT APPROVAL

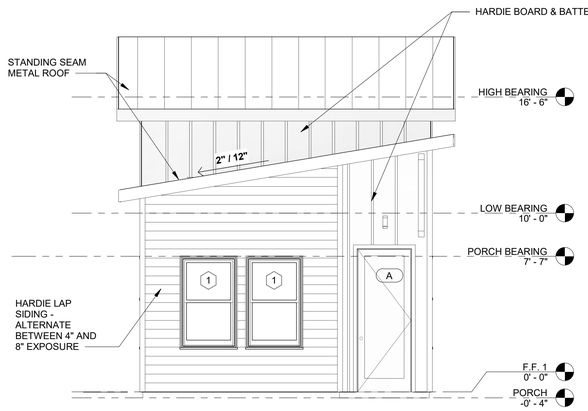
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



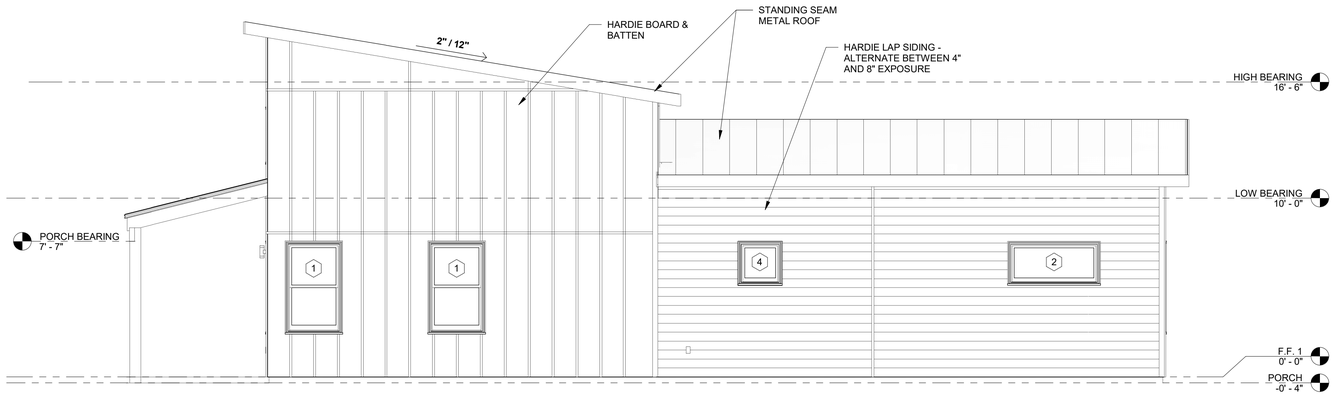
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

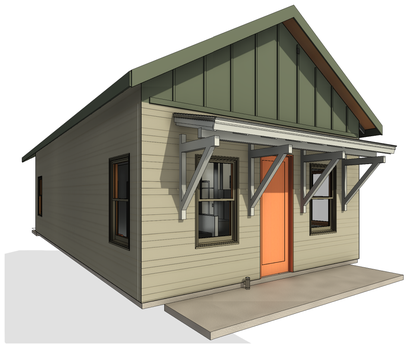
DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 1A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:45:26 PM



CONVERGENCE COTTAGES - 1B

RESEARCH PARK

COTTAGE STYLE 1B

SINGLE STORY 1 BED / 1 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
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BRG	BEARING
BTM	BOTTOM
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CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
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LAV	LAVATORY
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OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

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02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

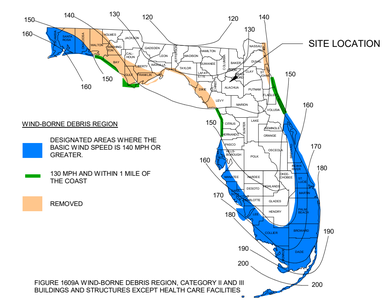

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

LEVEL ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B
RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

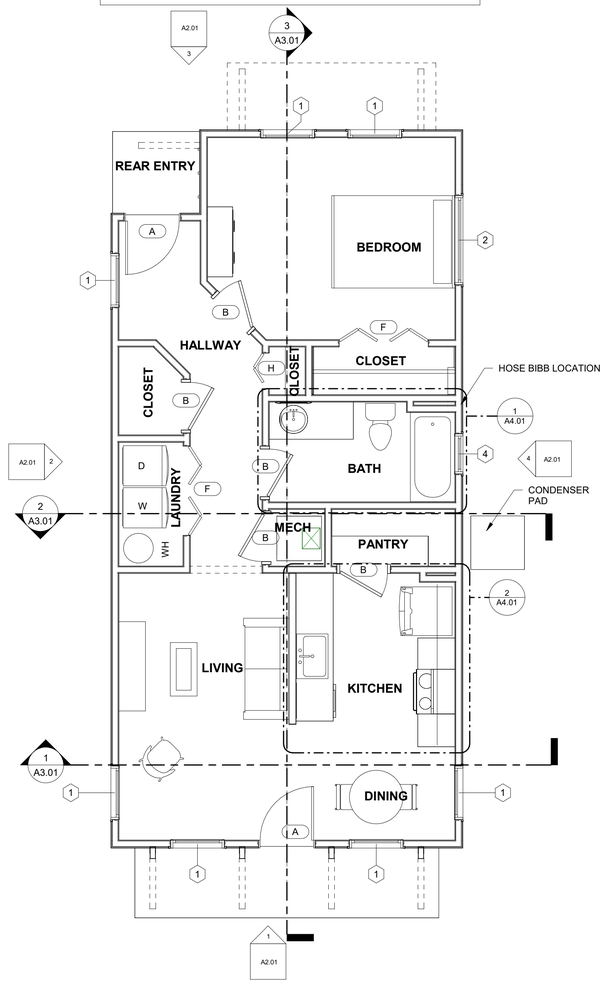
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

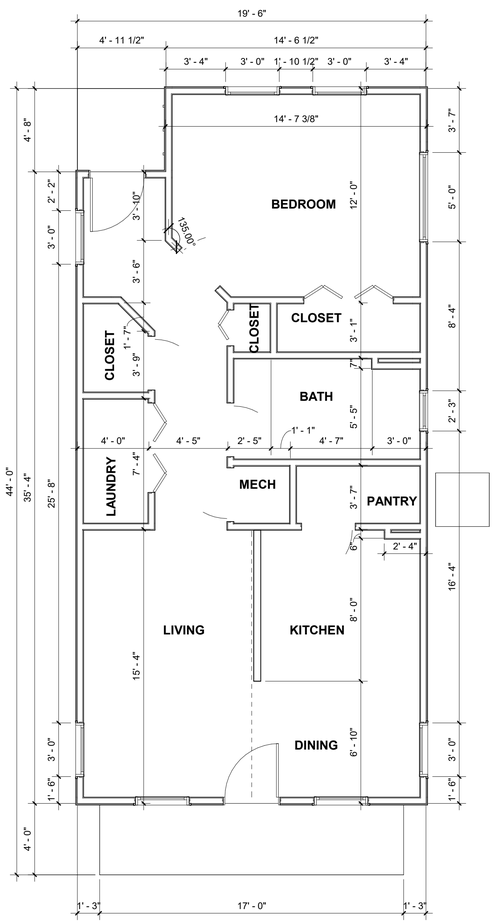
DATE/TIME STAMP: 5/4/2023 2:40:10 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	757 SQ FT	0 SQ FT	757 SQ FT



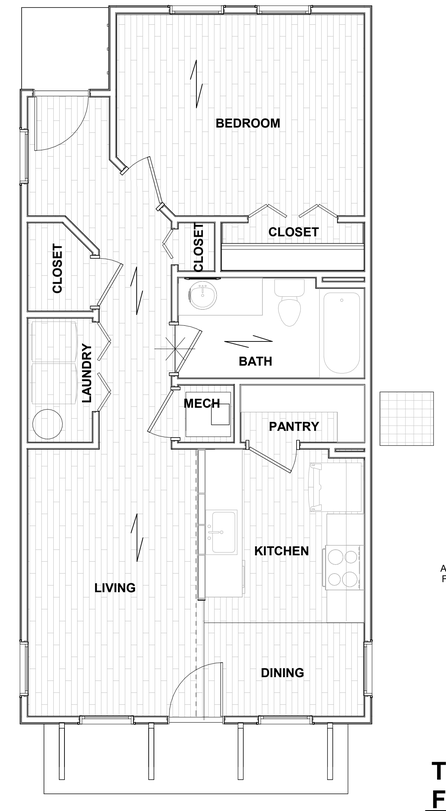
1 COTTAGE 1B - NOTES FLOOR PLAN

1/4" = 1'-0"



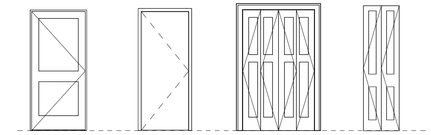
2 COTTAGE 1B - DIMENSION FLOOR PLAN

1/4" = 1'-0"



3 COTTAGE 1B -FINISH FLOOR PLAN

1/4" = 1'-0"



WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

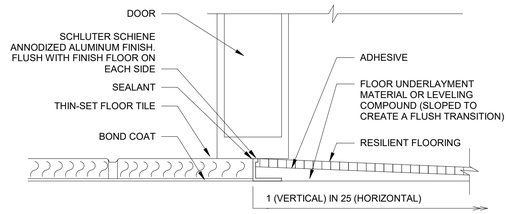
DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	7' - 0"	
H	INTERIOR	2' - 0"	7' - 0"	

FLOOR PATTERN LEGEND

TILE
LVT
BRUSHED CONCRETE
TRANSITION NEEDED



THIN-SET FLOOR TILE/RESILIENT FLOORING FLOORING TRANSITION

NTS

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER: 22023

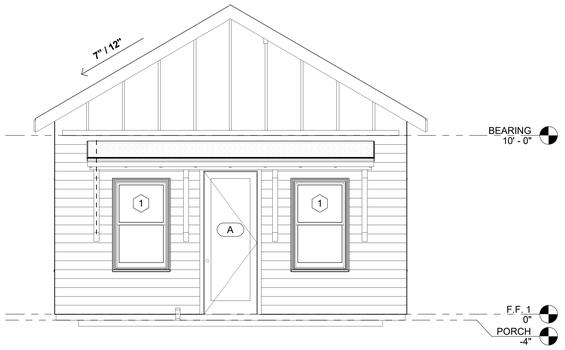
DRAWING TITLE: COTTAGE 1B - FLOOR PLANS

SHEET NO. A1.01

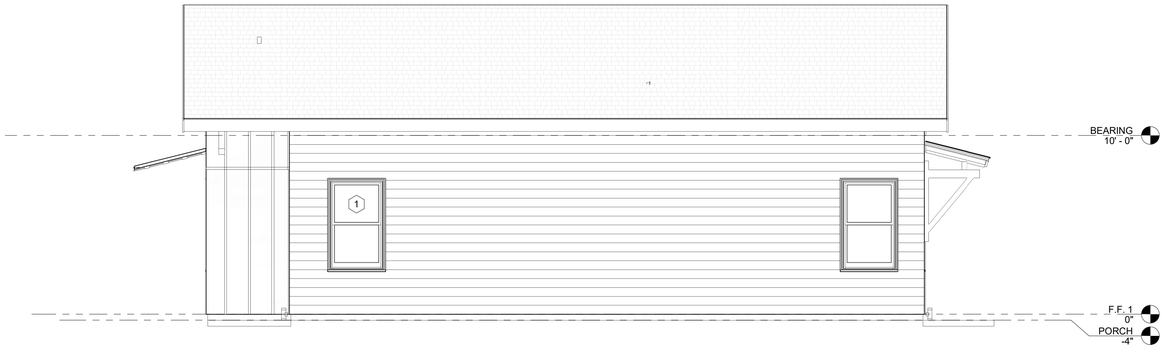
DATE/TIME STAMP: 5/4/2023 2:39:52 PM

FLORIDA PRODUCT APPROVAL

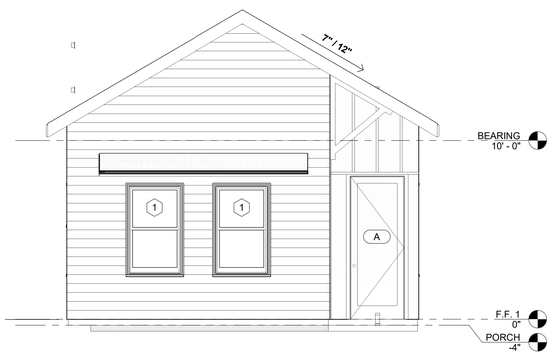
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



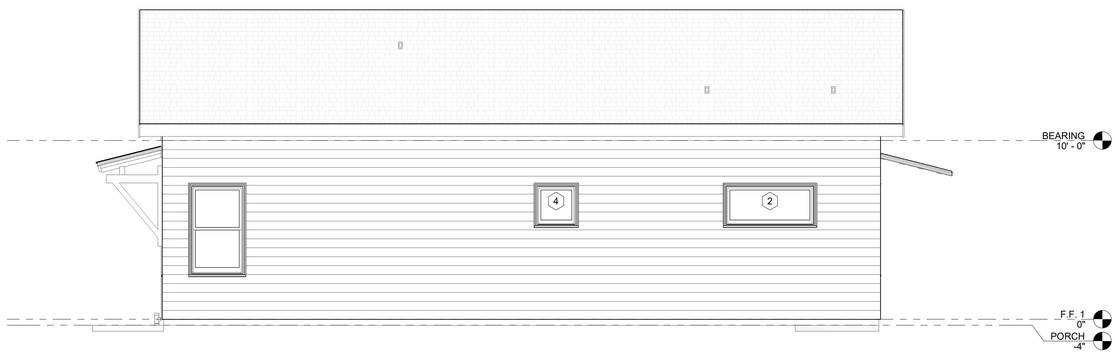
1 1B FRONT ELEVATION
1/4" = 1'-0"



2 1B LEFT ELEVATION
1/4" = 1'-0"



3 1B REAR ELEVATION
1/4" = 1'-0"



4 1B RIGHT ELEVATION
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 1B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

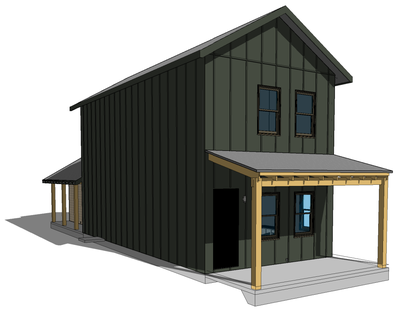
DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 1B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:40:01 PM



CONVERGENCE COTTAGES - 2A

RESEARCH PARK

COTTAGE STYLE 2A

TWO STORY 2 BED / 2-1/2 BATH

LEVEL
ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
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T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

SHEET INDEX

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02 STRUCTURAL						
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S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

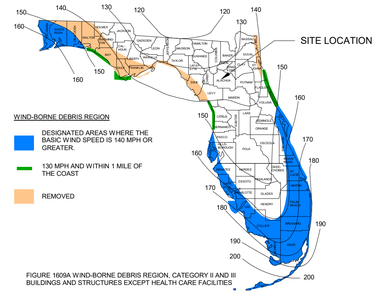

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

wse WAYLAND
STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 61ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH; CONCRETE; STEEL; ALUMINUM; RIGID INSULATION; WOOD; GYPSUM BOARD; AREA NOT IN SCOPE; CONT. FRAMING; BLOCKING; BATT INSULATION

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
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ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL
ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A
RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

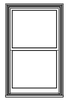
DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 2:35:13 PM



1 3'X5' DOUBLE HUNG



4 2'3"X2'3 FIXED

WINDOW TYPES

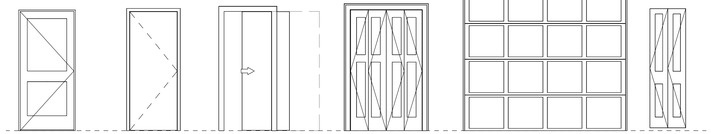
WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

	CONDITIONED		UNCONDITIONED		TOTAL	
FIRST FLOOR	682	SQ FT	325 SQ FT		1007	SQ FT
SECOND FLOOR	702	SQ FT	0 SQ FT		702	SQ FT
TOTAL	1384	SQ FT	325 SQ FT		1709	SQ FT

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	INTERIOR	9' - 0"	8' - 0"	
H	INTERIOR	2' - 0"	6' - 8"	

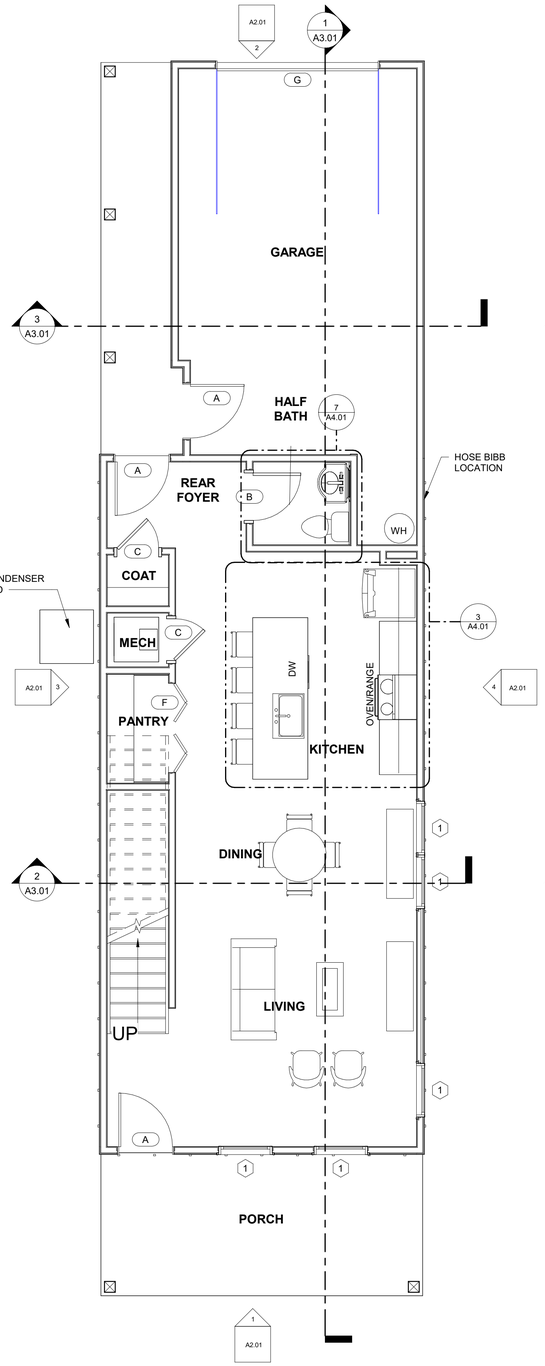


A FLUSH DOOR W/ HALF GLASS **B/C** FLUSH DOOR **E** POCKET DOOR **F** BI-FOLD DOOR **G** GARAGE DOOR **H** BI-FOLD DOOR

DOOR TYPES

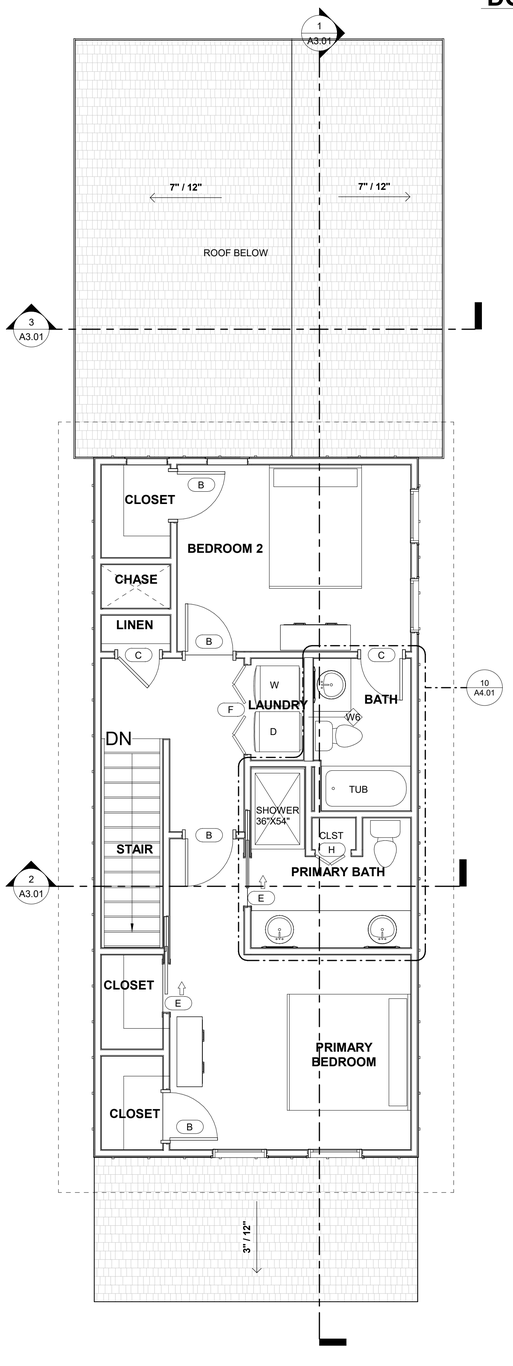
GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



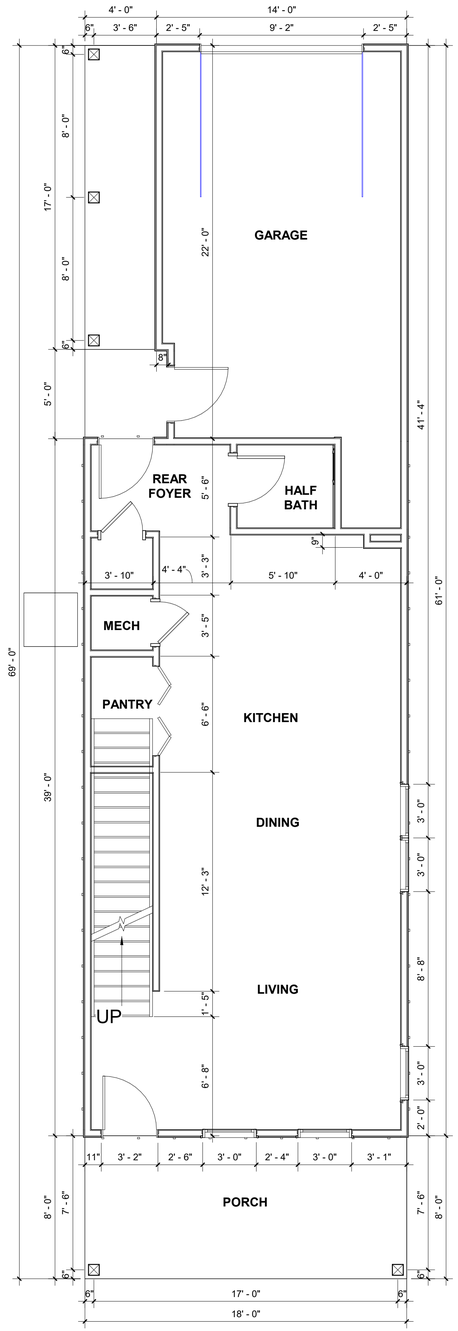
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



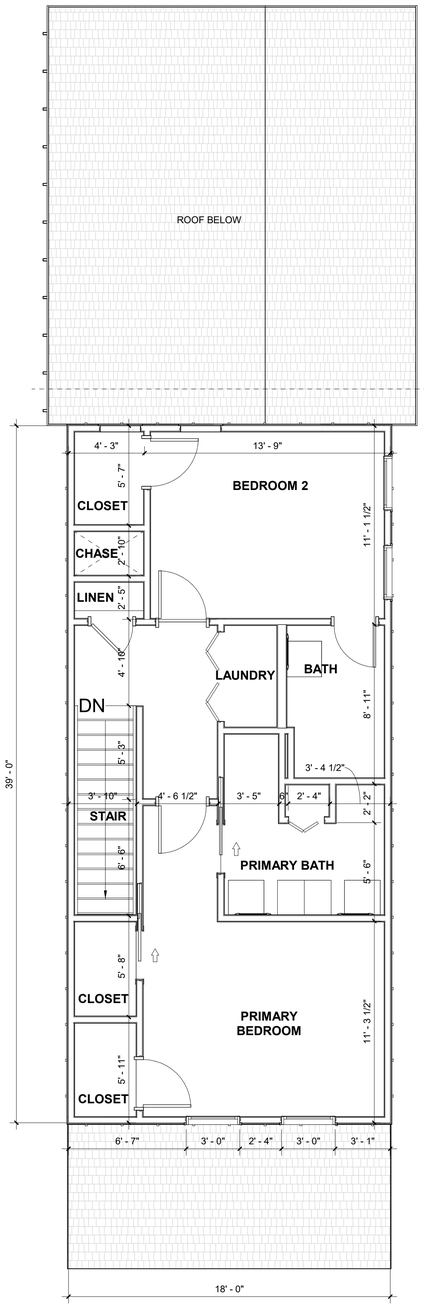
2 NOTES FLOOR PLAN LEVEL 2

1/4" = 1'-0"



3 DIMENSION FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 DIMENSION FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

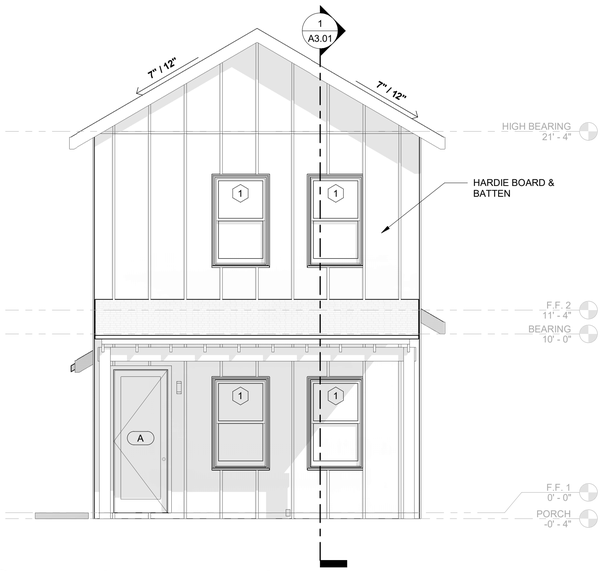
DRAWING TITLE: COTTAGE 2A - FLOOR PLANS

SHEET NO. A1.01

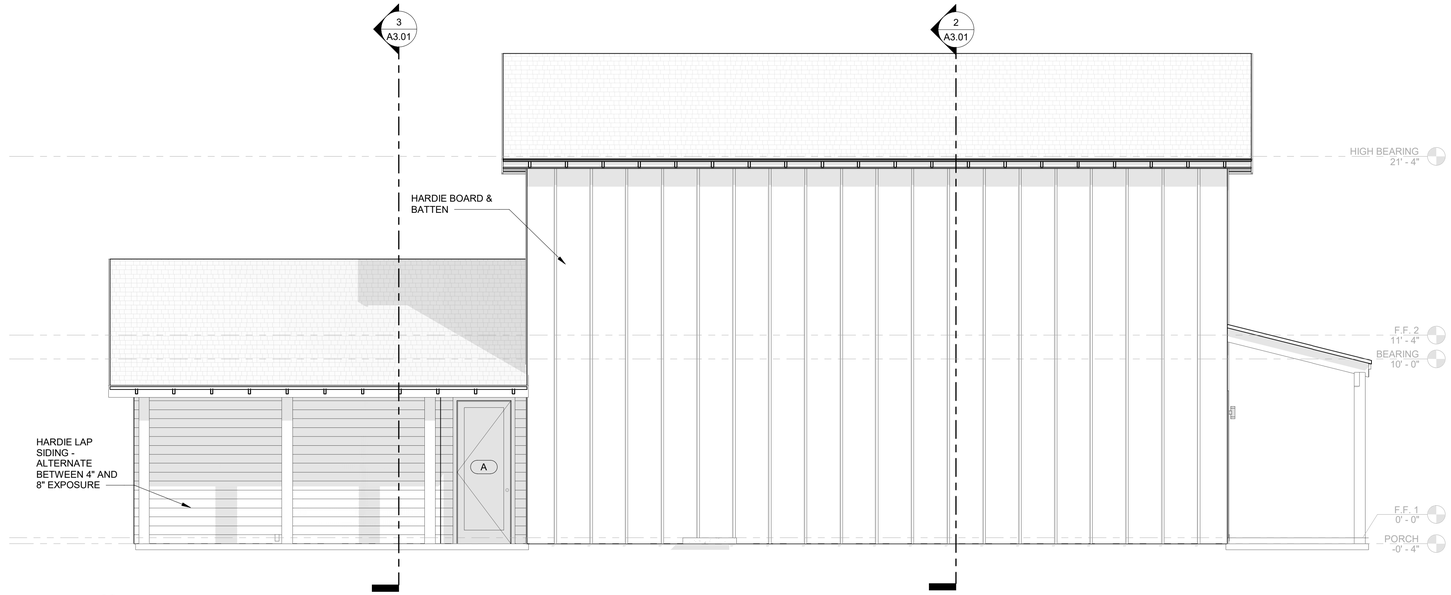
DATE/TIME STAMP: 5/4/2023 2:34:44 PM

FLORIDA PRODUCT APPROVAL

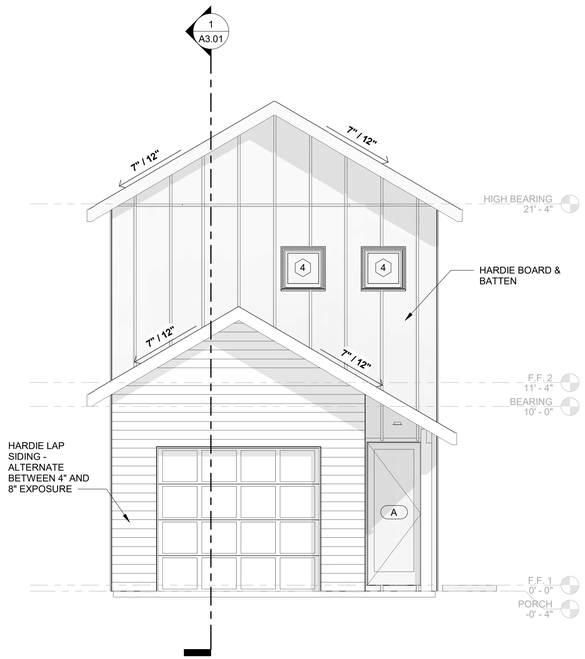
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



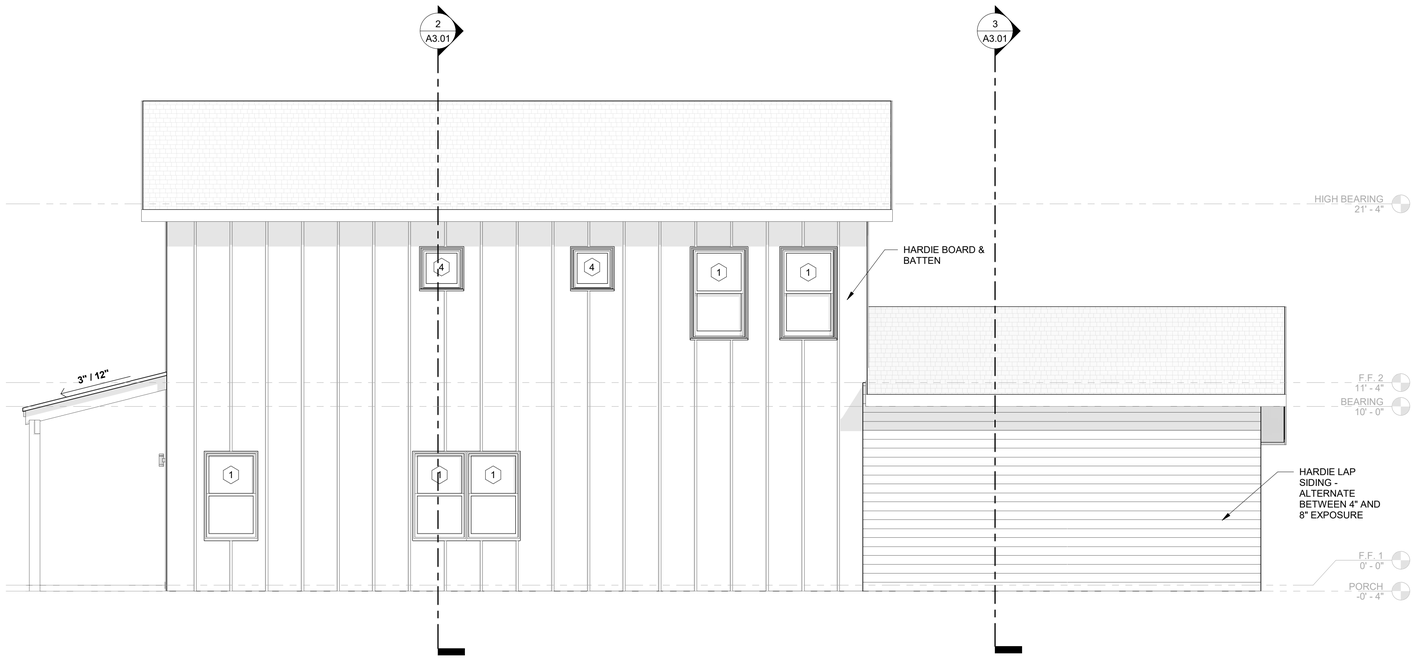
1 **2A FRONT ELEVATION**
1/4" = 1'-0"



3 **2A LEFT ELEVATION**
1/4" = 1'-0"



2 **2A REAR ELEVATION1**
1/4" = 1'-0"



4 **2A RIGHT ELEVATION**
1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	ARG

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 2A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

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5/4/2023 2:34:58 PM



CONVERGENCE COTTAGES - 2B

RESEARCH PARK

COTTAGE STYLE 2B

SINGLE STORY 2 BED / 2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
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A1.02	COTTAGE 2B - ROOF PLAN & FINISH PLAN					
A1.03	COTTAGE 2B - ELECTRICAL, & MECHANICAL PLANS					
A2.01	COTTAGE 2B - EXTERIOR ELEVATIONS					
A3.01	COTTAGE 2B - BUILDING SECTIONS					
A3.02	COTTAGE 2B - TYPICAL WALL SECTIONS					
A4.01	COTTAGE 2B - KITCHEN & BATH DETAILS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF FRAMING PLAN & DETAILS					

WIND MAP:

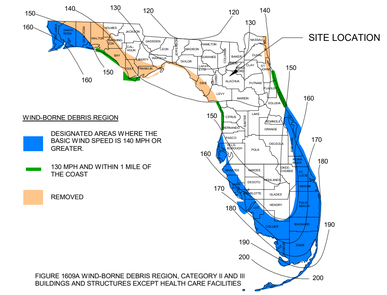

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITETCURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH; CONCRETE; STEEL; ALUMINUM; RIGID INSULATION; WOOD; GYPSUM BOARD; AREA NOT IN SCOPE; CONT. FRAMING; BLOCKING; BATT INSULATION

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

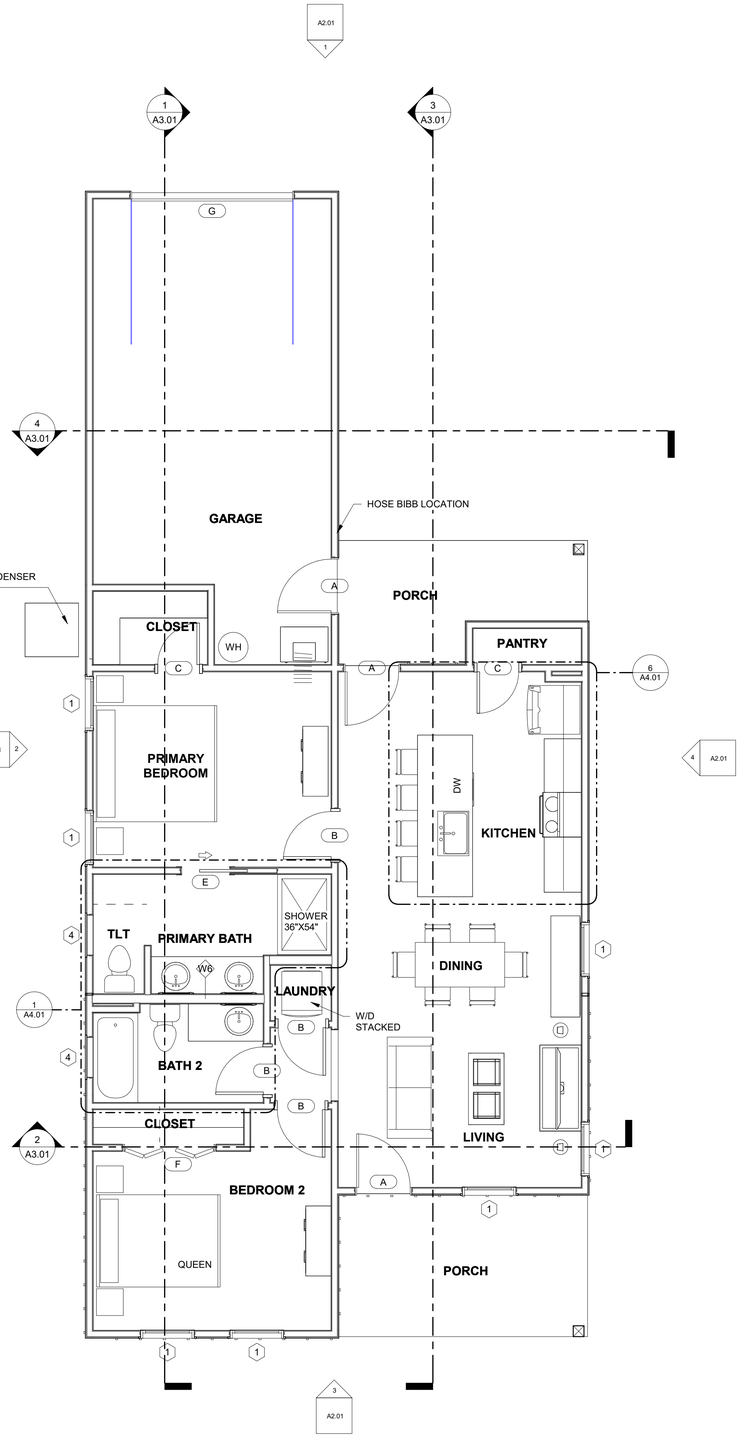
DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

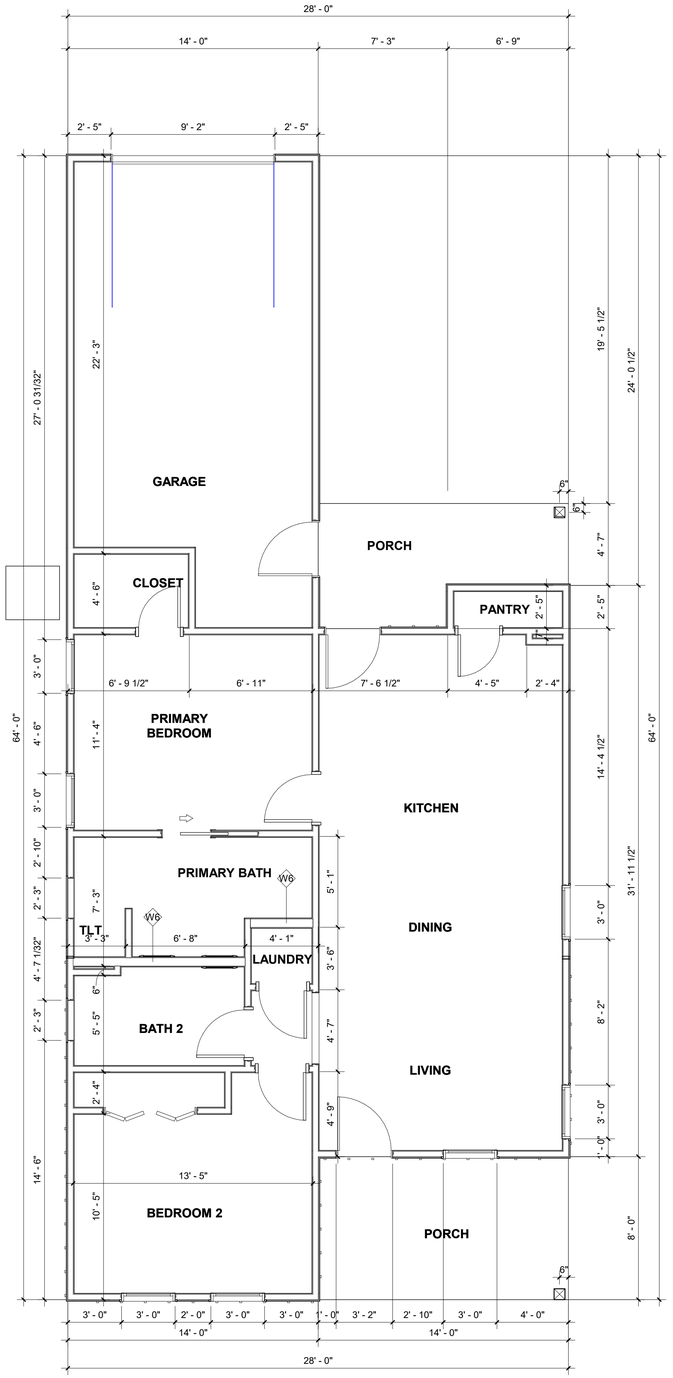
SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 2:43:22 PM



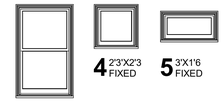
1 NOTES FLOOR PLAN

1/4" = 1'-0"



2 DIMENSION FLOOR PLAN

1/4" = 1'-0"



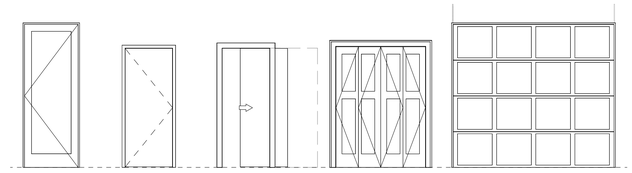
WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"
5	3016 FIXED	3' - 0"	1' - 6"	9' - 6"

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD



DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	9' - 0"	8' - 0"	

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	987 SQ FT	339 SQ FT	1326 SQ FT

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B
RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: JBP

PROJECT NUMBER: 22023

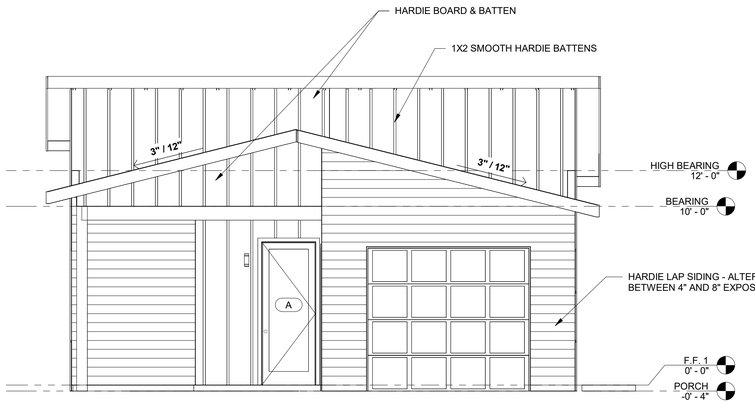
DRAWING TITLE: COTTAGE 2B - FLOOR PLANS

SHEET NO. A1.01

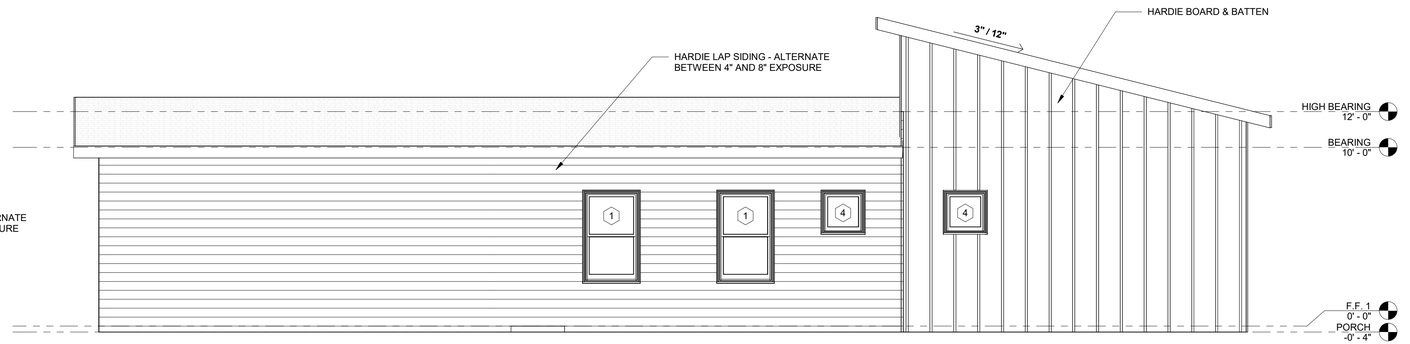
DATE/TIME STAMP: 5/4/2023 2:43:00 PM

FLORIDA PRODUCT APPROVAL

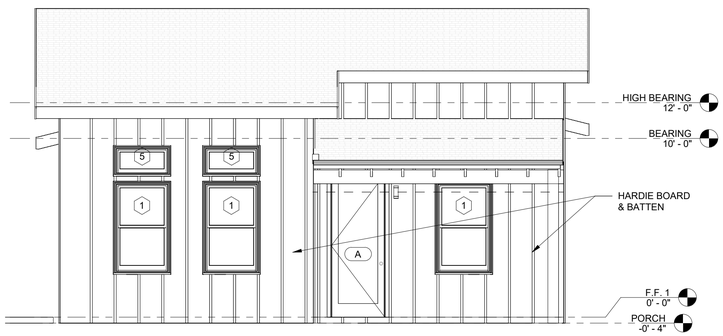
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



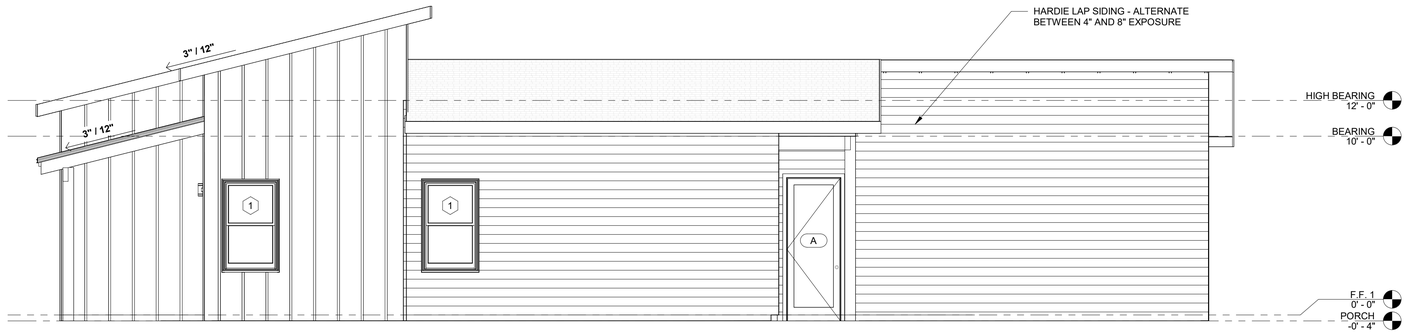
1 **2B FRONT ELEVATION**
1/4" = 1'-0"



2 **2B LEFT ELEVATION**
1/4" = 1'-0"



3 **2B REAR ELEVATION**
1/4" = 1'-0"



4 **2B RIGHT ELEVATION**
1/4" = 1'-0"

LEVEL
ARCHITECTURE + INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 2B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
NRJ	JPB

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 2B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:43:06 PM



CONVERGENCE COTTAGES - 3A

RESEARCH PARK

COTTAGE STYLE 3A

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

THESE DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN VERIFICATION OF ITS ACCURACY. ALL WORK SHALL COMPLY WANY & ALL APPLICABLE CODES & ORDINANCES. SUPERINTENDENTS ARE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL INFORMATION, DESIGN AND BUILDING TECHNIQUES HELD WITHIN ARE THE EXCLUSIVE PROPERTY OF THE PARTIES NOTED ON THIS TITLE BLOCK.

GRAPHIC MATERIAL SYMBOLS

EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

SHEET INDEX

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02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF & FLOOR FRAMING PLAN & DETAILS					

WIND MAP:

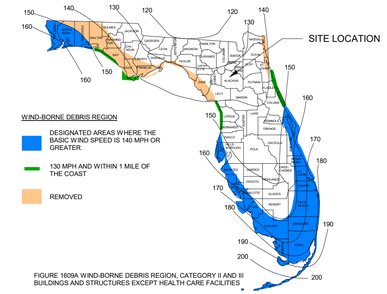

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: SGE | CHECKED BY: STB

PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

DATE/TIME STAMP: 5/4/2023 5:16:08 PM

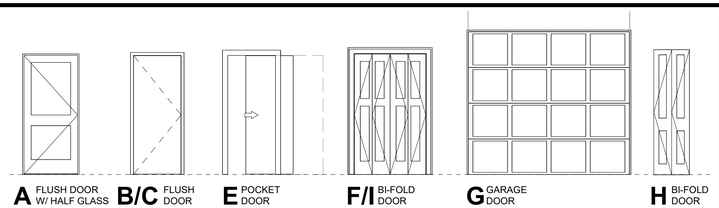


WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRU FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	9' - 0"	8' - 0"	
H	INTERIOR	2' - 0"	6' - 8"	
I	INTERIOR	4' - 0"	6' - 8"	



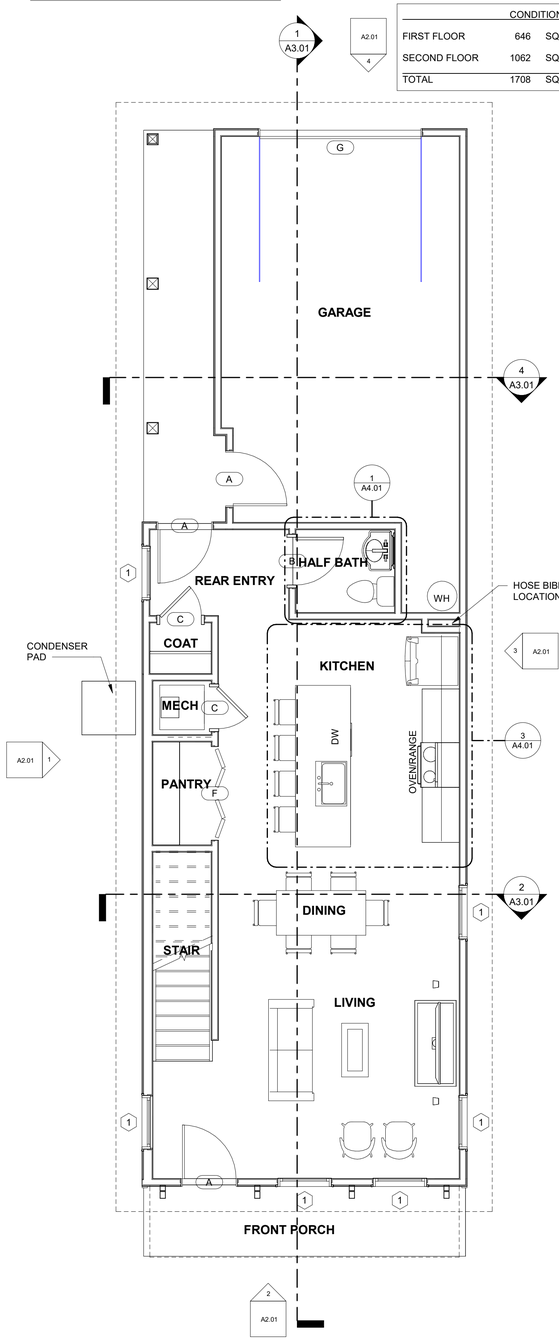
GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED, INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

WINDOW TYPES

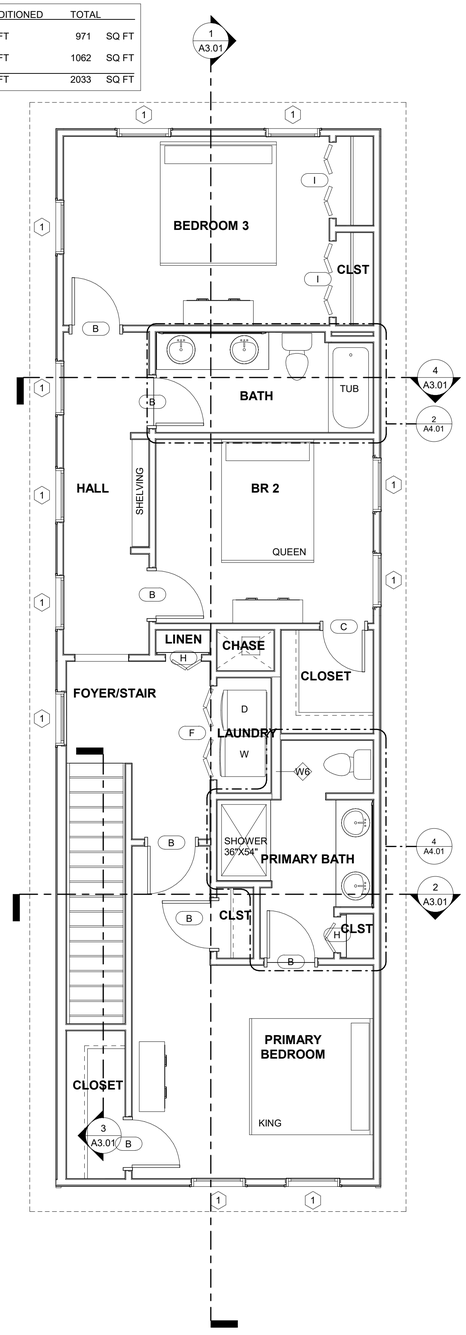
DOOR TYPES

	CONDITIONED		UNCONDITIONED		TOTAL	
FIRST FLOOR	646	SQ FT	325 SQ FT		971	SQ FT
SECOND FLOOR	1062	SQ FT	0 SQ FT		1062	SQ FT
TOTAL	1708	SQ FT	325 SQ FT		2033	SQ FT



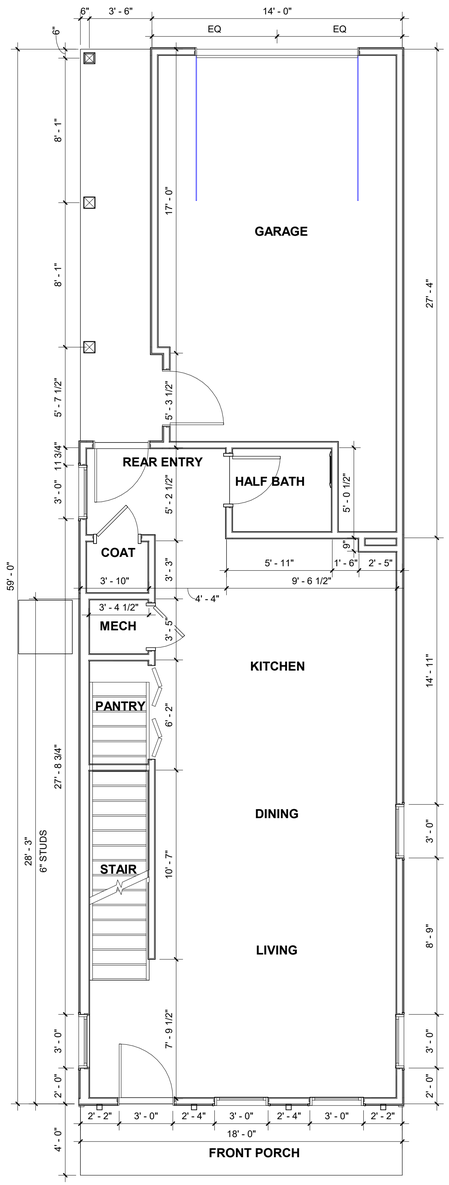
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



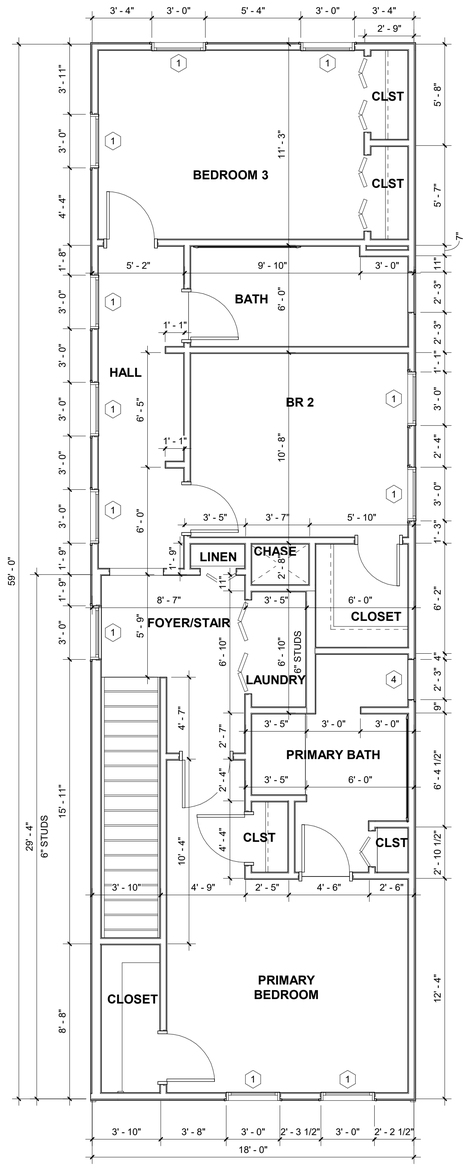
2 NOTES FLOOR PLAN LEVEL 2

1/4" = 1'-0"



3 DIMENSION FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 DIMENSION FLOOR PLAN LEVEL 2

1/4" = 1'-0"

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
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www.leveldesign.co

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: NRJ | CHECKED BY: ARG

PROJECT NUMBER: 22023

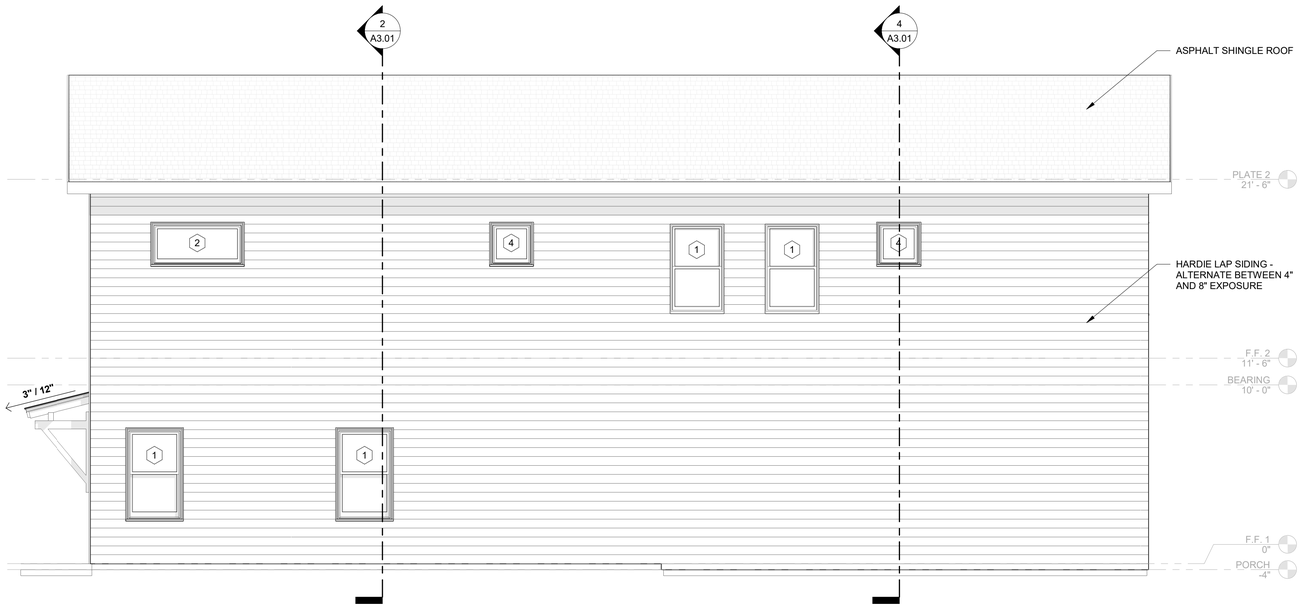
DRAWING TITLE: COTTAGE 3A - FLOOR PLANS

SHEET NO. A1.01

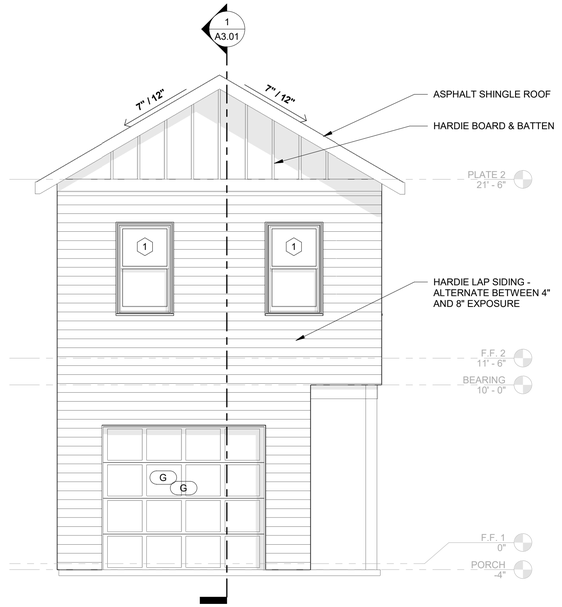
DATE/TIME STAMP: 5/4/2023 5:15:42 PM

FLORIDA PRODUCT APPROVAL

PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



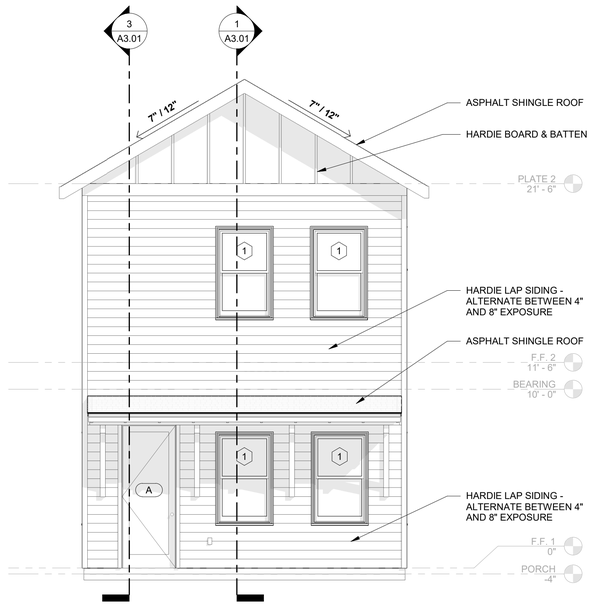
3 3A - RIGHT ELEVATION
1/4" = 1'-0"



4 3A - REAR ELEVATION
1/4" = 1'-0"



1 3A - LEFT ELEVATION
1/4" = 1'-0"



2 3A - FRONT ELEVATION
1/4" = 1'-0"

LEVEL
ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3A

RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
SGE	Checker

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3A - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 5:15:55 PM



CONVERGENCE COTTAGES - 3B

RESEARCH PARK

COTTAGE STYLE 3B

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
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FEC	FIRE EXTINGUISHER CABINET
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TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
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OPP	OPPOSITE
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PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
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TEMP	TEMPORARY
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TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION

ROOM TAG: ROOM NAME; ROOM NUMBER

WALL TAG: WALL TYPE

GLAZED OPENING TAG: WINDOW TYPE

DOOR ASSEMBLY TAG: DOOR MARK

SHEET INDEX

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A3.01	COTTAGE 3B - BUILDING SECTIONS					
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S201	FOUNDATION PLAN & DETAILS					
S301	ROOF & FLOOR FRAMING PLANS & DETAILS					

WIND MAP:

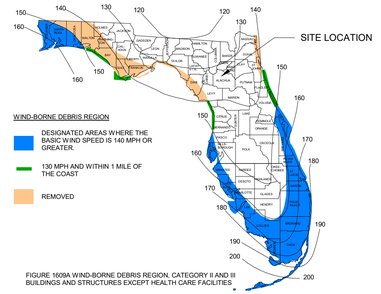

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

WSE WAYLAND STRUCTURAL ENGINEERING

WAYLAND STRUCTURAL ENGINEERING
2801 SW 81ST STREET
GAINESVILLE, FL 32608
P: 352.317.4120

GENERAL CONTRACTOR:

TBD

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GRAPHIC MATERIAL SYMBOLS

EARTH; CONCRETE; STEEL; ALUMINUM; RIGID INSULATION; WOOD; GYPSUM BOARD; AREA NOT IN SCOPE; CONT. FRAMING; BLOCKING; BATT INSULATION

FIELD SPECIAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
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ARCHITECTURAL SITE PLAN

1" = 80'-0"

LEVEL ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7738
www.leveldesign.co

NOT FOR CONSTRUCTION

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B
RESEARCH PARK

REVISIONS

NO.	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: KJP | CHECKED BY: NRJ

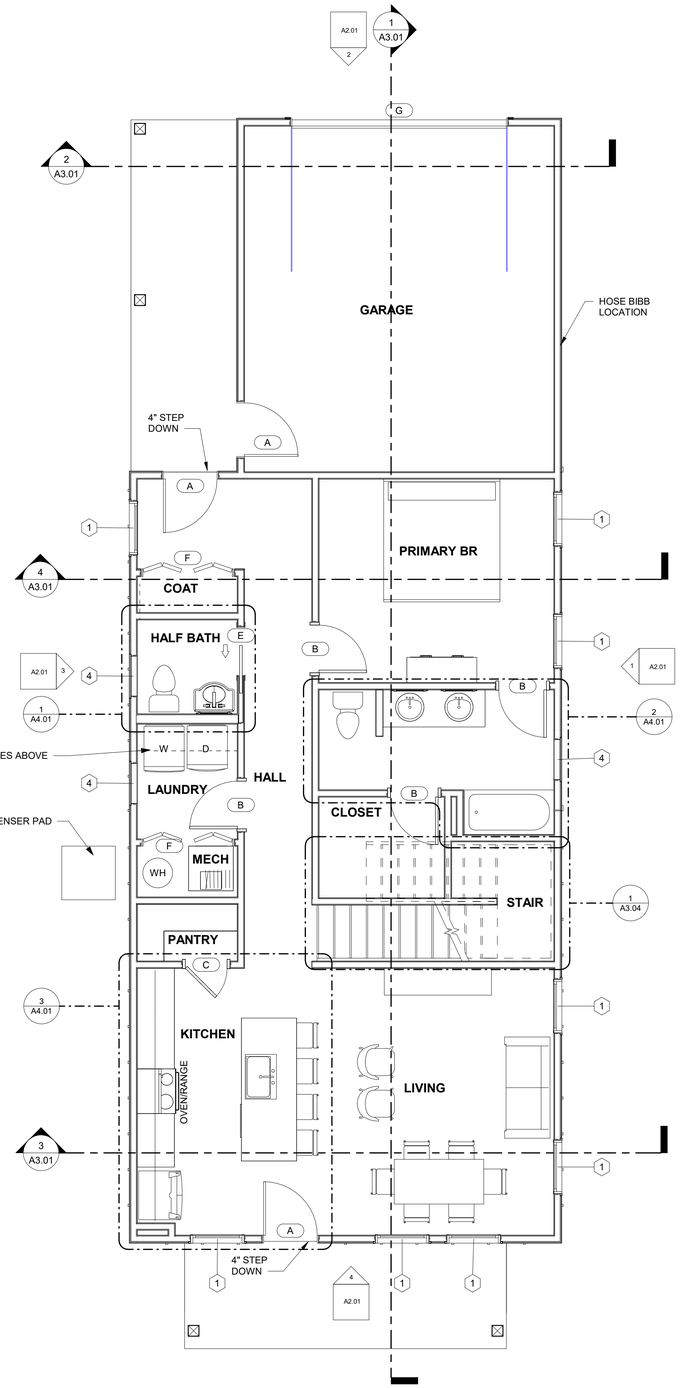
PROJECT NUMBER: 22023

DRAWING TITLE: COVER SHEET

SHEET NO. G0.00

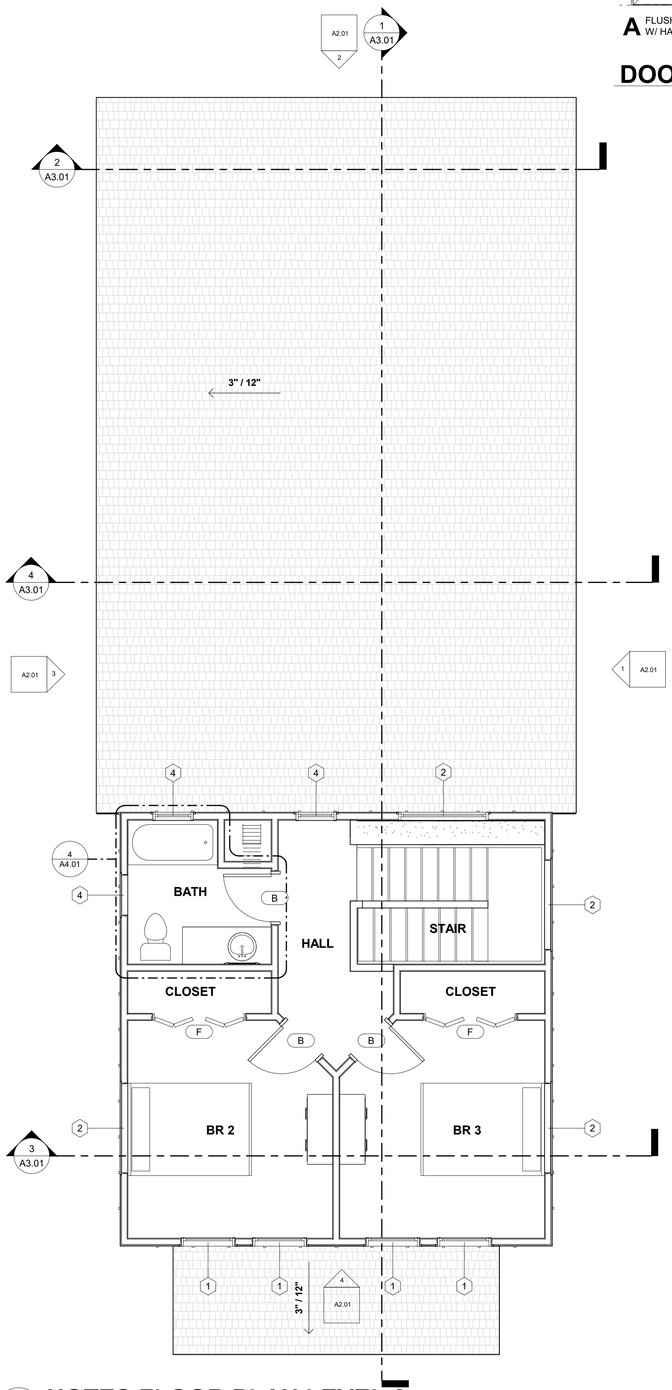
DATE/TIME STAMP: 5/4/2023 2:59:59 PM

	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	1000 SQ FT	356 SQ FT	1356 SQ FT
SECOND FLOOR	610 SQ FT	0 SQ FT	610 SQ FT
TOTAL	1610 SQ FT	356 SQ FT	1966 SQ FT



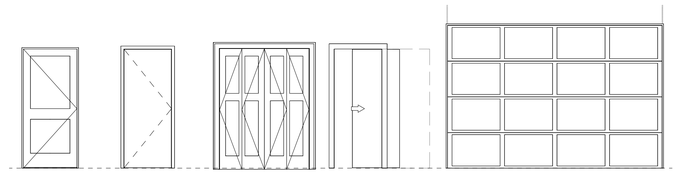
1 NOTES FLOOR PLAN LEVEL 1

1/4" = 1'-0"



2 NOTES FLOOR PLAN LEVEL 2

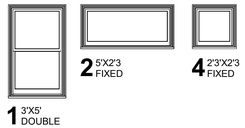
1/4" = 1'-0"



DOOR TYPES

DOOR SCHEDULE

TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER
A	EXTERIOR	3' - 0"	8' - 0"	THERMATRUE FIBERGLASS
B	INTERIOR	2' - 8"	6' - 8"	
C	INTERIOR	2' - 4"	6' - 8"	
E	INTERIOR	2' - 8"	6' - 8"	
F	INTERIOR	5' - 0"	6' - 8"	
G	EXTERIOR	12' - 0"	8' - 0"	



WINDOW TYPES

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER
1	3050 DOUBLE HUNG	3' - 0"	5' - 0"	7' - 6"	YKK STYLEVIEW
2	5023 FIXED	5' - 0"	2' - 3"	7' - 6"	YKK STYLEVIEW
4	2323 FIXED	2' - 3"	2' - 3"	7' - 6"	YKK STYLEVIEW

GENERAL NOTES

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4. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
5. BLOCKING IS NEEDED IN WALLS AT ALL LOCATIONS WHERE CASEWORK & EQUIPMENT ARE MOUNTED. INCLUDING BUT NOT LIMITED TO CABINETS, SHELVING, GRAB BARS, WATER HEATER MOUNT, TVS, WALL HUNG PLUMBING FIXTURES, ETC.
6. ADDITIONAL DIMENSIONS CAN BE FOUND ON THE ENLARGED PLANS & INTERIOR ELEVATIONS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO EDGE OF SLAB AND EDGE OF FRAMING.
8. ALL WALLS ARE 4" WOOD STUDS UNLESS OTHERWISE NOTED BY "W6" TAG INDICATING A 6" WOOD STUD

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER: 22023

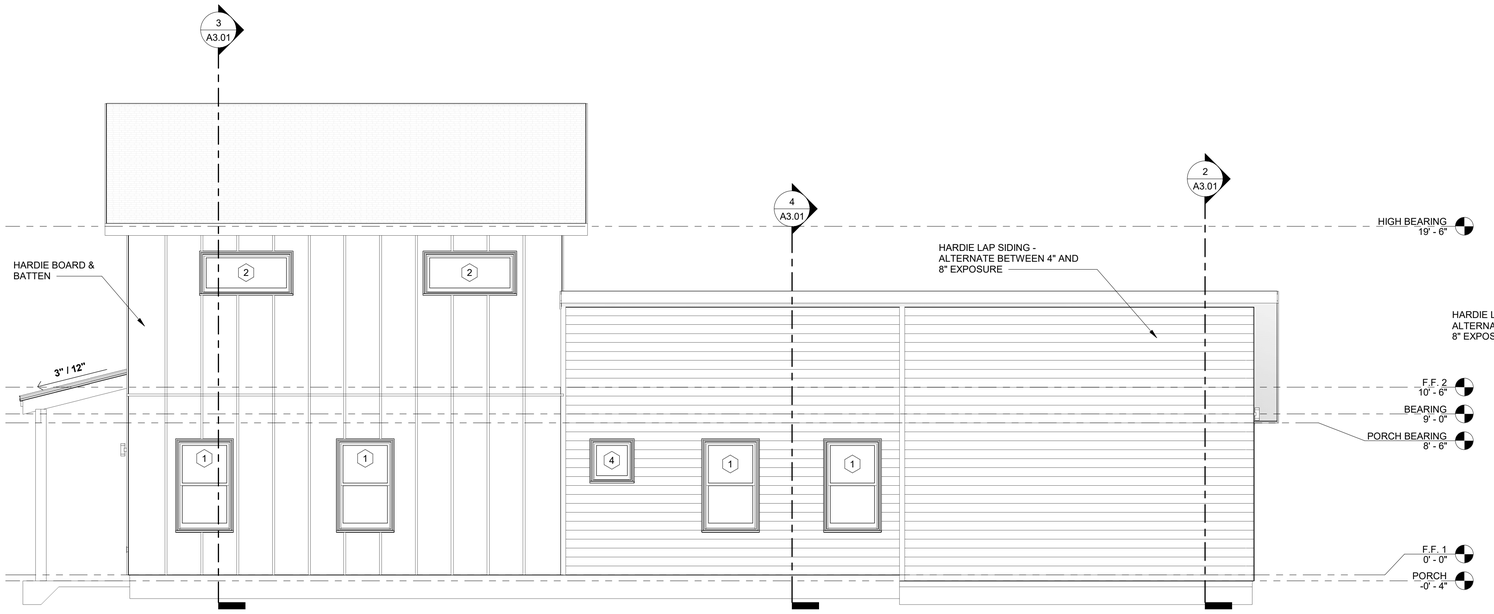
DRAWING TITLE: COTTAGE 3B - NOTES FLOOR PLANS

SHEET NO. A1.01

DATE/TIME STAMP: 5/4/2023 2:59:28 PM

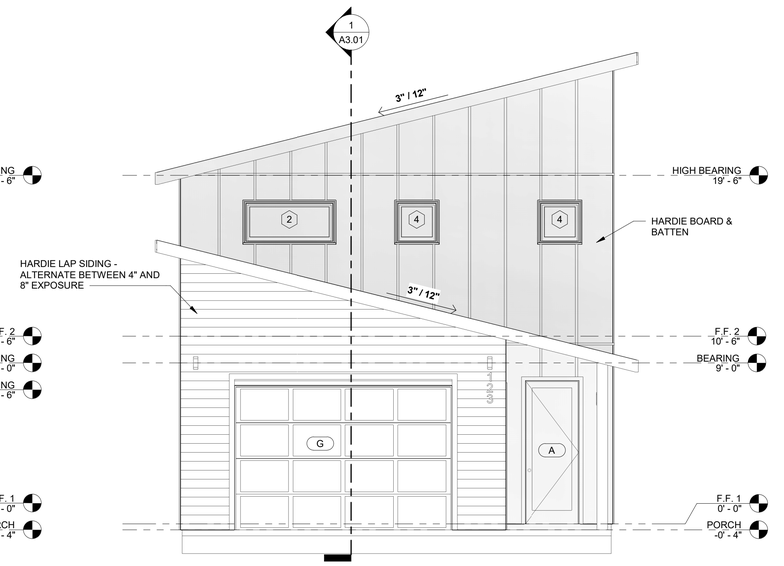
FLORIDA PRODUCT APPROVAL

PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



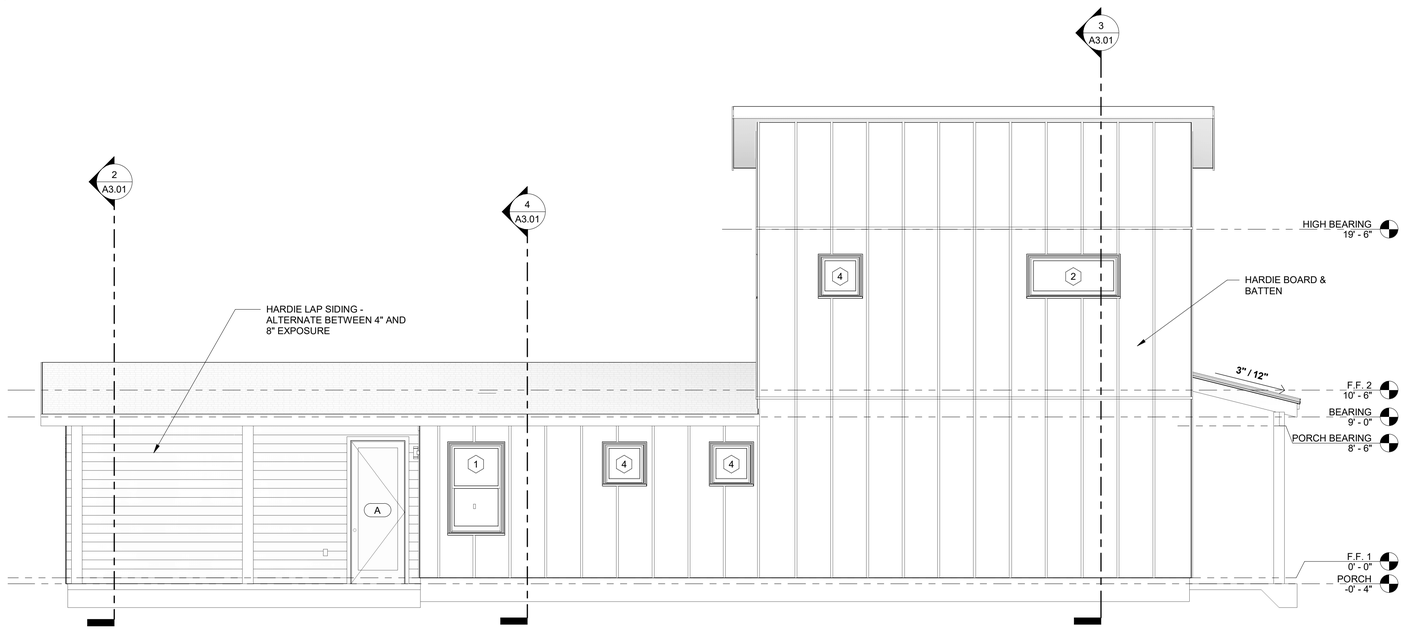
1 3B RIGHT SIDE ELEVATION

1/4" = 1'-0"



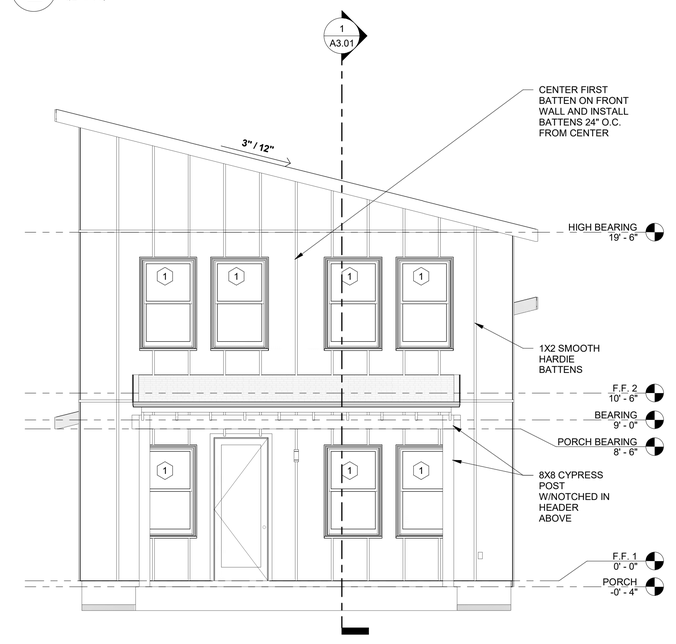
2 3B REAR ELEVATION - GARAGE

1/4" = 1'-0"



3 3B LEFT SIDE ELEVATION

1/4" = 1'-0"



4 3B FRONT ELEVATION - MAIN HOUSE

1/4" = 1'-0"

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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3B

RESEARCH PARK

REVISIONS

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DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3B - EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 2:59:46 PM



CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

COTTAGE STYLE 3BC

TWO STORY 3 BED / 2-1/2 BATH

LEVEL ARCHITECTURE + INTERIORS

DESIGN DEVELOPMENT

PROJECT NUMBER: 22023

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCHL	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BTM	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZE(D)
GWB	GYPSUM WALL BOARD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HB	HOSE BIBB
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH, INCHES
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISE, REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFICATION
SF	SQUARE FOOT, SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UC	UNDERCOUNTER
U	UNDERWRITER'S LIMITED
UNOE	UNLESS NOTED OTHERWISE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
WD	WOOD

DRAWING SYMBOLS:

WALL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

DETAIL SECTION: DIRECTION OF SECTION; DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

BUILDING SECTION: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

INTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER (4 / 3 / A1.01 / 1 / 2)

EXTERIOR ELEVATION: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

ELEVATION REFERENCE: ELEVATION; LEVEL DESCRIPTION (8" - 0" / LEVEL 1)

ENLARGED PLAN OR DETAIL: DRAWING NUMBER; SHEET NUMBER (1 / A1.01)

REVISION: REVISION NUMBER; CLOUDED AREA OF REVISION (1)

ROOM TAG: ROOM NAME; ROOM NUMBER (ROOM / 101)

WALL TAG: WALL TYPE (WA5C)

GLAZED OPENING TAG: WINDOW TYPE (W22)

DOOR ASSEMBLY TAG: DOOR MARK (101.1)

SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
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G0.00	COVER SHEET					
G0.01	GENERAL NOTES					
01 ARCHITECTURAL						
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A1.02	COTTAGE 3BC - DIMENSION FLOOR PLANS					
A1.03	COTTAGE 3BC - ROOF PLAN & FINISH PLANS					
A1.04	COTTAGE 3BC - ELECTRICAL & MECHANICAL PLANS					
A2.01	COTTAGE 3BC - ELEVATIONS					
A3.01	COTTAGE 3BC - BUILDING SECTIONS					
A3.02	COTTAGE 3BC - TYPICAL WALL SECTIONS					
A3.03	COTTAGE 3BC - TYPICAL WALL SECTIONS					
A3.04	COTTAGE 3BC - STAIR DETAILS					
A4.01	COTTAGE 3BC - KITCHEN & BATH DETAILS					
02 STRUCTURAL						
S201	FOUNDATION PLAN & DETAILS					
S301	ROOF & FLOOR FRAMING PLANS & DETAILS					

WIND MAP:

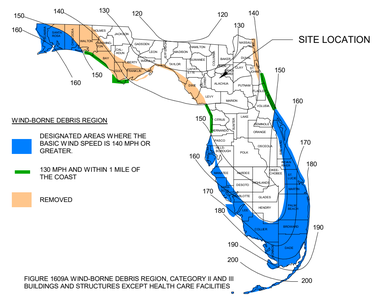

FIGURE 1609A WIND-BORNE DEBRIS REGION, CATEGORY II AND III BUILDINGS AND STRUCTURES EXCEPT HEALTH CARE FACILITIES



ARCHITECTURAL SITE PLAN

1" = 80'-0"

BUILDING CODE SUMMARY:

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE

FL PRODUCT APPROVAL:

SEE SHEET A2.01 EXTERIOR ELEVATIONS FOR INFORMATION

STRUCTURAL ENGINEERING:

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EARTH	RIGID INSULATION	CONT. FRAMING
CONCRETE	WOOD	BLOCKING
STEEL	GYPSUM BOARD	BATT INSULATION
ALUMINUM	AREA NOT IN SCOPE	

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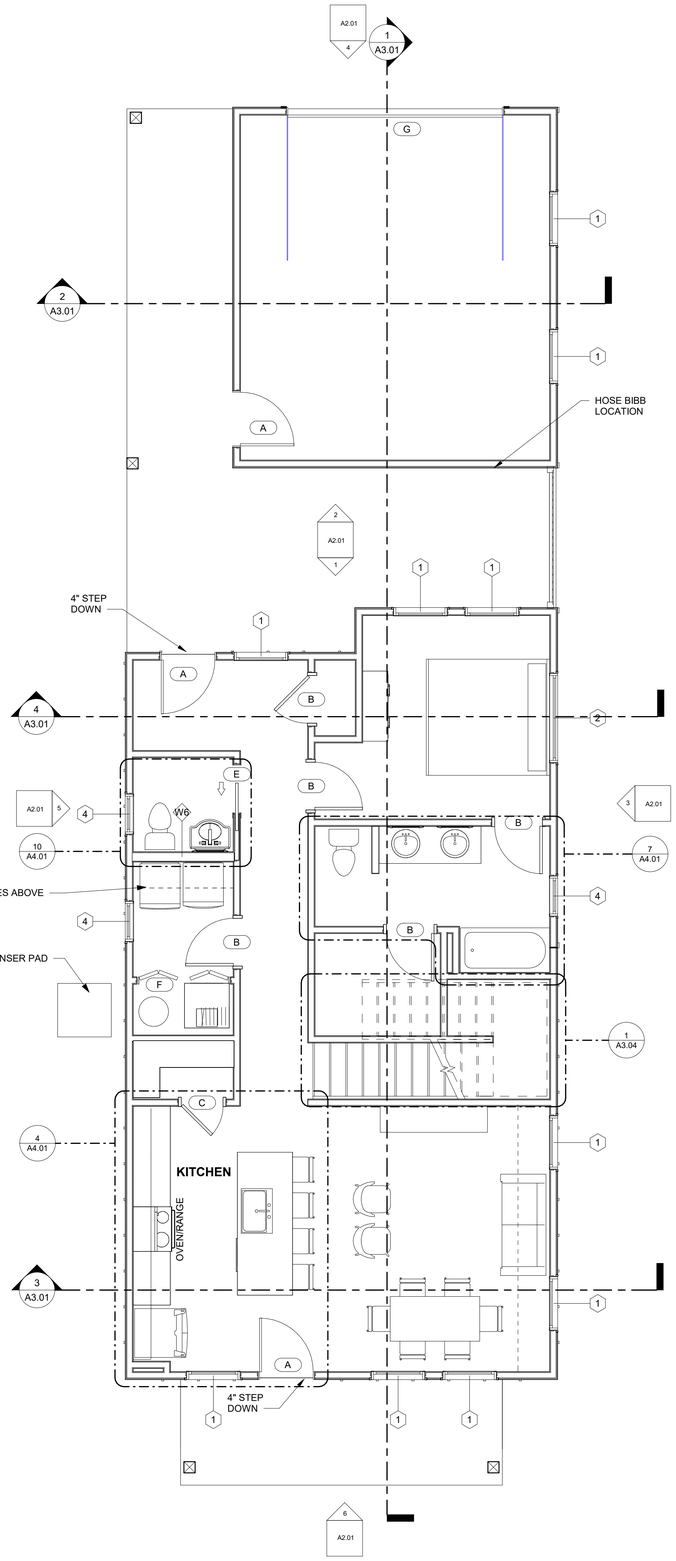

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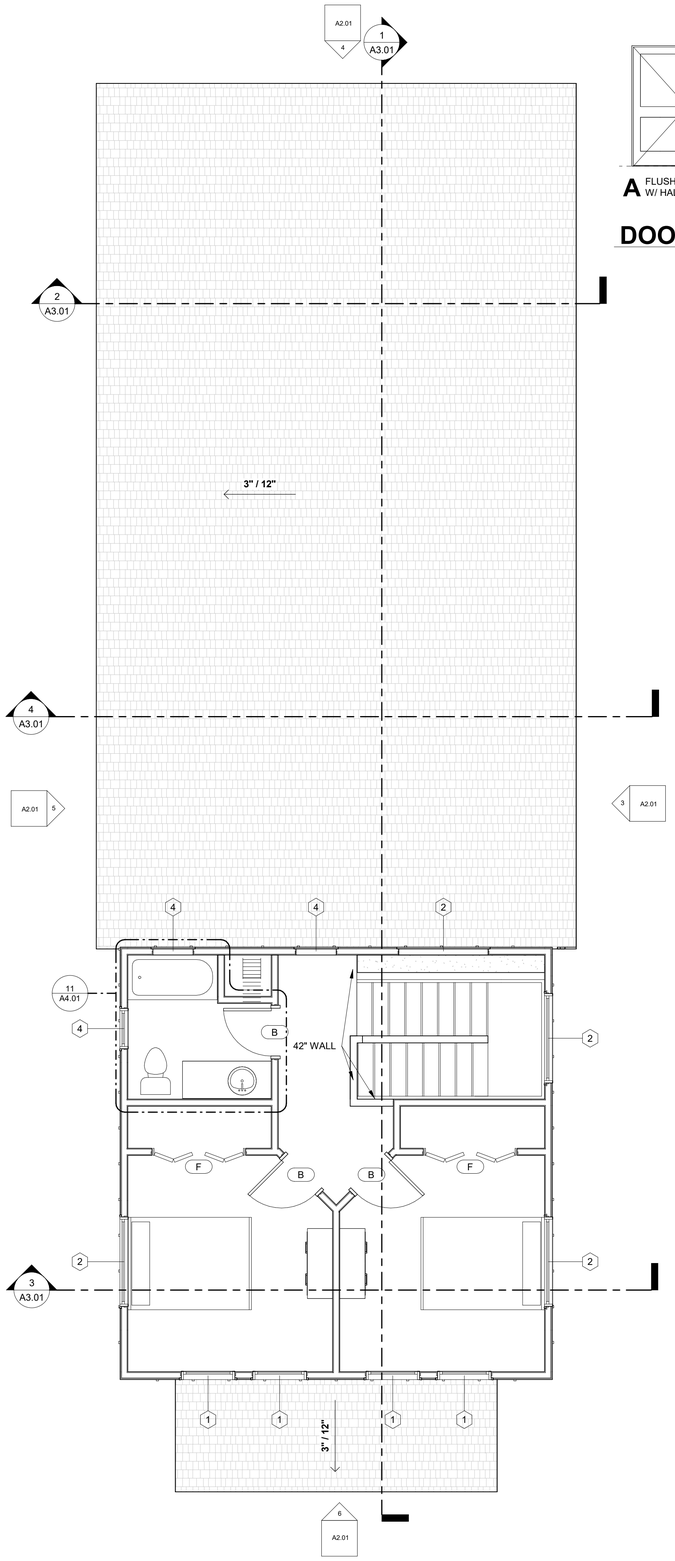

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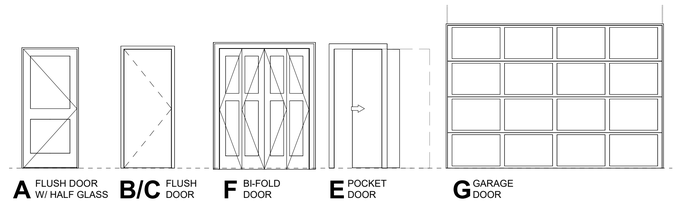

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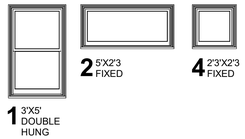

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TO THE BEST OF THE ARCHITECT'S AND ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FBC, 8TH EDITION (2023) CODES & THE APPLICABLE LIFE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC SECTION AND CHAPTER 553, FL STATUTES.

CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 05.04.2023

DRAWN BY: KJP | CHECKED BY: NRJ

PROJECT NUMBER: 22023

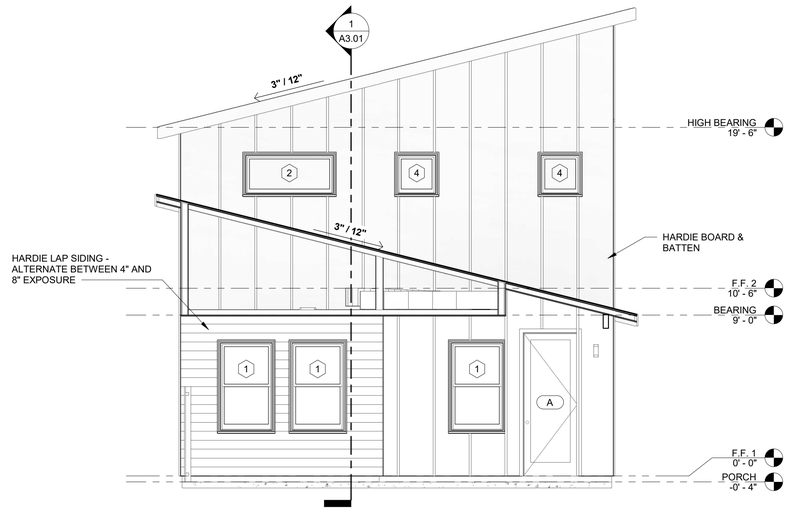
DRAWING TITLE: COTTAGE 3BC - NOTES FLOOR PLANS

SHEET NO. A1.01

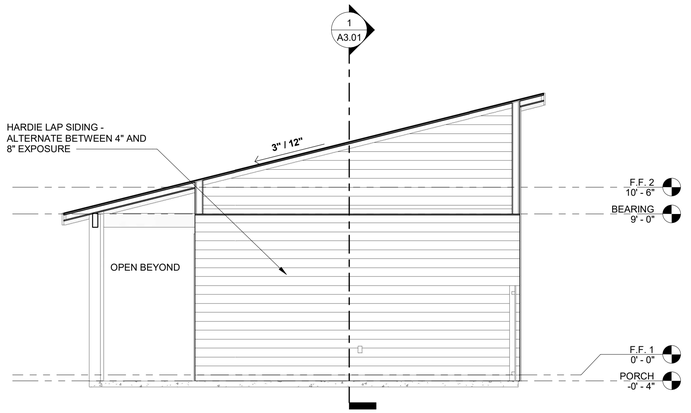
DATE/TIME STAMP: 5/4/2023 3:27:16 PM

FLORIDA PRODUCT APPROVAL

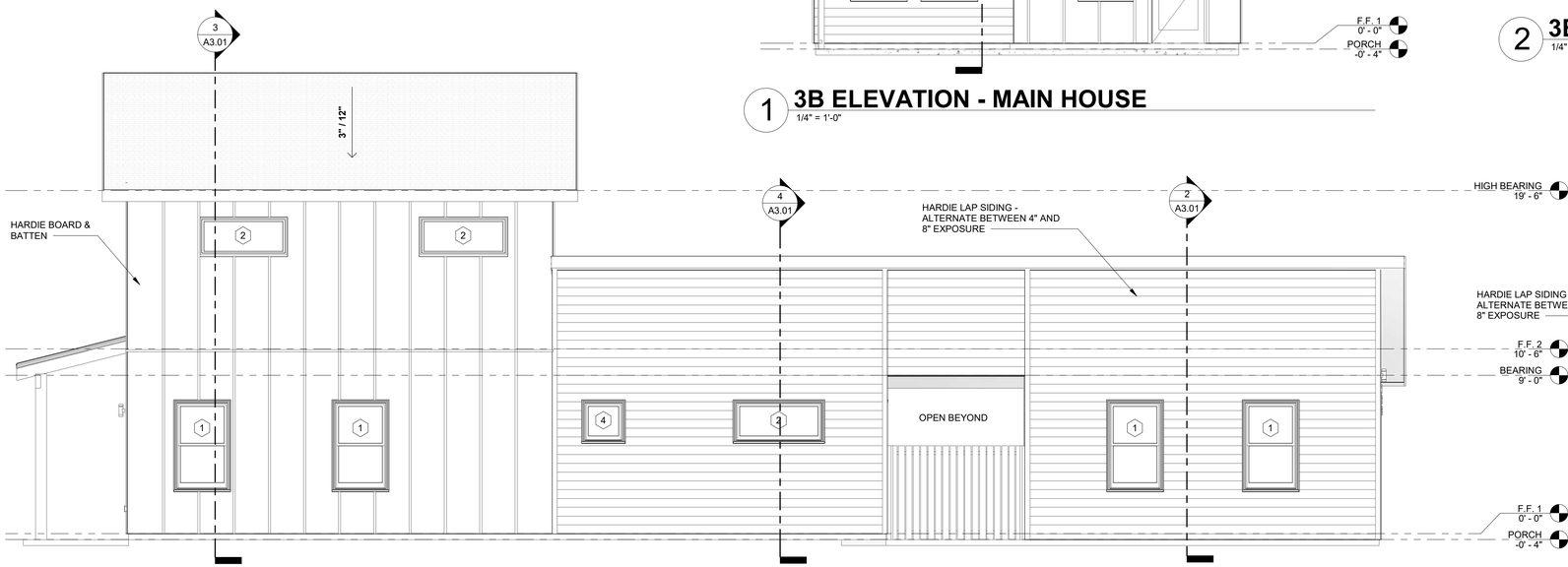
PRODUCT	MANUFACTURER	COLOR/FINISH	APPROVAL #
SOFFITS	HARDIE VENTED SOFFIT	PAINTED	NOA 17-0821.21
PANEL SIDING	HARDIE	PAINTED	FL 13223
LAP SIDING	HARDIE	PAINTED	FL 13192
STANDING SEAM ROOF	TBD	TBD	TBD
SHINGLE ROOF	OWENS CORNING OR EQ.	BLACK	FL 10674.1



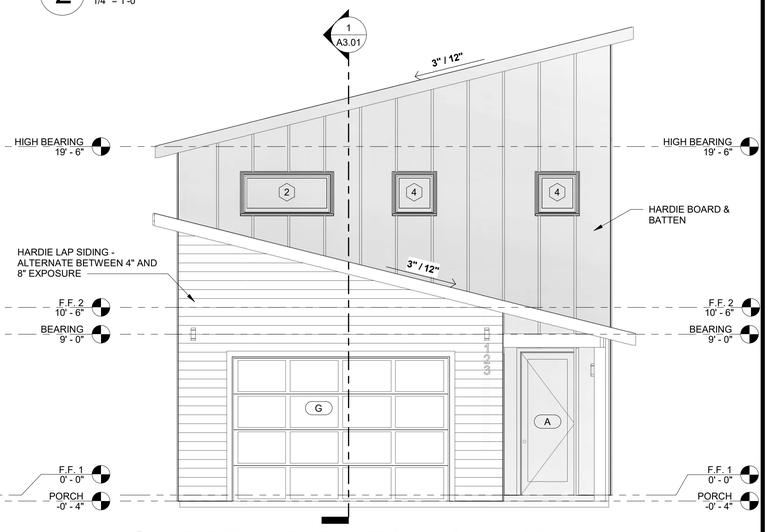
1 **3B ELEVATION - MAIN HOUSE**
1/4" = 1'-0"



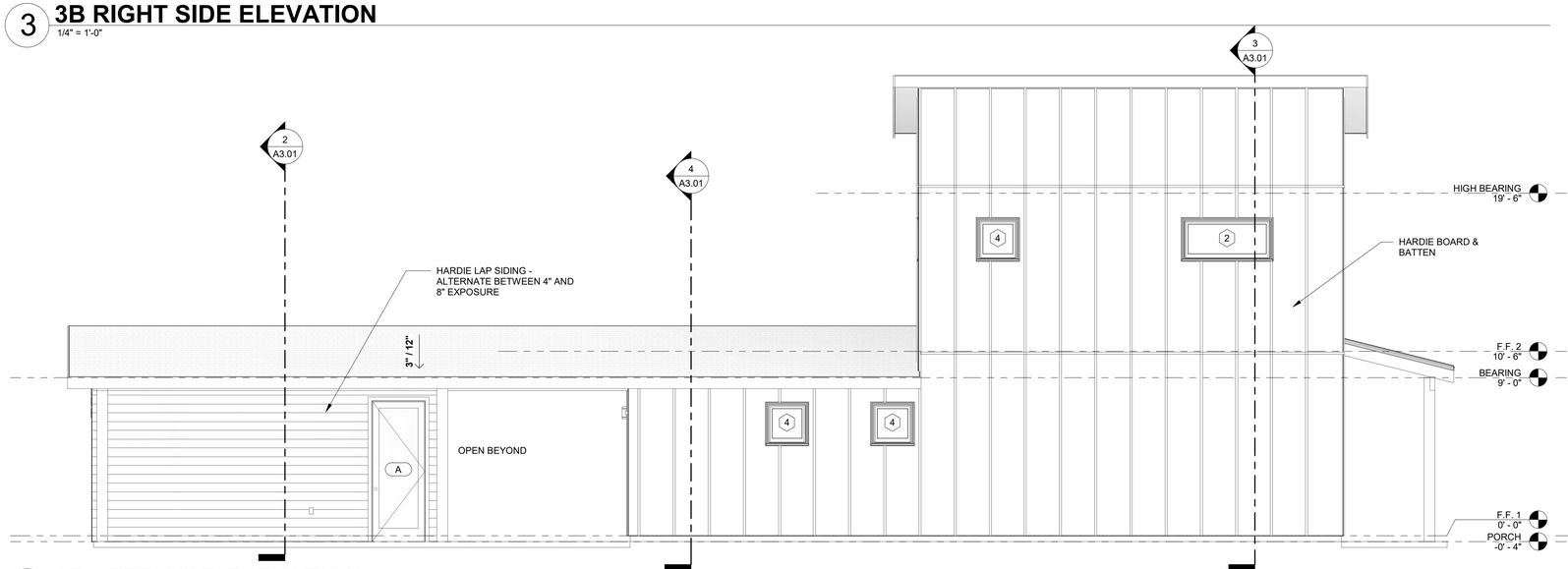
2 **3B ELEVATION - GARAGE**
1/4" = 1'-0"



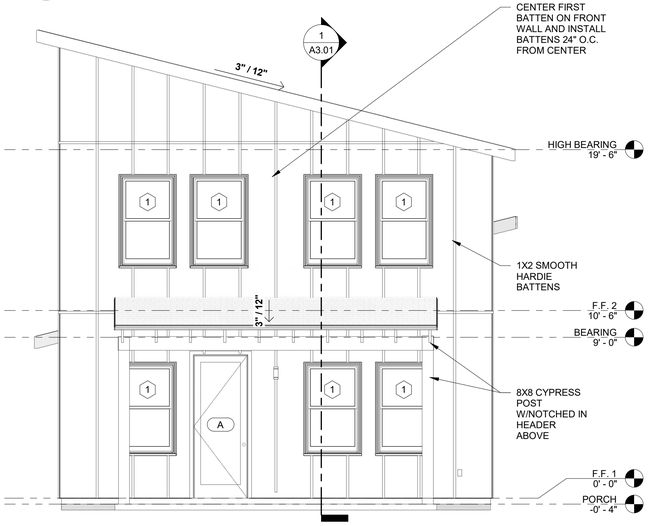
3 **3B RIGHT SIDE ELEVATION**
1/4" = 1'-0"



4 **3B REAR ELEVATION - GARAGE**
1/4" = 1'-0"



5 **3B LEFT SIDE ELEVATION**
1/4" = 1'-0"



6 **3B FRONT ELEVATION - MAIN HOUSE**
1/4" = 1'-0"

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ARCHITECTURE • INTERIORS
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352-448-7788
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CONCEPT COMPANIES

CONVERGENCE COTTAGES - 3BC

RESEARCH PARK

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ISSUE DATE:
05.04.2023

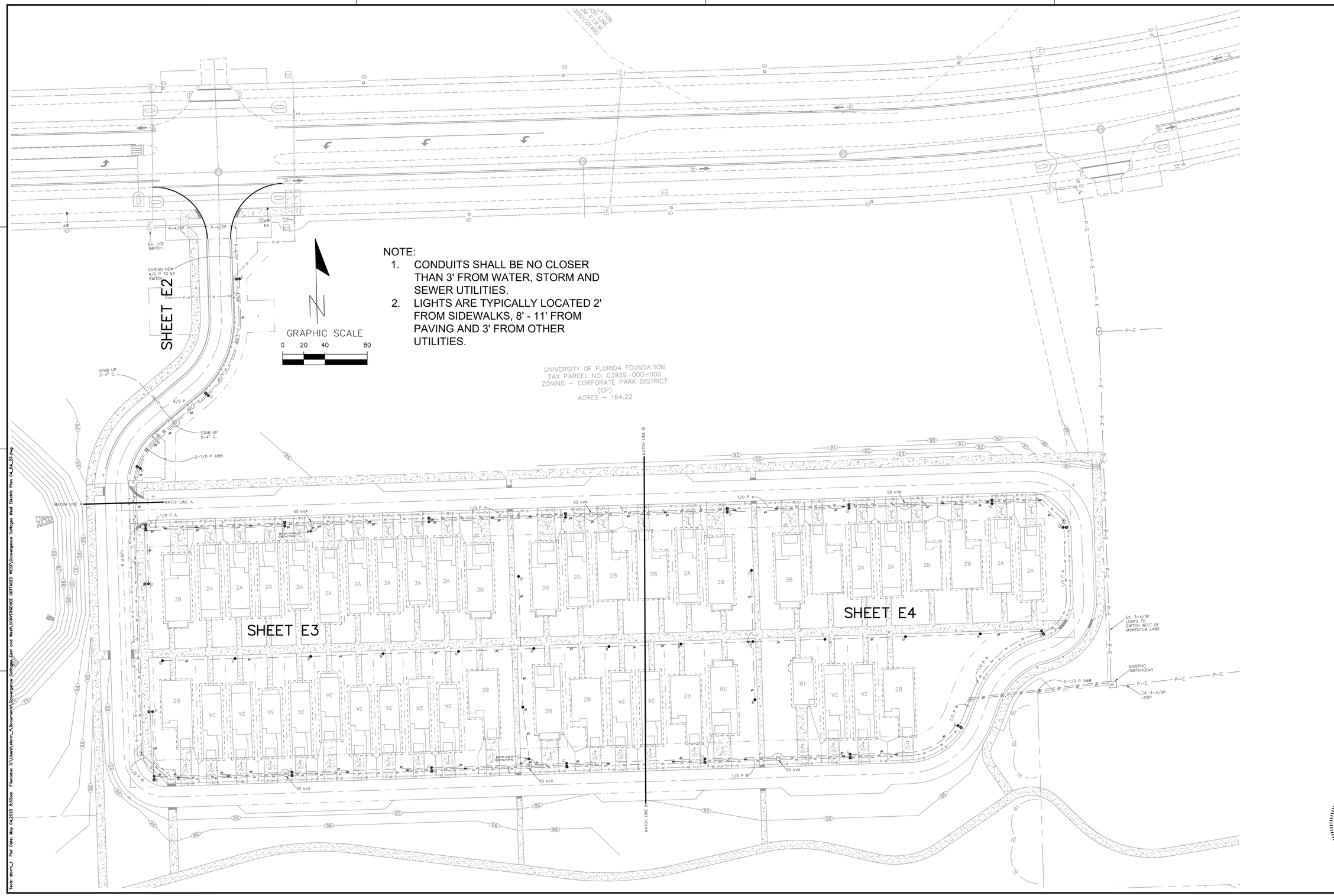
DRAWN BY:	CHECKED BY:
KJP	NRJ

PROJECT NUMBER:
22023

DRAWING TITLE:
COTTAGE 3BC - ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
5/4/2023 3:27:28 PM



NOTE:

1. CONDUITS SHALL BE NO CLOSER THAN 3' FROM WATER, STORM AND SEWER UTILITIES.
2. LIGHTS ARE TYPICALLY LOCATED 2' FROM SIDEWALKS, 8' - 11' FROM PAVING AND 3' FROM OTHER UTILITIES.

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(352) 331-1976
www.chw-inc.com
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CA-5075

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SUBMITTALS:
11/30/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES WEST

SHEET TITLE:
ELECTRIC KEY MAP

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:
21-0025.04

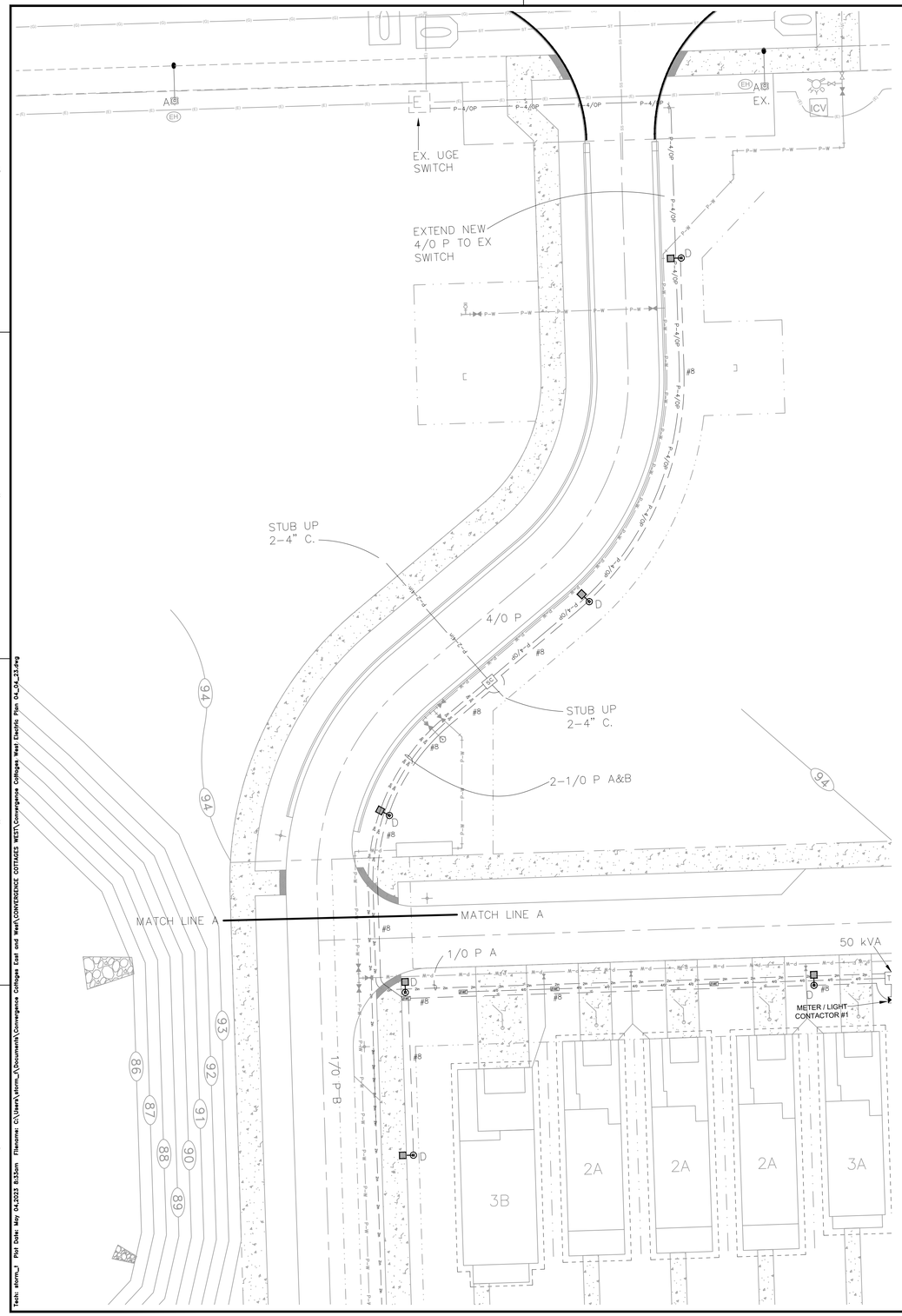
WILLIAM T. STORMANT

WILLIAM T. STORMANT
LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E1

Tech: storm_t Plot Date: May 04,2023 8:33am Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg



GRAPHIC SCALE
0 10 20 40

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05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES WEST

SHEET TITLE:
ELECTRICAL AND LIGHTING PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:
21-0022.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E2

Tech: storm_J Plot Date: May 04,2023 8:35am Filename: C:\Users\storm_J\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg

NOTE:

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STUB UP 2-4" C.

2-1/0 P A&B

MATCH LINE A

MATCH LINE B

1/0 P A

1/0 P B

50 kVA

METER / LIGHT CONTACTOR #1

METER / LIGHT CONTACTOR #2

GRAPHIC SCALE

0 10 20 40

3B 2A 2A 2A 3A 2A 2A 2A 3A 2A 3B 3B 2A 2B 2B 2A

2B 2A 2A 3A 2A 3A 3A 2A 3A 2B 3B 2B 2A 2B

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05/04/23 SUBMITTAL

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CONVERGENCE COTTAGES WEST

SHEET TITLE:
ELECTRICAL AND LIGHTING PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:
21-0023.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E3

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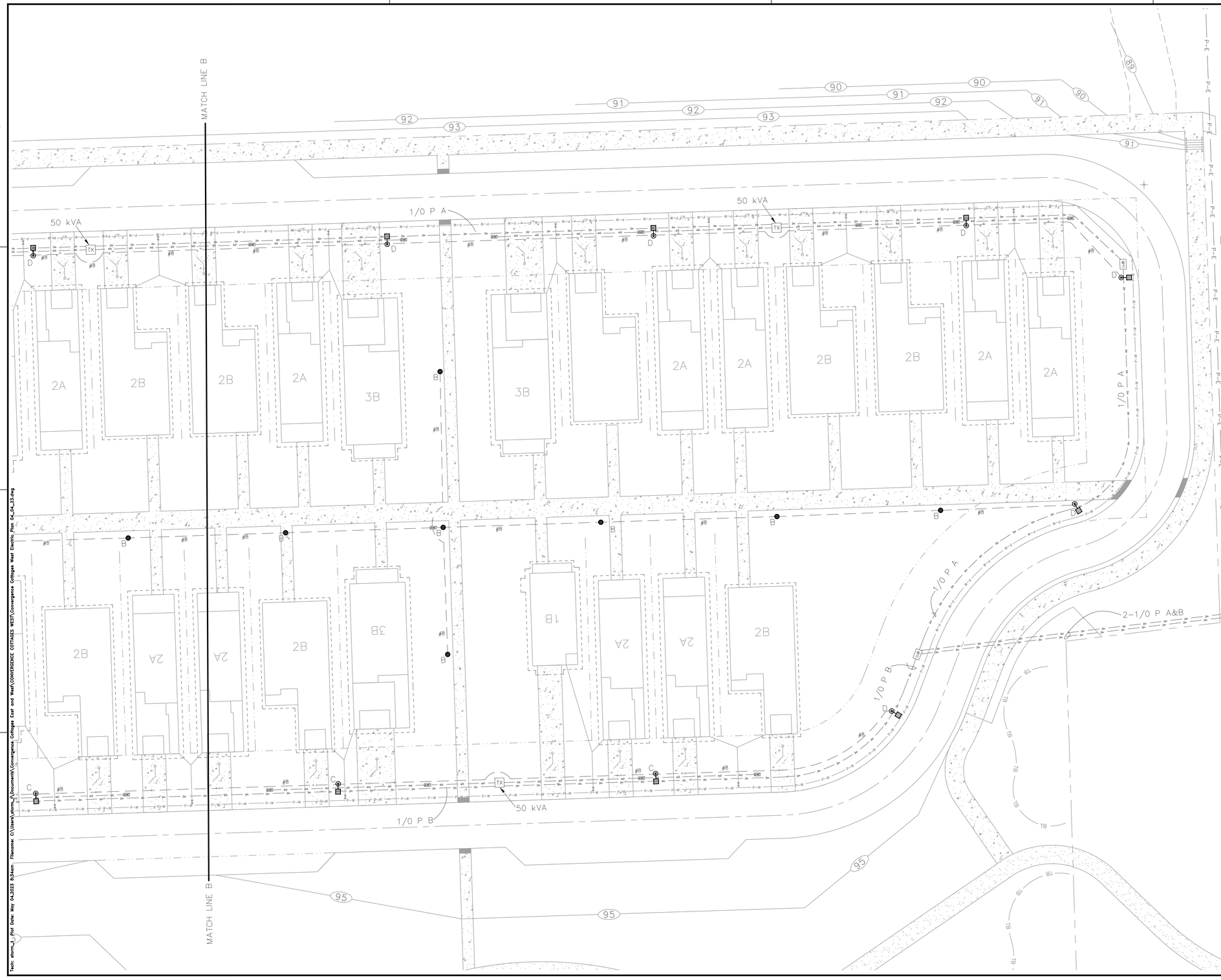

NOTE:

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CONSTRUCTION/BID REVISIONS

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04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES WEST

SHEET TITLE:
ELECTRICAL AND LIGHTING PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:
21-0023.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
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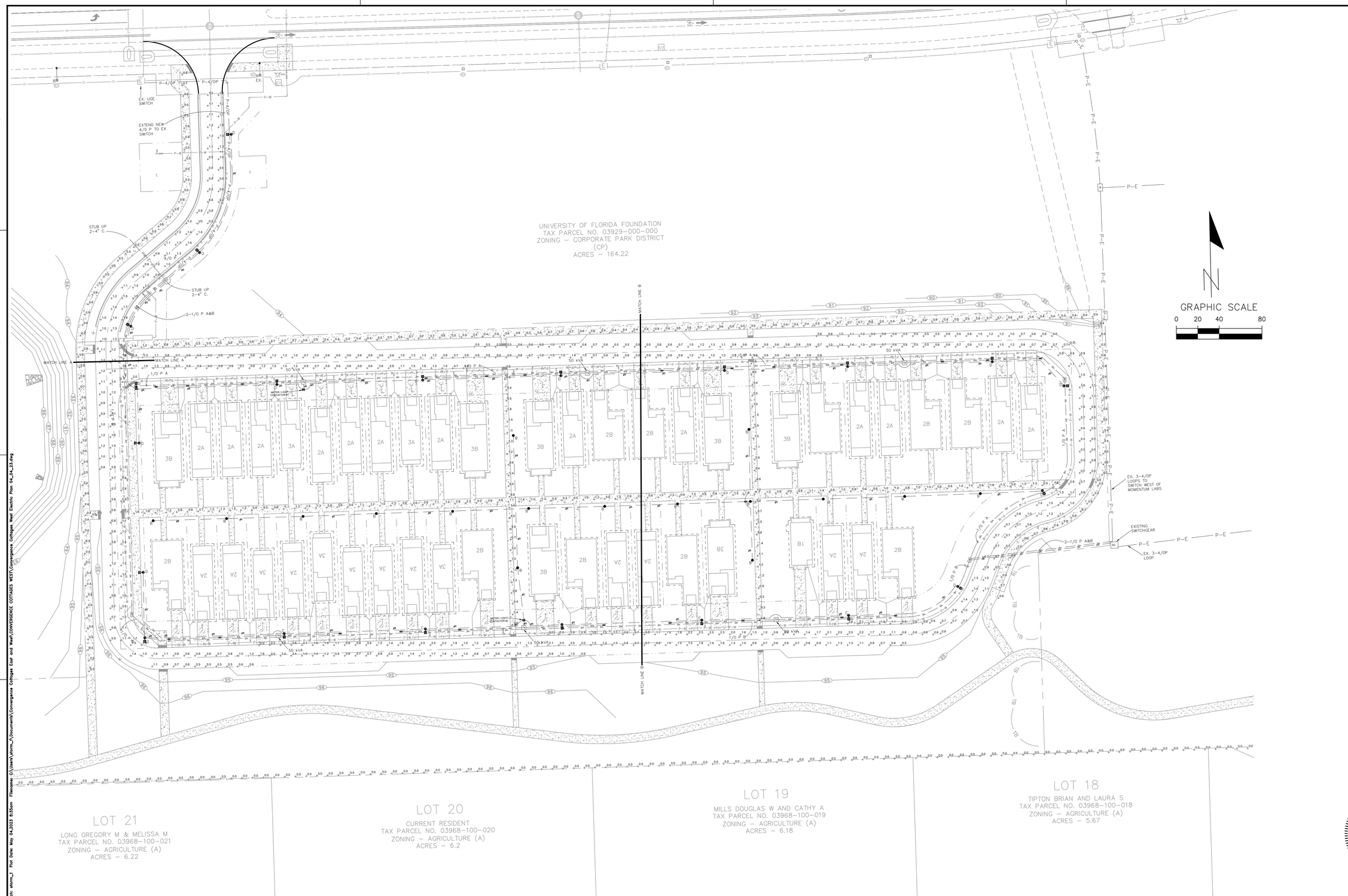

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05/04/23 SUBMITTAL

CLIENT:

PROJECT:
CONVERGENCE COTTAGES WEST

SHEET TITLE:
PHOTOMETRIC PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:
21-0025.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT
LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E5

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 SINGLE PHASE 1/0 URD CABLE LOOP, CONDUIT STUB OUTS FOR FUTURE SERVICES AND PRIVATE LIGHTING SYSTEMS FOR THE PROJECT. 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 ELECTRICAL SERVICE AND TO PROVIDE THE TRANSFORMERS SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL FURNISH AND INSTALL THE UTILITY UNDERGROUND SECONDARY CABLE, CONDUIT AND RELATED INFRASTRUCTURE. THE CABLE SHALL BE OF SUFFICIENT LENGTH TO ALLOW A MINIMUM OF A FIVE-FOOT TAIL FOR MAKE UP PURPOSES.

1.4 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER TO THE BUILDINGS AND THE PRIVATE LIGHTING SYSTEM.

1.5 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.

1.6 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND EQUIPMENT BASES AS NEEDED FOR THE UTILITY SYSTEM.

1.7 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.

1.8 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE STREET LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE. POLES ARE CONTROLLED BY PHOTOCELL AT THE LIGHTING CONTACTOR CABINET.

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.

1.11 "PROCURE" SHALL MEAN COA PROCURED AND INSTALLED AT CONTRACTOR'S EXPENSE.

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, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND ALL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

.

2.1A. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UTILITY UNDERGROUND SECONDARY CABLES SHALL HAVE THERNOSETTING XLP INSULATION WITH YELLOW STRIPE TO IDENTIFY NEUTRAL: 350 KCMIL TRIPLEX (350-350-4/0 WESLEYAN) IN 3" CONDUIT, 4/0 TRIPLEX (4/0-4/0-2/0 SWEETBRIAR) IN 2.5" CONDUIT, 6 TRIPLEX IN 1.5" CONDUIT. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI AND SOUTHWIRE, CONTRACTOR FURNISHED AND INSTALLED.

2.3. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL CODE REQUIREMENTS.

2.4. 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.

2.5. SINGLE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 240/120 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 TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND COVER SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED , PREFABRICATED CONCRETE PAD SUITABLE FOR THE THE TRANSFORMER. APPROVED BASE MANFACTURER IS SOUTHERN PRE-CAST DRAWING #0006795 OR APPROVED EQUAL. PAD PROVIDED BY CONTRACTOR, TRANSFORMER PROCURED AND INSTALLED BY COA.

2.6. SECONDARY CABLES SHALL BE TERMINATED BY COA WITHIN THE TRANSFORMERS ON TRANSFORMER TERMINALS.

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. CONTRACTOR PROVIDED.

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) FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - COA PROCURED.

2.10. CONTRACTOR TO PROVIDE PRIVATE LIGHTING SYSTEMS.

2.11 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.

2.12 UNDERGROUND BURIED WIRE "BWE" ENCLOSURE SHALL BE MADE OF HIGH DENSITY POLYETHYLENE. COVER IDENTIFIED AS "ELECTRIC. BASIS OF DESIGN IS PEN-CELL TYPE PE-20HDX. CONTRACTOR PROVIDED.

2.13 UNDERGROUND ROUND STREET WIRE ENCLOSURE "10"" SHALL BE MADE OF HIGH DENSITY POLYETHYLENE. COVER IDENTIFIED AS "ELECTRIC. ADD AT BASE OF EVERY LIGHT POLE. BASIS OF DESIGN IS PEN-CELL TYPE PE-10X. CONTRACTOR PROVIDED.

2.14 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

2.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

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 ADOPTED EDITION
NATIONAL ELECTRICAL SAGETY CODE LATEST ADOPTED 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
CITY OF ALACHUA ELECTRIC SERVICE POLICY MANUAL
CITY OF ALACHUA CODE OF ORDINANCES
UNDERWRITER'S LABORATORY STANDARDS (UL)
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

TX	TRANSFORMER ON CONCRETE PAD, PROVIDE PADS
P—4/0P P—4/0P	3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
3n 3n 3n	1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 2" MIN. COVER. "A" INDICATES PHASE.
4/0 4/0 4/0	4/0 TPX SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. NOTE: UNMARKED SECONDARY IS 4/0 TRIPLEX IN 2 1/2" C. UNLESS NOTED.
P—#6 #6 P—#6	#6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/2"FOR STREETLIGHT SYSTEM.
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1"AT 24" MIN. OR AS CODE REQUIRES FOR PRIVATE LIGHTING
P—2—4in P—2—4in	CAP STUBS AND MARK WITH 4' STICK OF CONDUIT
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - PROVIDE AT LIGHTS)
BWE	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.
SG	600 AMP PAD MOUNTED PME SWITCHGEAR
	SYMBOL INDICATES COMBINATION LIGHTING CONTACTOR, METER AND BWE FOR PRIVATE LIGHTING SYSTEM.
D B	LIGHT POLES FOR THE PRIVATELY OWNED LIGHTING SYSTEM, SEE LIGHTING DETAIL SHEET FOR LUMINAIRE, POLE AND FOUNDATION DESCRIPTION AND SPECS.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-3075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 SUBMITTAL
04/06/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: SPECIFICATIONS AND LEGEND

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER: 21-0025.04

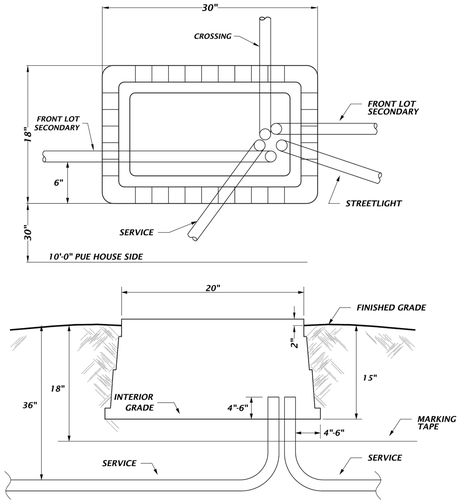
WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

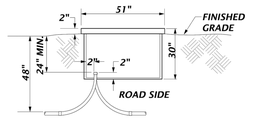
FL PE No. 44156

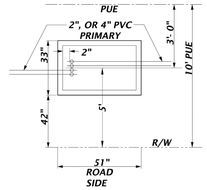
SHEET NO.: E6

Tech: storm_t Plot Date: May 04,2023 8:58am Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg



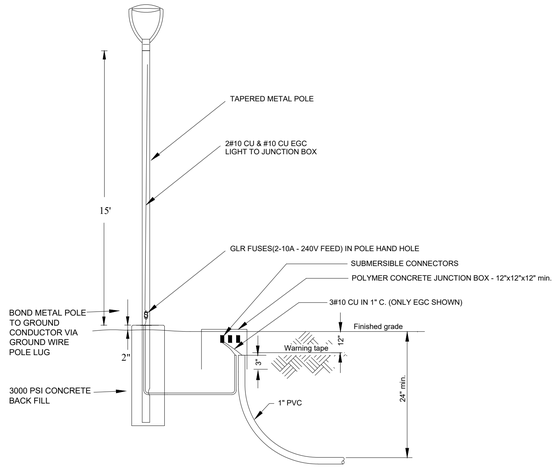
503 **SERVICE ENCLOSURE**
NTS





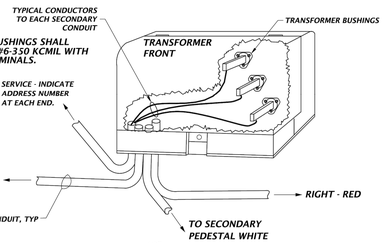
TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

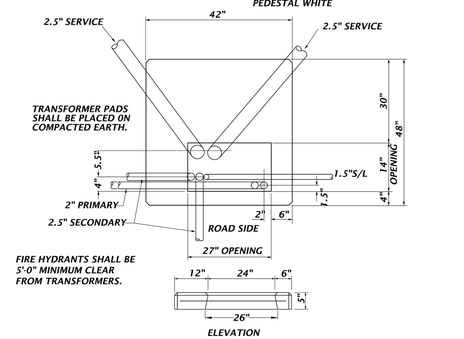
530 **UNDERGROUND JUNCTION BOX**
NTS



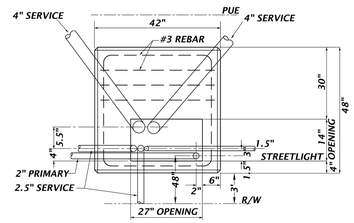
NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, POLE BASES AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

PEDESTRIAN LIGHTING DETAIL- PRIVATE SYSTEM
NOT TO SCALE



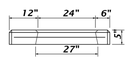


501 **SINGLE-PHASE TRANSFORMER AND PAD**
NTS



FIRE HYDRANTS SHALL BE 5'-0" MINIMUM CLEAR FROM TRANSFORMERS.

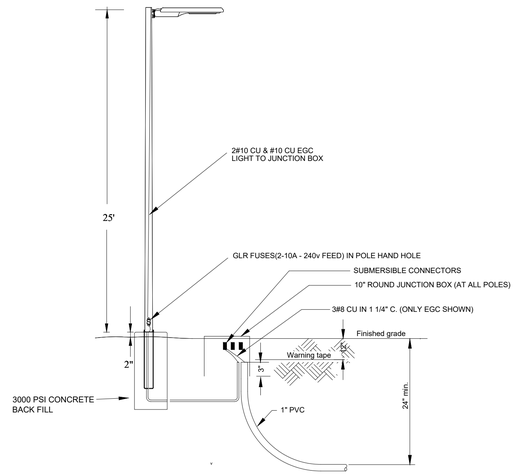
WARNING: CONTRACTOR SHALL NOT OPEN TRANSFORMER, PUSH CONDUIT UNDER TRANSFORMER, OR INSTALL CONDUCTORS WHEN TRANSFORMER IS ENERGIZED. LIFE THREATENING ELECTRICAL SHOCK MAY OCCUR.



ELEVATION

TRANSFORMER BUSHINGS WILL ACCOMMODATE UP TO 8 SETS OF 500 KCMIL CONDUCTORS.

539 **TYPICAL SINGLE-PHASE TRANSFORMER PAD**
NTS



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

STREET LIGHTING DETAIL - PRIVATE SYSTEM
NOT TO SCALE

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CONSTRUCTION RED REVISIONS:

SUBMITTALS:
11/30/22 SUBMITTAL
03/06/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: ELECTRICAL DETAILS

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER: 21-0023.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 44156

SHEET NO.:
E7

Tech: storm_t Plot Date: May 04,2023 8:36am Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg

1 | 2 | 3 | 4

TYPE B

Control Number: AREA-VSX-II-AR-08_19_2022

VSX-II Array LED Specifications


*Universal Arm Mount (UAM) Version Shown.

Project Name:

Catalog Number:

Type:

The new **VSX-II Array LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 - 25,000. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	**T1** Type 1 **T2** Type 2 **T3** Type 3 **T3L** Type 3 Long **T4** Type 4 **T4L** Type 4 Long **T4A** Type 4 Automotive **T5SR** Type 5 Short Round **T5LR** Type 5 Long Round **T5LS** Type Long Square	**5L** **10L** **15L** **20L** **25L**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **8** 347V **5** 480V	**AM** Arm Mount **SAM** Straight Arm Mount W/ Terminal Block (New Construction) **UAM** Universal ArmW/ Terminal Block Mount (Retrofit) **MAF** Mast Arm Fitter **KM** Knuckle Mount **WM** Wall Mount *Requires BAWP **AWM** Adjustable Wall Mount *Round Pole Plate Adapters (RPP) are to be ordered separately. *BAWP to be ordered separately	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle **PER** **5PINPER** **7PINPER** 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **DIM** 0-10v Dimming Driver **RPP-3"** **RPP-4"** **RPP-5"** Round Pole Plate Adaptor **VWC** Visionaire Wireless Controls *Consult Factory	**WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR 100 remote for programing **UMAP** Universal Mast arm fitter **ECLS** Egg Crate Louver Shield **ADJLS** Adjustable Louver Light Shield **BD** Barn Door Shield	**UPMA-S** Universal Square Pole Mount Adaptor **UPMA-R** Universal Round Pole Mount Adaptor **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side **CLS** Backside cutoff shield *Not to be used with KM **RCLS** Rightside cutoff shield *Not to be used with KM **LCLS** Leftside cutoff shield *Not to be used with KM **HS** House shield

VISIONAIRE LIGHTING

VL-PA-ING-001-F37 REV. 0 CRCABR22-03

GARDCO by Signify

Site & Area

PureForm

PPT post top with comfort optics



TYPE C&D

Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PPT-196L-450-NW-G2-T3-1-UNV-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Emergency	Voltage
PPT							
PPT PureForm post top, comfort optics	**196L** 196 LEDs **140L** 140 LEDs	**450** 450mA **650** 650mA **1150** 1150mA [1] **1675** 1675mA [1] **2100** 2100mA [1,2]	**WW-G2** Warm White 3000K, 80CRI Generation 2 **NW-G2** Neutral White 4000K, 80CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [3] **BW-G2** Balanced White 3500K (80 CRI) Generation 2 [3] **AM-G2** Amber Generation 2 [3,11]	**T3** Mounts to a 3" x 4" Tenon (standard) **T2** Mounts to a 2-3/8" x 4" Tenon (must be ordered and shipped as a separate accessory)	**1** Comfort Type 1 **2** Comfort Type 2 **3** Comfort Type 3 **5** Comfort Type 5	Leave blank for no battery **EBPC** Emergency battery pack cold weather [2,4,5,6,7] **EBP** Emergency battery pack [1,4,5,7]	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical/Shield	Finish
DD 0-10V External dimming (by others) [4] **FAWS** Field Adjustable Wattage Selector [4,5] **LLC** Integral wireless module [4,6,7,13] **BL** Bi-level functionality [4,13] **DynaDimmer:** Automatic Profile Dimming [4,7] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI3** Integral with #3 lens [12]	**PCB** Photocontrol Button [7,8] **TLRD5** Twist Lock Receptacle 5 Pin [9,14] **TLRD7** Twist Lock Receptacle 7 Pin [9,14] **TLRPC** Twist Lock Receptacle w/Photocell [8,10,14]	**Fusing** **F1** Single (120, 277, 347VAC) [8] **F2** Double (208, 240, 480VAC) [8] **F3** Canadian Double Pull (208, 240, 480VAC) [8] **Surge Protection** (10kA standard) **SP2** Increased 20kA **EHS** External house side shield (factory installed)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. 1150, 1675, and 2100mA not available with emergency battery backup (EBP).
2. 2100mA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Dimming will not be connected to NEMA receptacle if ordering with other control options.
10. Not available in 480V.
11. Not available in 2100mA.
12. Not available with DD and FAWS dimming control options.
13. Must specify a motion sensor lens.
14. Cannot be combined with HVU and BL-IMR13.

PPT_PureForm_post_top 04/22 page 1 of 5

LFI INNOVATION AWARDS · ida 3000K only · DLC · cULus

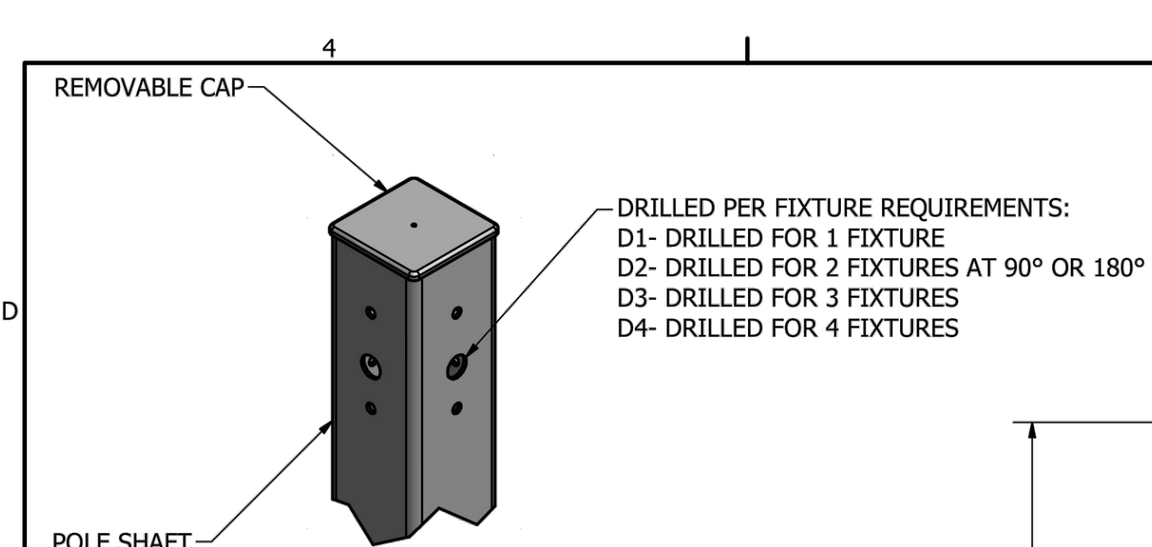
Lighting Schedule - PROVIDE ALL FIXTURES

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumen Multiplier	Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	B	16	SIGNFY GARDCO	PPT 196L 650 NW-G2 T3 208 BK PROVIDE 4" DIA POLE	PEDESTRIAN-SCALE LIGHT POST TOP	.9	3309	30	TYPE 4	15' M.H. 15' POLE ON BASE	PRIVATE LIGHT AND POLE SEE 15' POLE SCHEDULE.
	C	5	VISIONAIRE LIGHTING LLC	VSX-II_T2_10L_4K_UNV_ AM_BK	100-277V 50/60HZ 4000K FULL CUTOFF FIXTURE, ARM MOUNT, BLACK FINISH	.9	9620	70	TYPE 2 LONG	25' M.H. 25' POLE ON BASE	PRIVATE LIGHT AND POLE SEE 25' POLE SCHEDULE.
	D	16	VISIONAIRE LIGHTING LLC	VSX-II_T3L_10L_4K_UNV_ AM_BK	100-277V 50/60HZ 4000K FULL CUTOFF FIXTURE, ARM MOUNT, BLACK FINISH	.9	8982	70	TYPE 3 LONG	25' M.H. 25' POLE ON BASE	PRIVATE LIGHT AND POLE SEE 25' POLE SCHEDULE.
	A	2 EXISTING	HOWARD LIGHTING	L404LC-1240W-40K-T3-10 -GR-M - EXISTING	100-277V 60HZ 4000K FULL CUTOFF COBRA HEAD FIXTURE, ON 10' ARM, GRAY FINISH	.9	24837	240	TYPE 3	35' M.H. 40' CONCRETE POLE	UTILITY POLE AND LIGHT WITH IN PUBLIC UTILITY EASEMENT -EXISTING LIGHT AND POLE

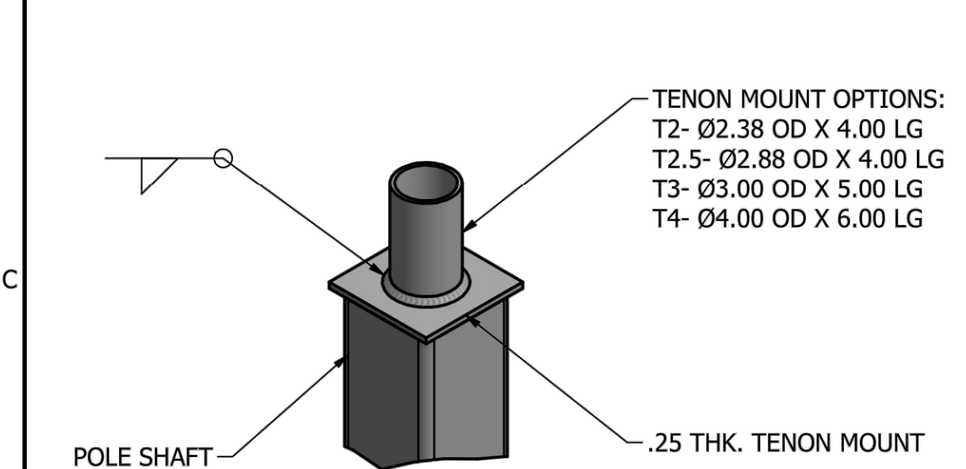
Pole Schedule - PROVIDE ALL POLES

Label	Quantity	Manufacturer	Catalog Number	Description	MOUNT HT/POLE LENGTH	Notes
25' Pole	21	UNITED LIGHTING STANDARDS	RPSQ-25-5-11-EMB-D1-BK	SQUARE STRAIGHT STEEL POLES, 5" SQUARE TO BE DIRECT BURIED. BLACK FINISH	25' M.H. 30' LENGTH DIRECT EMBEDMENT	SEE DETAIL, ADD COAL TAR EPOXY COATING TO EMBEDDED PORTION PLUS 6" OF THE POLE SHAFT. .
15' Pole	16	UNITED LIGHTING STANDARDS	RTS-15-5211-EMB-T2-BK	TAPERED ROUND POLE, 3.1" TOP, 5.2" BOTTOM TO BE DIRECT BURIED. BLACK FINISH	15' M.H. 19' LENGTH DIRECT EMBEDMENT	SEE DETAIL, ADD COAL TAR EPOXY COATING TO EMBEDDED PORTION PLUS 6" OF THE POLE SHAFT.

25' M.H. POLE



DRILL MOUNT OPTIONS



TENON MOUNT OPTIONS

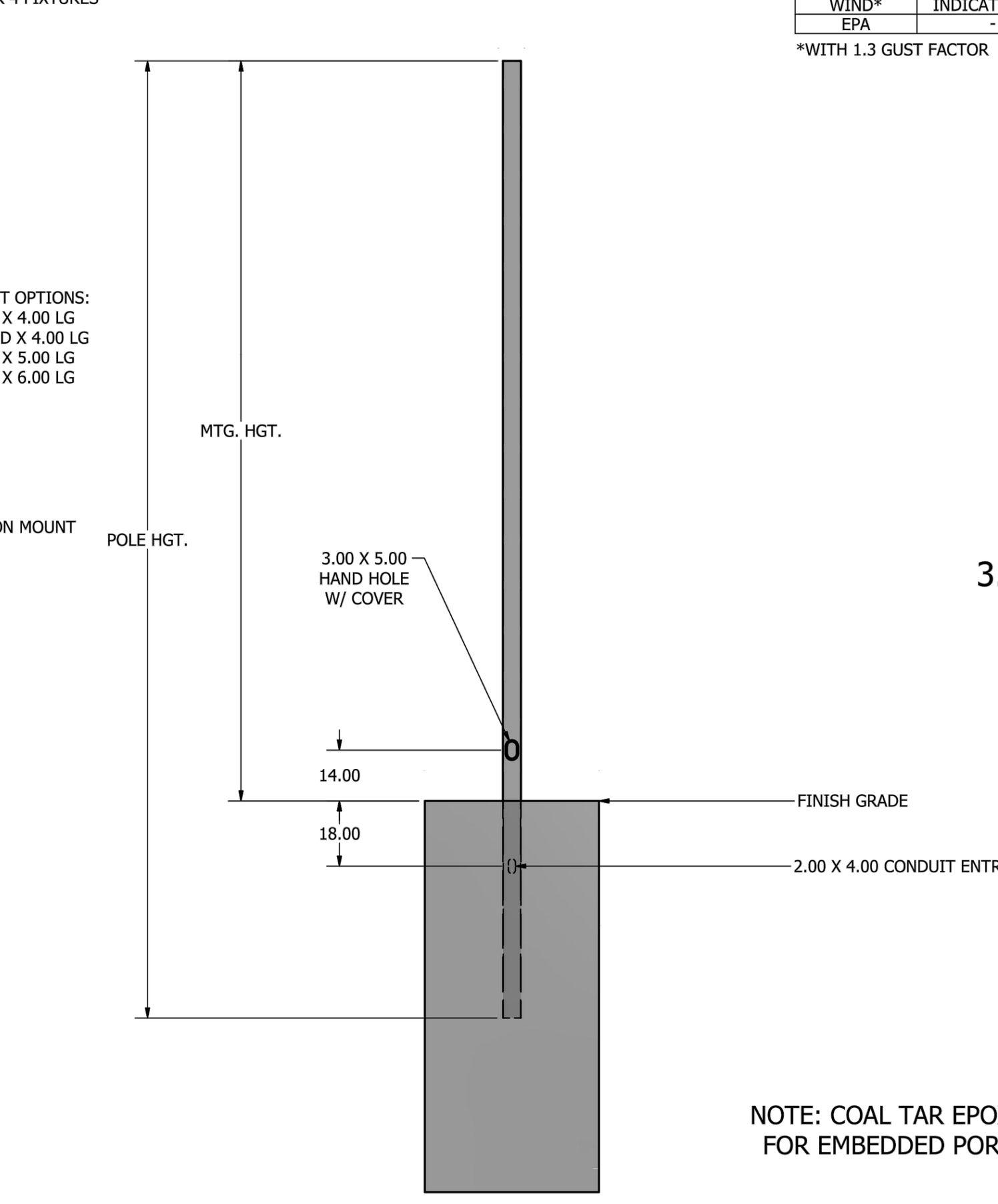
POLE SPECIFICATIONS			
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-500 GR. B	46,000

FINISH SPECIFICATIONS
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

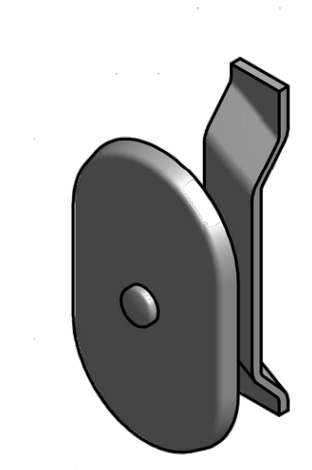
POLE DIMENSIONS				
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
30'	5.00	5.00	11 GAGE	25'

ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	8.5	6.9	5.6	4.0

*WITH 1.3 GUST FACTOR



POLE DETAIL


3.00 X 5.00 HAND HOLE COVER

NOTE: COAL TAR EPOXY COATING AVAILABLE AS AN OPTION FOR EMBEDDED PORTION PLUS 6 IN. OF THE POLE SHAFT.

180° 270° 90° 0° HAND HOLE

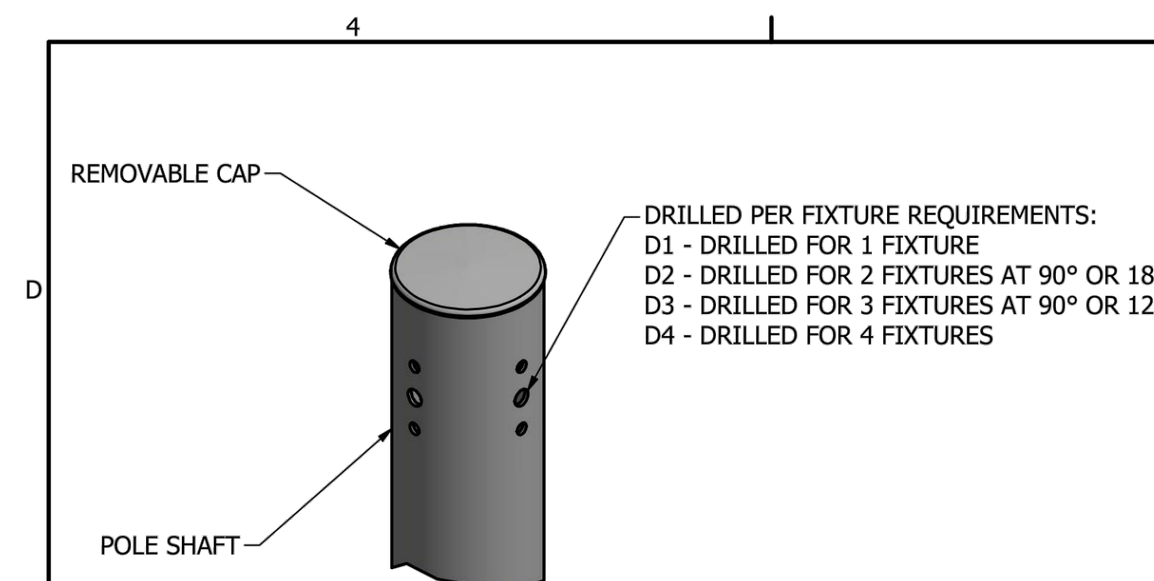
DRAWN: M. HARVALA 6/8/2015
CHECKED
REVISION: DATE:
APPROVED:
QUOTE:
S.O.#
REF: SCALE: NONE

UNITED LIGHTING STANDARDS · 23171 Groesbeck Hwy. Warren, MI 48089 · P: (586) 774-5650 | F: (586) 774-5706 · www.unitedlightingstandards.com

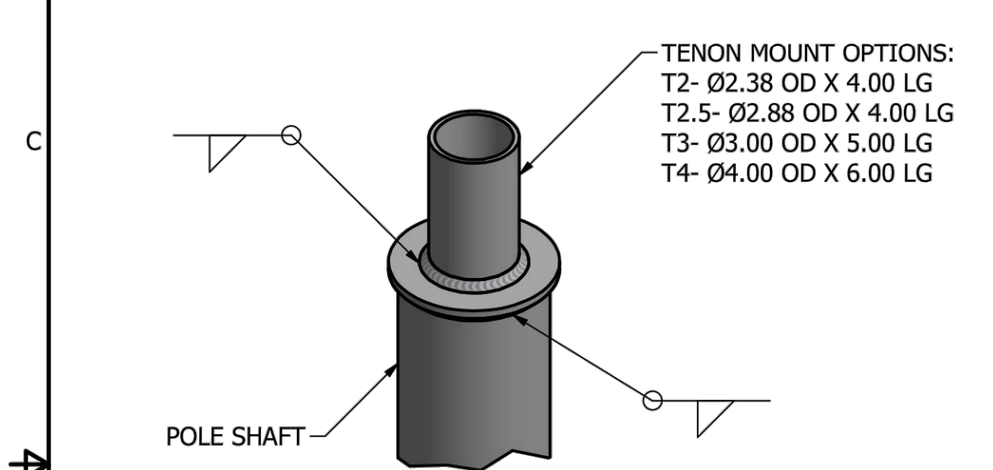
SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE:
CATALOG:
DWG NO: RPSQ-25-5-11-EMB SIZE: C SHEET 1 OF 1

15' M.H. POLE



DRILLED MOUNT OPTIONS



TENON MOUNT OPTIONS

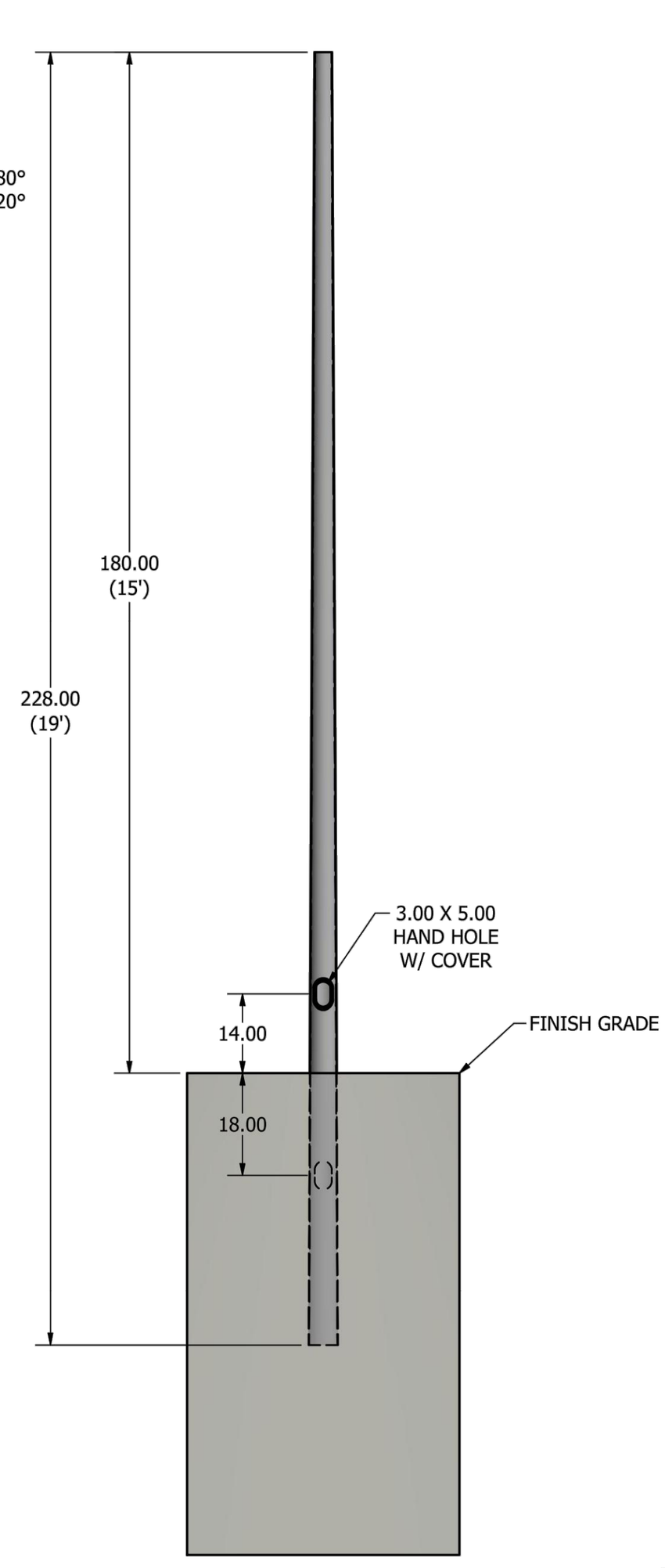
POLE SPECIFICATIONS			
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-595 GR. A	55,000
2.	BASE PLATE	A36	36,000
3.	ANCHOR BOLTS	F1554 GR. 55	55,000
4.	GALVANIZED HARDWARE	A153	-

FINISH SPECIFICATIONS
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

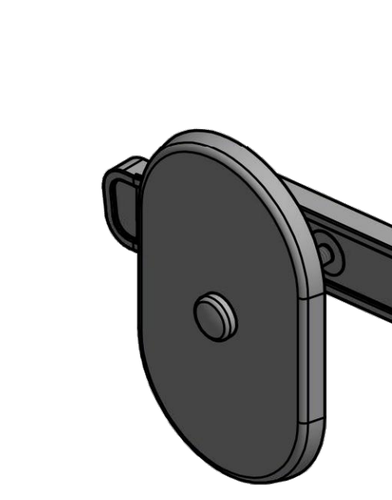
POLE DIMENSIONS				
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
19'	3.10	5.20	11 GAGE	15'

ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	17.7	13.5	10.5	7.0

*WITH 1.3 GUST FACTOR



POLE DETAIL


3.00 X 5.00 HAND HOLE COVER

NOTE: COAL TAR EPOXY COATING AVAILABLE AS AN OPTION FOR EMBEDDED PORTION PLUS 6 IN. OF THE POLE SHAFT.

180° 270° 90° 0° HAND HOLE

DRAWN: D. KONCHADA DATE: 7/7/2020
REVISION: DATE:
QUOTE: PO.#
APPROVAL SIGNATURE:

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WARNING: DO NOT INSTALL LIGHT POLE WITHOUT INTENDED LOADING.

TITLE:
CATALOG:
DWG NO: RTS-15-5211-EMB SIZE: C SHEET 1 OF 1

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

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11/30/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: LIGHTING SCHEDULE AND SPECS

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER: 21-0025.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.: E8

Tech: storm_t Plot Date: May 04,2023 8:37am Filename: C:\Users\storm_t\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg

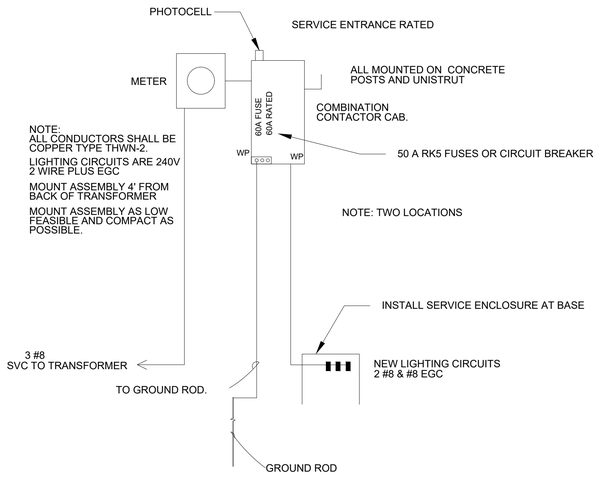
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
STREETS	+	1.1 fc	2.7 fc	0.4 fc	6.8:1	2.7:1	NOTES C AND D, IESNA RP 8-18
SIDEWALKS	+	1.0 fc	2.7 fc	0.4 fc	6.8:1	2.7:1	MEETS IESNA DG 5-94
TRESPASS ON SOUTHERN PROP. LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	

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 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 8' MIN. FROM PAVING TO FACE OF POLE OR 1' BACK OF SIDEWALK.
J. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL .
K. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
L. ZERO FOOT CANDLES AT SOUTHERN AND EASTERN PROJECT BOUNDARIES. NOT SHOWN DUE TO SIZE OF SITE.

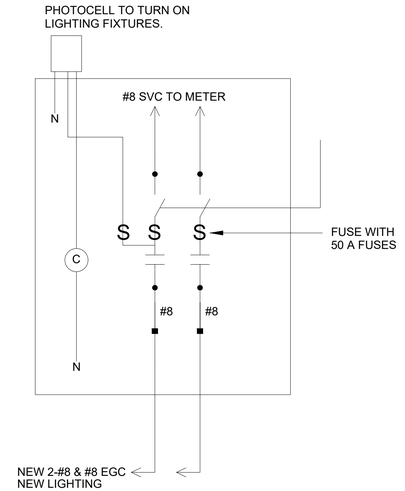
COMBINATION LIGHTING CONTACTOR SPECIFICATIONS:

A. SHALL BE UL LISTED FOR SERVICE ENTRANCE DUTY.
B. ENCLOSURE SHALL BE NEMA 3R RATED.
C. DISCONNECT AND OVER CURRENT PROTECTION SHALL BE RATED FOR 60A
D. SHALL HAVE PAD LOCKING PROVISIONS.
E. SHALL HAVE A CABINET MOUNTED PHOTOCELL
F. APPROVED MANUFACTURER: SQUARE D - NIGHT MAST SHORT VERSION CABINET.



ELECTRICAL DISTRIBUTION RISER DIAGRAM

NOT TO SCALE



CONTACTOR CABINET DIAGRAM

SOME WIRING NOT SHOWN FOR CLARITY

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976 (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-3075
CHW Professional Consultants

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

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
11/30/22 SUBMITTAL
04/04/23 SUBMITTAL
05/04/23 SUBMITTAL

CLIENT:
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: LIGHTING STATS AND DETAILS

TECHNICIAN:
DESIGNER:
QUALITY CONTROL:
PROJECT NUMBER: 21-0023.04

WILLIAM T. STORMANT

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
E9

Tech: storm_J Plot Date: May 04,2023 8:38am Filename: C:\Users\storm_J\Documents\Convergence Cottages East and West\CONVERGENCE COTTAGES WEST\Convergence Cottages West Electric Plan 04_04_23.dwg

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: Convergence Research Park Cottage Neighborhood West
2. Pre-Application Conference Date: 9/15/22
3. Neighborhood Meeting Date: 9/15/22
4. Address of Subject Property: TBD - south of Progress Blvd
5. Parcel ID Number(s): 03929-000-000
6. Existing Use of Property: CROPSOIL CLASS 2
7. Future Land Use Map Designation: Corporate Park District
8. Zoning Designation: Corporate Park District (CP)
9. Acreage: 7.02
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: 1.70 ac
13. Total New Impervious Area Proposed (not including building area): 2.06

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay, PE Title: Senior Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures LLC
   Mailing Address: PO Box 238
   City: Lake Butler State: FL ZIP: 32054

   ** 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 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 30th November, 2022, 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: Tille 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: Robert Walpole, P.E. Title: President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com

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.

X _____

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 5th day of January, 2022 by Brian Crawford, who is/are personally known to me, or who has/have produced _____ as identification.

_____

Signature of Notary Public, State of Florida

MATTHEW D. CASON
MY COMMISSION # GG 276594
EXPIRES: March 4, 2023
Bonded Thru Notary Public Underwriters



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

Florida Department of State, Division of Corporations



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

Florida Department of State, Division of Corporations

MEMORANDUM

Convergence Cottages West

21-0105.17

CHW Professional Consultants

CA 5075

To: City of Alachua

From: Nicola R. Cowap, P.E.

Date: November 29, 2022

RE: Convergence Cottage West, Alachua, FL – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the most recent edition of NFPA 1: Fire Code and ISO Guide for Determination of Needed Fire Flow.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria.

NFPA Calculations:

Building: **Single Family Residential**
Construction Type: V(000)
Max. Fire Flow Area: <2,750 SF

Required Fire Flow for one- and two-family dwellings under 5,000 SF per NFPA 18.4.5.1.1: 1,000 gpm

Required Fire Flow per ISO Calculations: 1,000 gpm

Conclusions

Minimum Required Fire Flow to be provided: **1,000 gpm**

Available Fire Flow @ 20 psi per Fire Hydrant Flow Test: **1,875.90 gpm**

NICOLA R COWAP
LICENSE
No. 91233
11/29/2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

(904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
(352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
(352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
www.chw-inc.com

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	11/29/2022
Project:	Convergence Cottages West	**Engineer:**	N. R. Cowap, P.E.
	Worst Case	**Checked By:**	T.J. Hastay, P.E.
Location:	San Felasco Parkway		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1,700 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 1,700 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1113.238519

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 28
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 28
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.12

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 28
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 28
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.12

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 0 - 10 **Length of exposure wall:** 66
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 66
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.22

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 0 - 10 **Length of exposure wall:** 66
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 66
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.22

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1000 x 0.85 x [1 + (0.22 + 0)

NFF= 1037 gpm

NFF= 1000 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

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

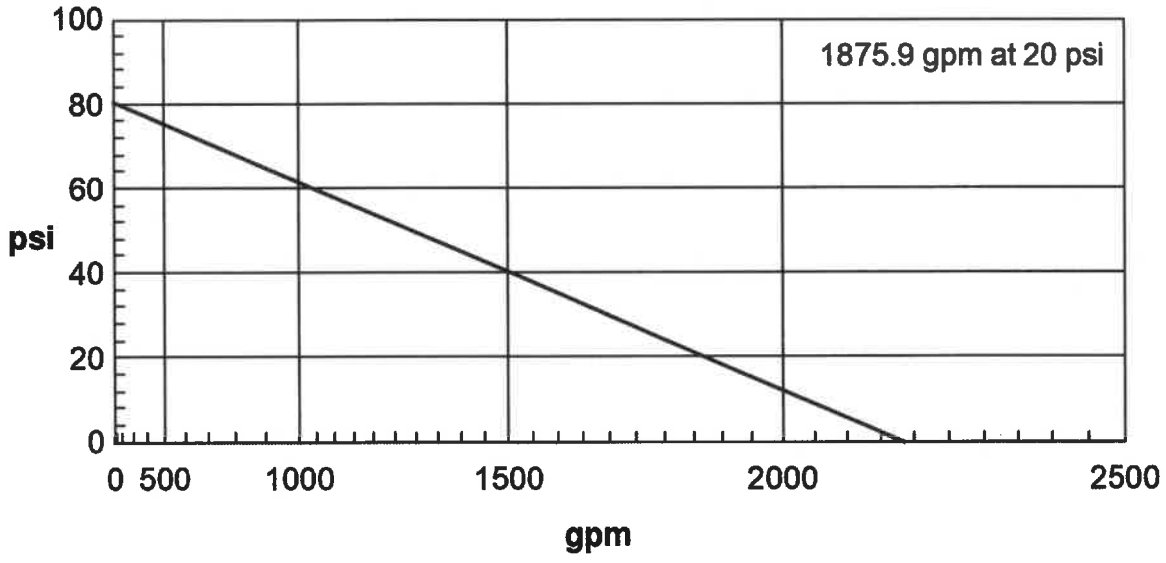
Read Hydrant

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

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Convergence Cottage West

21-0105.17

Professional Consultants

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

From: Braxton Linton III, Project Planner

Date: May 4th, 2023

RE: Convergence Research Park, Convergence Cottage West – Comp. Plan Consistency Analysis

This application is for a 46-unit cottage neighborhood 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), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

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.

The project site has Corporate Park FLU classification. This application seeks to permit 46 cottage neighborhood-style dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses within the master planned area include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector, and a principal arterial, respectively.

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

The proposed 46-lot cottage neighborhood subdivision is aligned with the intent of the Corporate Park FLU. Cottage neighborhoods are a permitted residential use type in the associated Corporate Park zoning district.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site for the entire master plan area is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

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

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

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks providing interconnectivity. A combination of sidewalks, multi-use paths, will allow pedestrian and bicycle connectivity within the cottage neighborhood, throughout the Convergence Research Park, and to the San Felasco Parkway.

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

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers will utilize and retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

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

Convergence Research Park is a master planned mixed-use development with ample open space. The design intent is a community with housing and job opportunities that respects and works with natural features. The cottage neighborhood is designed around shared common open space, balancing the proportion of residences to green space. Detailed landscaping plans will be submitted with subsequent construction plan applications.

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

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

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

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

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

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

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

Detailed landscaping plans will be submitted with subsequent site plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

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

Existing vegetation is integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

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

Not applicable.

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

Not applicable for this application as this is a residential development.

12. Complementary residential uses.

This application seeks to permit an 46-unit cottage neighborhood. The resulting residential development will complement the planned nonresidential uses in the Convergence Research Park, as well as existing nonresidential uses in nearby Progress Park.

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.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached

plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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.

Convergence Research Park is a master planned corporate park development with ample open space. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications. At least 10% open space will be provided.

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

The project area for Convergence Research Park is currently vacant land. The land surrounding the project area is currently utilized, be it by existing neighborhoods, City- or State-owned land, or commercial development. The development of Convergence Research Park will "fill in" this remaining piece of undeveloped land, bound by developed and utilized land. Therefore, this development can be considered infill.

The overall Convergence Research Park master planned area includes both residential and nonresidential development. This overall development will not encroach on the unique character of existing neighborhoods or commercial developments, as it will be self-contained and adequately buffered along perimeters. A safe urban environment will be provided via roadway design that minimizes conflict points between pedestrians and drivers and the provision of safety features such as adequate lighting. The density and intensity of the area will be increased in a manner that is compatible with existing uses, with a residential density of 4 dwelling units/acre and an intensity comparable to nearby Progress Park. Linked open space will be provided throughout the master planned area, which is designed in harmony with its natural surroundings. Economic vitality will be enhanced through the provision of more commercial and business space. Cultural diversity may be increased by expanded housing options, offering access to the City to a broader swath of future residents.

The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development

review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 28th, 2021, determined that <u>no listed wildlife or plant species were observed on the project site</u>. These findings are the result of both field review and desktop review of available data.

The report notes that certain listed species have the potential to occur on the project site. These include:

- **Florida sandhill crane, with a low likelihood of occurrence due to little habitat being present**
- **Florida scrub-jay, with a low likelihood of occurrence due to lack of suitable habitat being present**
- **Little blue heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Tricolored heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Southeastern American kestrel, with a moderate likelihood of occurrence due to some habitat being present**
- **Bald eagle, with a low likelihood of occurrence due to little habitat being present**
- **Wood stork, with a low likelihood of occurrence due to little habitat being present**
- **Red-cockaded woodpecker, with a low likelihood of occurrence due to a lack of suitable habitat being present**
- **Eastern indigo snake, with a low likelihood of occurrence due to little habitat being present**
- **Gopher tortoise, with a moderate likelihood of occurrence due to some habitat being present**
- **Florida pine snake, with a moderate likelihood of occurrence due to some habitat being present**

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Conservation and Open Space Element

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

There is only one type of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**

The soil types mentioned above is conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

From: Braxton Linton III, Project Planner

Date: May 4th, 2023

RE: Convergence Research Park, Convergence Cottages West – Concurrency Impact Analysis

This application is for a 46-lot cottage neighborhood 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), which allows up to four (4) dwelling units per acre.

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 LU Code	Variable (Dwelling units)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single Family Detached Housing	210	46	494	37	10	27	48	30	18

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **494** 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 less than or equal to 1,000 external average daily trips (ADT), are those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Per City staff, based on this code provision, affected roadways for this project are Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 13, CR 241 from CR 235 to South City Limit. This is because the intersections of Progress Boulevard and US 441 and San Felasco Parkway and CR 241 are the two nearest major intersections to the development's ingress/egress.

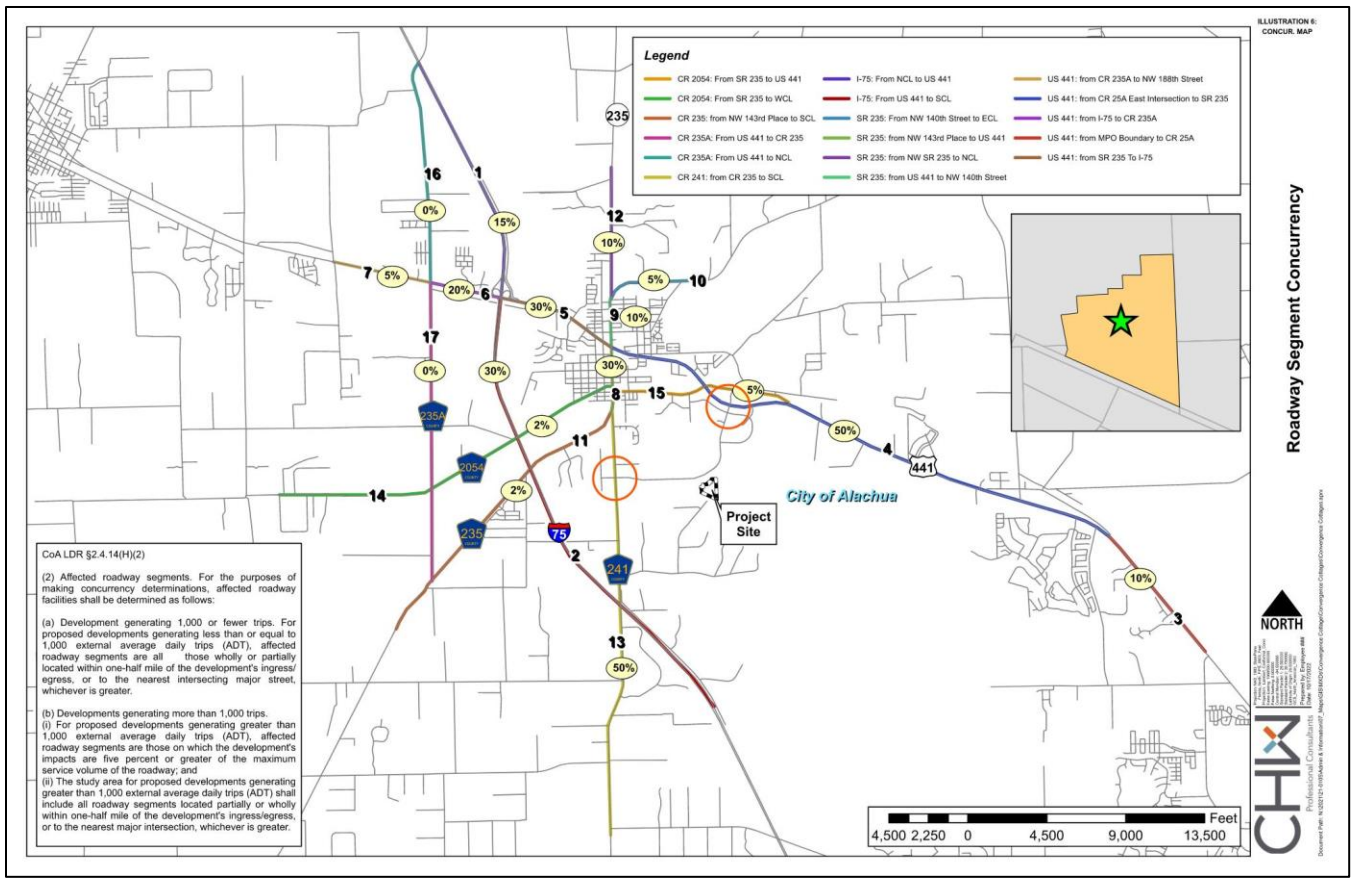


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major streets are US 441, which intersects with Progress Boulevard, and CR 241, which intersects San Felasco Parkway. Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 13	
	US 441 From CR 25A East Intersection to SR 235		CR 241 From CR 235 to South City Limit	
Maximum service volume[1]	45,700	4,110	20,880	1,881
Existing Traffic[1]	18,230	1,732	6,025	572
Reserved Trips[1]	7,494	685	1,670	131
Available Capacity	19,976	1,693	13,185	1,178
Projected Trip Generation[2]	247	24	247	24
Available Capacity with Application Approval	19,729	1,669	12,938	1,154

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 50% for Segment 13.*

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]	12,650
Residual Capacity after Proposed Project	**636,624**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Community Facilities Element, Policy 4.1.c., subsection 2.*
   *Formulas used: # of dwelling units * 275 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]	11,500
Residual Capacity after Proposed Project	**419,281**

1. *Source: City of Alachua April 2023 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Capital Improvements Element*
   *Formulas used: # of dwelling units * 250 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]		**87.31**

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: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

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.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	46	0.12	**6**	0.06	**3**	0.09	**4**

1. *Source: City of Alachua April 2023 Development Monitoring Report.*

Conclusion: This submittal would generate an additional demand of 6 elementary, 3 middle, and 4 high school-age student stations to the system. The proposed development would be within the following school zone boundaries: Irby Elementary School (Grades K-2), Alachua Elementary School (Grades 3-5), Mebane Middle School, and Santa Fe High School.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	7.04
Available Recreation Acreage	74.66
Proposed Recreational Impact[2]	0.6
Residual Capacity After Proposed Project	**74.60**

1. *Source: City of Alachua April 2023 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as a part of Convergence Research Park, including, but not limited to, passive trails and a bike depot. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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

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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®

LEGAL DESCRIPTION

DATE: November 30, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105.17
DESCRIPTION FOR: San Felasco – Cottage West Subdivision

A PARCEL OF LAND, SITUATED IN FRACTIONAL SECTION 23, 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 PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 1022.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE FR SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 312.50 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 1120.93 FEET; THENCE DEPARTING SAID LINES, NORTH 00°17'52" WEST, A DISTANCE OF 100.06 FEET; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 225.35 FEET; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 310.00 FEET; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 959.27 FEET; THENCE SOUTH 01°58'30" EAST, A DISTANCE OF 217.82 FEET; THENCE SOUTH 83°08'31" WEST, A DISTANCE OF 67.07 FEET; THENCE SOUTH 01°48'45" EAST, A DISTANCE OF 186.44 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.264 ACRES, MORE OR LESS.

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	22.0463
Acreage	165.910
Homestead	N



View Map

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$48,768	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$313,506	$340,776	$340,800	$340,800
Just (Market) Value	**$313,506**	**$313,506**	**$340,776**	**$340,800**	**$340,800**
Assessed Value	$48,768	$48,768	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$48,768	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
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.

Map



Photos



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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

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Version 2.3.213

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)

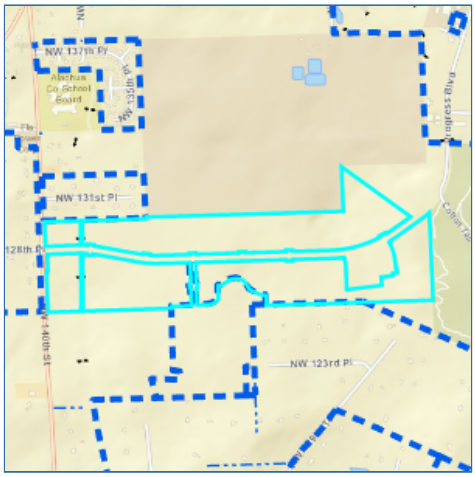
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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.
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City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # _____ **APPLICATION DATE** _____

NAME & DESCRIPTION OF PROJECT Convergence Park Cottage Neighborhood West

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03929-000-000

Acreage 7.02

DEVELOPMENT DATA (check all that apply)

☑ Single Family Number of Units _____ ☐ Multi Family Number of Units _____ ☐ Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	46	**units X 0.12 Elementary School Multiplier**	5.52	**Student Stations**
MIDDLE	46	**units X 0.06 Middle School Multiplier**	2.76	**Student Stations**
HIGH	46	**units X 0.09 High School Multiplier**	4.14	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Travis Hastey (CHW)

Mailing Address: 11801 Research Dr

Alachua, FL 32615

Phone: (352) 331-1976

Email: travish@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures, Brian Crawford

Mailing Address: PO Box 236

Lake Butler, FL 32054

Phone:

Email

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

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

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0105.16&17

To: Neighbors of the NW 140th Street / San Felasco Parkway Intersection

From: Travis Hastay, PE

Date: 1 September 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on a ±25-acre portion of Alachua County Tax Parcels # 03929-000-000 and 03069-000-000. The Site Plan application proposes the development of up to 126 cottage homes and associated infrastructure. The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park in the City of Alachua.

The property's Future Land Use classification is Corporate Park. The property's zoning district is Corporate Park (CP).

Date: September 15, 2022

Time: 6:00 p.m.

Location: 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.

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

Mailing Labels

03926-025-011
EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOTTI
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN & WALKO
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 L
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 RESI
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
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 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 HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
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

03968-100-024
BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

03969-000-000
SAN FELASCO RESEARCH VENTURES L
PO BOX 238
LAKE BUTLER, FL 32054

03970-000-000
SAN FELASCO RESEARCH VENTURES L
PO BOX 238
LAKE BUTLER, FL 32054

03974-000-000
GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President, TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP, Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau, FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman, County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

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

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application on ±25 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03069-000-000). The Site Plan application proposes the development of up to 126 cottage homes and associated infrastructure.

The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park. Its Future Land Use classification is Corporate Park; its zoning district is Corporate Park.

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 September 15, 2022
Meeting 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

UF Health employee accessed patients' medical records

Gershon Harrell
Gainesville Sun | USA TODAY NETWORK

An employee of University of Florida Health Shands Hospital "inappropriately" accessed the medical records of more than 900 patients, according to a UF Health press release.

The employee managed to access or view 941 patients' demographic information (name, date of birth, mailing address and phone number), medical record numbers, physicians' names and "limited clinical information" (such as diagnosis/conditions and visit dates). Social Security numbers were not involved, the release states.

UF Health Shands reported that the 941 affected patients have been notified by mail about this incident.

"UF Health Shands has no reason to believe that the information was further used or disclosed; however, out of an abundance of caution, free identity theft protection services, including credit monitoring, were provided to all patients whose insurance group and subscriber/policy numbers may have also been involved," the release stated.

The employee accessed the information between April 27, 2021, and July 21, 2022.

After learning of this incident Aug. 9, UF Health Shands began an investigation to assess the information that the employee had access to. Since then, all of the employee's access to all medical records and other information systems were terminated.

Access to medical records and patient information was outside of the employee's jobs duties, according to the release. The individual is no longer an employee at UF Health Shands.

Trump

Continued from Page 1A

It also included a picture of some of the seized documents with colored cover sheets indicating their classified status, perhaps as a way to rebut suggestions that whoever packed them or handled them at Mar-a-Lago could have easily failed to appreciate their sensitive nature.

The photo shows the cover pages of a smattering of paperclip-bound classified documents – some marked as "TOP SECRET//SCI" with bright yellow borders and one marked as "SECRET//SCI" with a rust-colored border – along with whited-out pages, splayed out on a carpet at Mar-a-Lago. Beside them sits a cardboard box filled with gold-framed pictures, including a Time magazine cover.

Though it contains significant new details on the investigation, the Justice Department filing does not resolve a core question that has driven public fascination with the investigation – why Trump held onto the documents after he left the White House and why he and his team resisted repeated efforts to give them back. In fact, it suggests officials may not have received an answer.

During a June 3 visit to Mar-a-Lago by FBI and Justice Department officials, the document states, "Counsel for the former President offered no explanation as to why boxes of government records, including 38 documents with classification markings, remained at the Premises nearly five months after the production of the Fifteen Boxes and nearly one-and-a-half years after the end of the Administration."

That visit, which came weeks after the Justice Department issued a subpoena for the records, receives substantial attention in the document and appears to be a key investigative focus.

Though Trump insisted again Wednesday that he had declassified the documents at Mar-a-Lago, his lawyers did not suggest that during the visit and instead "handled them in a manner that suggested counsel believed that the documents were classified," the Justice Department said.

FBI agents who went there to receive additional materials were given "a single Redweld envelope, double-wrapped in tape, containing the documents," the filing states.

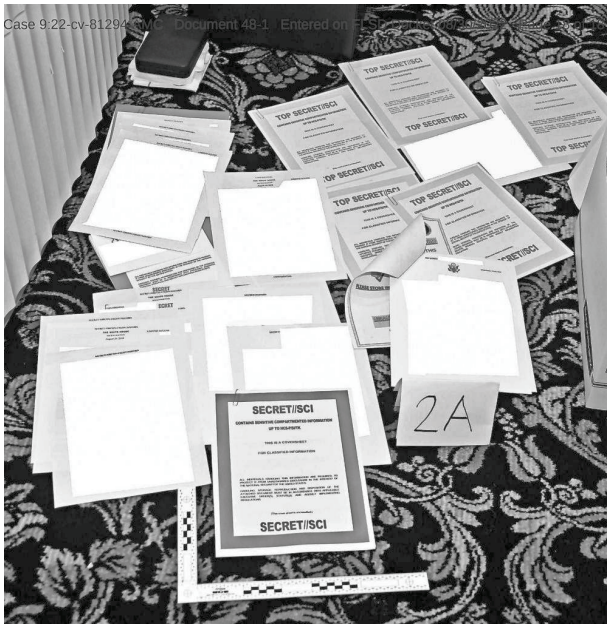
That envelope, according to the FBI, contained 38 unique documents with classification markings, including 16 documents marked secret and 17 marked top secret.

The investigators were permitted to visit the storage room but were not allowed to open or look inside any of the boxes, "giving no opportunity for the government to confirm that no documents with classification markings remained," the Justice Department says.

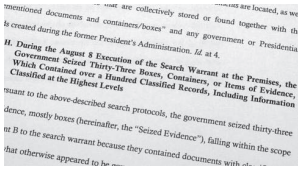
During that visit, the document says, Trump's lawyers told investigators that all the records that had come from the White House were stored in one location – a Mar-a-Lago storage room – and that "there were no other records stored in any private office space or other location at the Premises and that all available boxes were searched."

After that, though, the department, which had subpoenaed video footage for the property, "developed evidence that government records were likely concealed and removed from the Storage Room and that efforts were likely taken to obstruct the government's investigation." The filing does not identify the individuals who may have relocated the boxes.

In their August search, agents found classified documents both in the storage room as well as in the former president's office – including three classified documents found not in boxes, but in office desks.



This image contained in a court filing by the Department of Justice on Tuesday and partially obscured by the source, shows a photo of documents seized during the Aug. 8 search by the FBI of former President Donald Trump's Mar-a-Lago estate in Florida. The Justice Department says it has uncovered efforts to obstruct its investigation into the discovery of classified records at former President Donald Trump's Florida estate. DEPARTMENT OF JUSTICE VIA AP


mentioned documents and containers/boxes" and any government or Presidentia
ds created during the former President's Administration. *Id.* at 4.
H. During the August 8 Execution of the Search Warrant at the Premises, the Government Seized Thirty-Three Boxes, Containers, or Items of Evidence, Which Contained over a Hundred Classified Records, Including Information Classified at the Highest Levels
suant to the above-described search protocols, the government seized thirty-three
dence, mostly boxes (hereinafter, the "Seized Evidence"), falling within the scope
nt B to the search warrant because they contained documents with
that otherwise appeared to be

Pages from a Department of Justice court filing were released Tuesday in response to a request from the legal team of former President Donald Trump for a special master to review the documents seized during the Aug. 8 search of Mar-a-Lago. JON ELSWICK/AP

"That the FBI, in a matter of hours, recovered twice as many documents with classification markings as the 'diligent search' that the former President's counsel and other representatives had weeks to perform calls into serious question the representations made in the June 3 certification and casts doubt on the extent of cooperation in this matter," the document states.

It says, "In some instances, even the FBI counterintelligence personnel and DOJ attorneys conducting the review required additional clearances before they were permitted to review certain documents."

The investigation began from a referral from the National Archives and Records Administration, which recovered 15 boxes from Mar-a-Lago in January that were found to contain 184 documents with classified markings, including top secret information.

The purpose of the Tuesday night filing was to oppose a request from the Trump legal team for a special master to review the documents seized during this month's search and to return to him certain seized property. U.S. District Judge Aileen Cannon is set to hear arguments on the matter on Thursday.

Cannon on Saturday said it was her "preliminary intent" to appoint such a person but also gave the Justice Department an opportunity to respond.

On Monday, the department said it had already completed its review of potentially privileged documents and identified a "limited set of materials that potentially contain attorney-client privileged information." It said Tuesday that a special master was therefore "unnecessary" and that the presidential records that were taken from the home do not belong to Trump.

Taxes

Continued from Page 1A

In Wheeler's case, had she continued to keep the exemption outside her district, she ran the risk of being removed from office in the midst of her campaign for reelection.

"It was either pay $8,000 or lose my job," she said.

Merihelen Wheeler

Wheeler, who swept past her Democratic challenger Charlie Jackson in last week's primary race with nearly 73% of the vote, has said her situation is unusual compared to most. The former school teacher owns several properties around the county.

For years, however, she has claimed to primarily live with her husband at a property in District 4. A property she co-owns with one of her sons is roughly 15 minutes away, inside District 2. Wheeler says her driver's license matches the District 2 address, and that the utility bill is also in her name.

Wheeler was first sworn into office in November 2018. Property tax records show she was hit with homestead penalties for the past three years for a combined $12,221, which she has paid in full and included a 50% fee on top of the back taxes.

"Ignorance is expensive," said Wheeler, who will face Ed Braddy in the November election.

Mary Alford

In 2020, Alford handily defeated her opponent Gainesville attorney Raemi Eagle-Glenn with nearly 63% of the vote. But at the time, Alford claimed to live within District 1, despite homesteading a property in east Gainesville's District 4, represented by Ken Cornell.

The address she claimed to live at on her campaign documents was a former business she no longer operates. The building was sold and Alford was forced to vacate, leaving her with few options.

Alford told The Sun that personal and family issues, as well as a housing shortage, kept her from going back to the district she intended to live in.

"It's given me a real appreciation for the housing struggles that people are going through right now," she said Wednesday.

A couple of weeks after The Sun's article was published, Alford submitted her resignation to Gov. Ron DeSantis, who then appointed Eagle-Glenn to the seat. Alford has since closed on a home within District 1 and is seeking reelection against Eagle-Glenn come November.

The county's tax collector backdated two years' worth of exemptions claimed by Alford, billing her $3,556, which she has since paid in full and also included a 50% fee on top of the back taxes.

"I'm fully moved and living in the district for three months now," Alford said. "I'm looking to being in one of the outlying communities and better understanding rural issues."

PUBLIC NOTICE

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The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park. Its Future Land Use classification is Corporate Park; its zoning district is Corporate Park.

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 September 15, 2022
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Contact: Travis Hastay, PE
Phone Number: (386) 518-5129
Email: TravisH@CHW-inc.com

CHW
Professional Consultants

Workshop Presentation

Convergence Cottages

Site Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 15, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

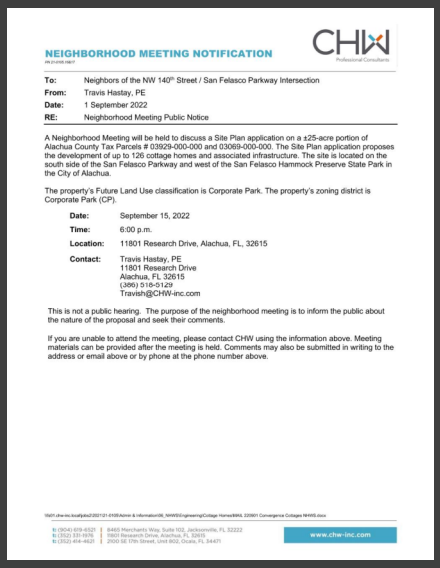
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the NW 140th Street / San Felasco Parkway Intersection
From: Travis Hastay, PE
Date: 1 September 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on a ±25-acre portion of Alachua County Tax Parcels # 03929-000-000 and 03069-000-000. The Site Plan application proposes the development of up to 126 cottage homes and associated infrastructure. The site is located on the south side of the San Felasco Parkway and west of the San Felasco Hammock Preserve State Park in the City of Alachua.

The property's Future Land Use classification is Corporate Park. The property's zoning district is Corporate Park (CP).

Date: September 15, 2022
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-0129
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.

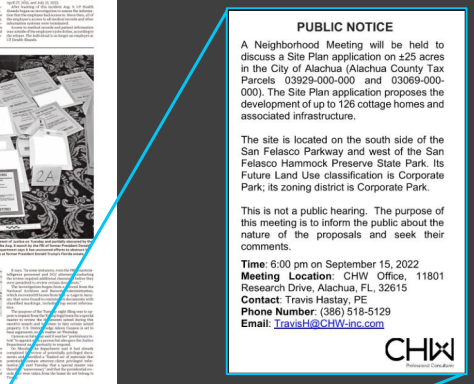


Sun - 09/01/2022

UF Health employee accessed patients' medical records

Trump

Taxes



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Meeting Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Travis Hastay, PE
Phone Number: (386) 518-5129
Email: TravisH@CHW-inc.com

21-0105.16/17: Convergence Cottages

3

REQUEST:

Site Plan Applications

INTENT:

Permit the development of up to 126 cottage homes and associated infrastructure.



21-0105.16/17: Convergence Cottages

4

SITE PLAN
ESTIMATED TIMELINE

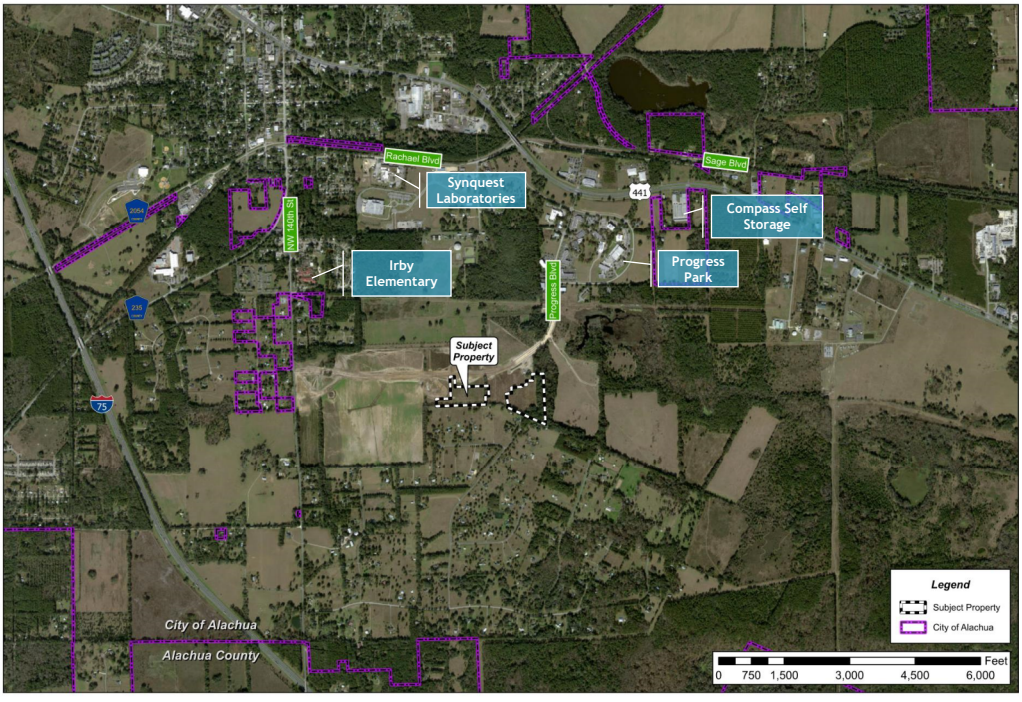
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	Receive Approval Letter, NOI
Sept. 15, 2022	Sept. 15, 2022	Oct. 31, 2022	Nov - Dec. 2022	January 2022 (Tentative)	Jan - Feb 2022 (Tentative)

21-0105.16/17: Convergence Cottages

CHW

5

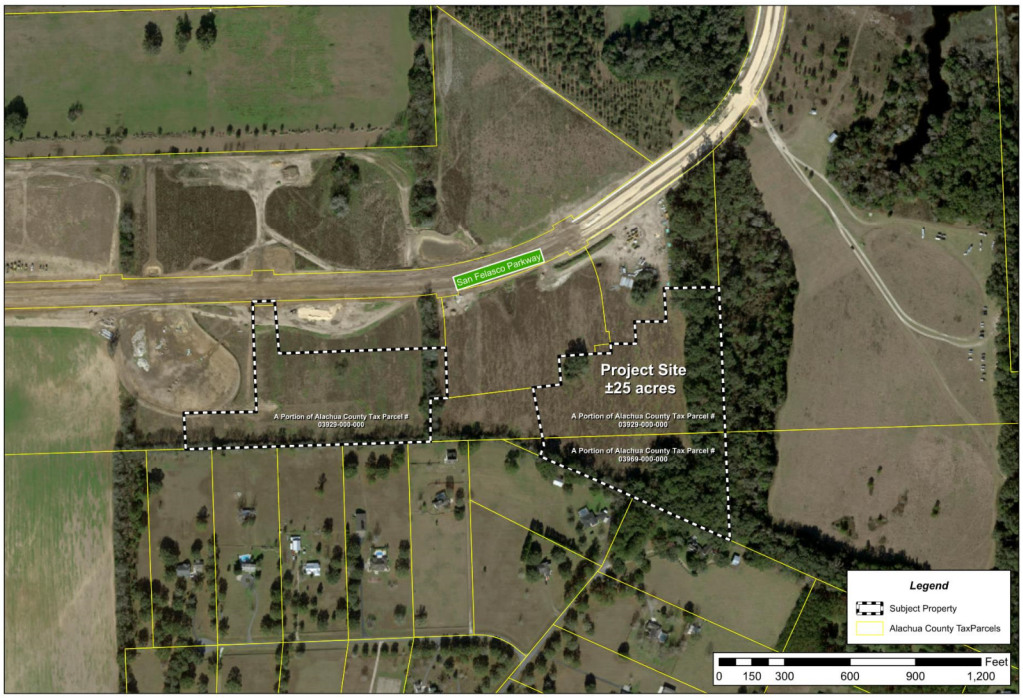
Context Map



CHW

6

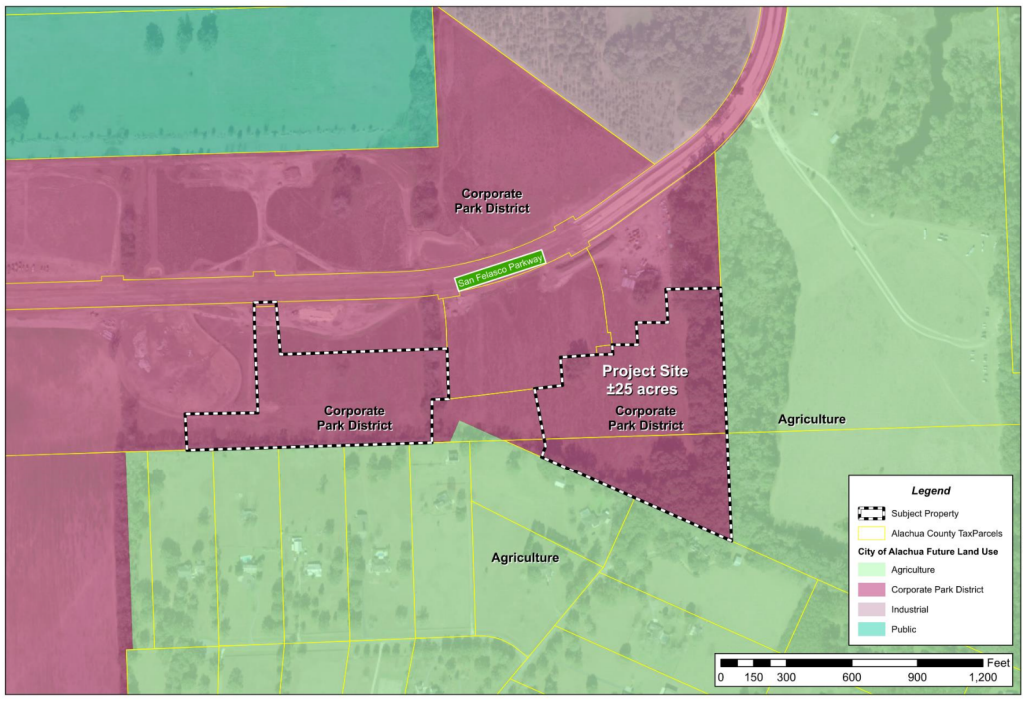
Aerial Map



7

Future Land Use (FLU) Map

FLU: Corporate Park District



8

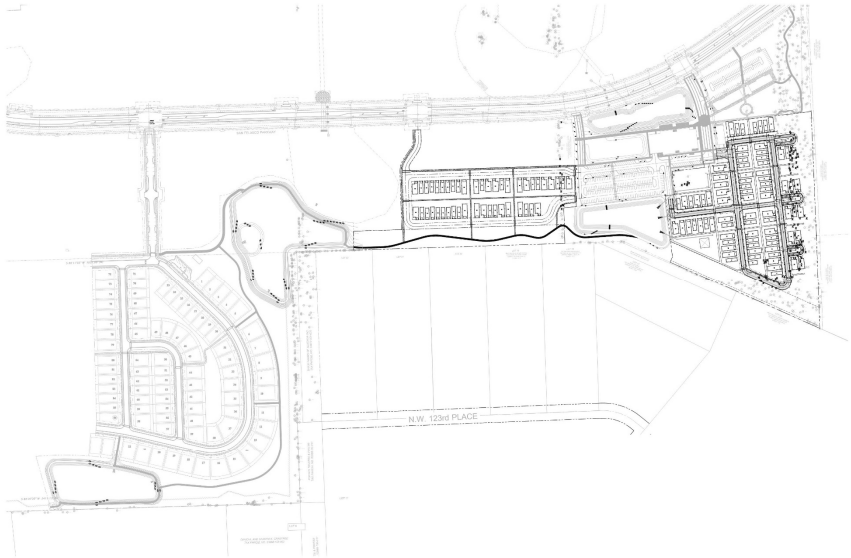
Zoning (ZON) Map

Zoning: (CP) Corporatee Park District



9

Site Plan



10

Contact Information

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

CHW
Professional Consultants

11

Sign-in Sheet

SIGN-IN SHEET

Convergence Cottages Neighborhood Meeting

21-0105.16 and .17

Professional Consultants

Event: Neighborhood Meeting

Date/Time: September 15, 2022 @ 6:00 PM

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

Re: Site Plan Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

No attendees.

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

Convergence Cottages Neighborhood Meeting

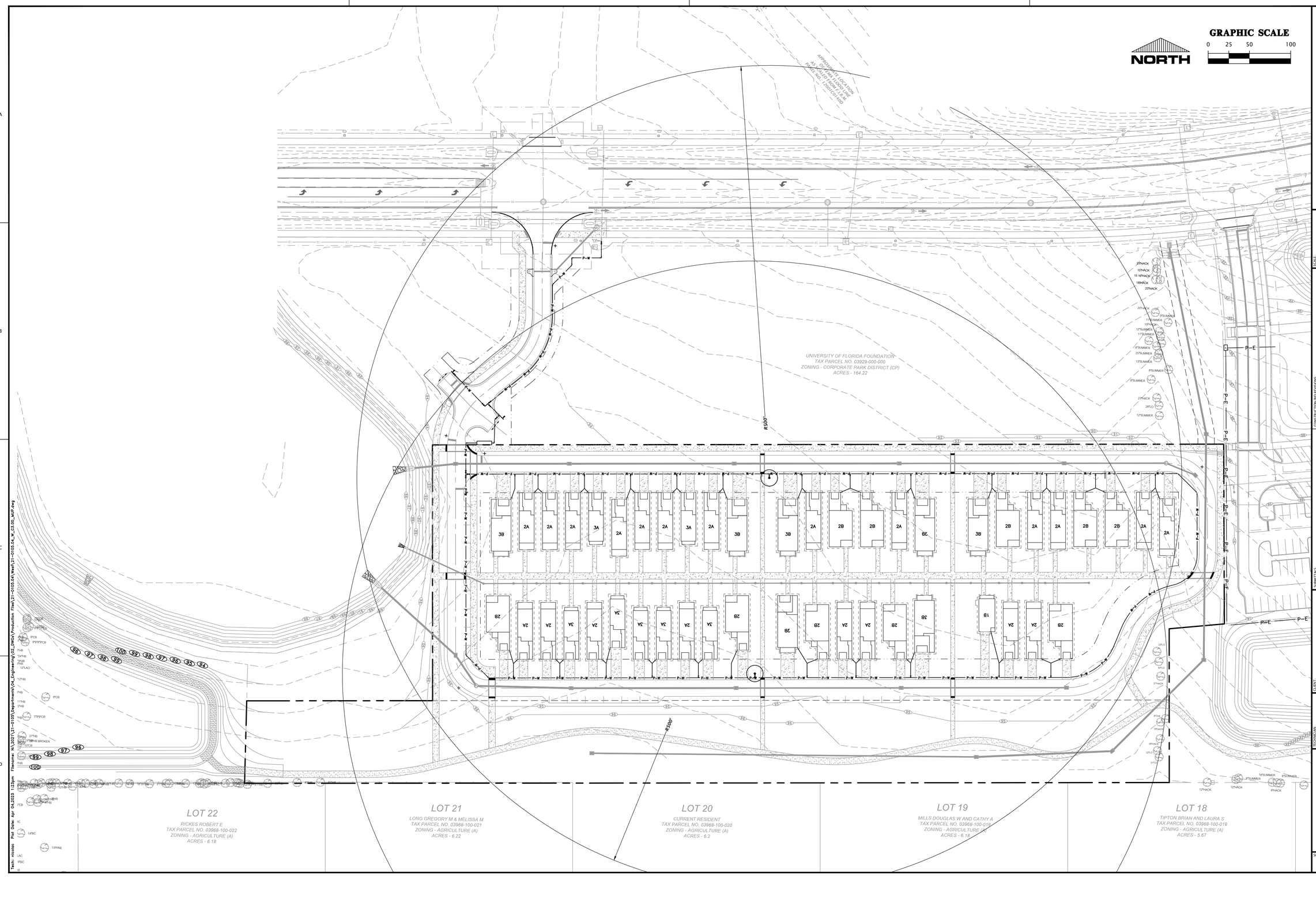
21-0105.16 and .17

Event:	Neighborhood Meeting
Date/Time:	September 15, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Applications

CHW (Agent) Attendees: Travis Hastay, PE
Public Attendees: 0

CHW, on behalf of the applicant, hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a fifteen minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

t: (904) 619-6521 | 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



11801 Research Drive
Alachua, Florida 32615
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www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=50'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: 11/30/22 - CITY OF ALACHUA AND SRWMD

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONVERGENCE COTTAGES WEST HYDRANT COVERAGE

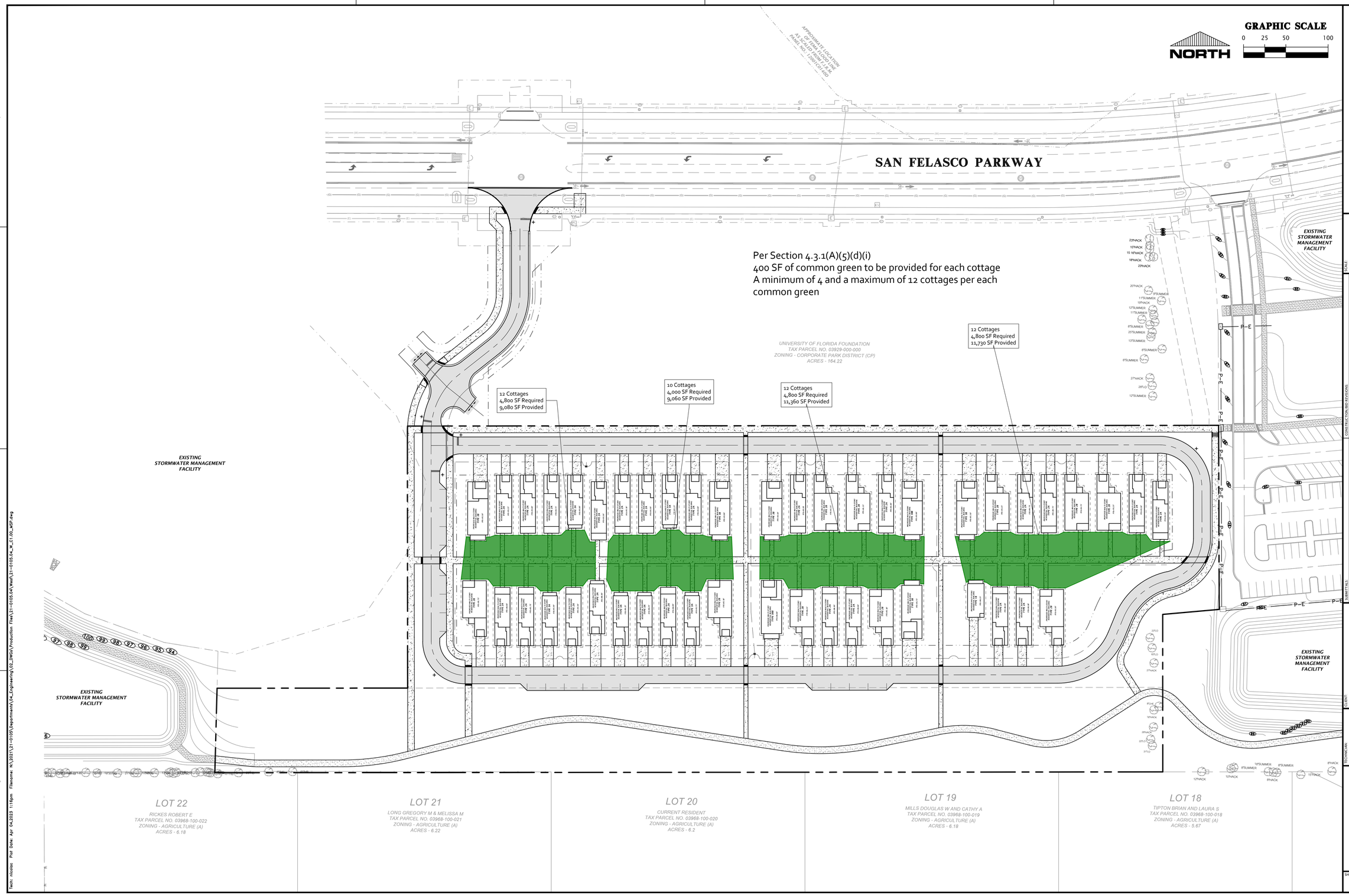
TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-HC

Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Work\21-0105.04_W_C3.00_MUP.dwg
Plot Date: Apr 04,2023 1:23pm
Tech: nicolac



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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/22 - CITY OF ALACHUA AND SRWMD

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES WEST
SHEET TITLE: CONVERGENCE COTTAGES WEST OPEN SPACE EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.17

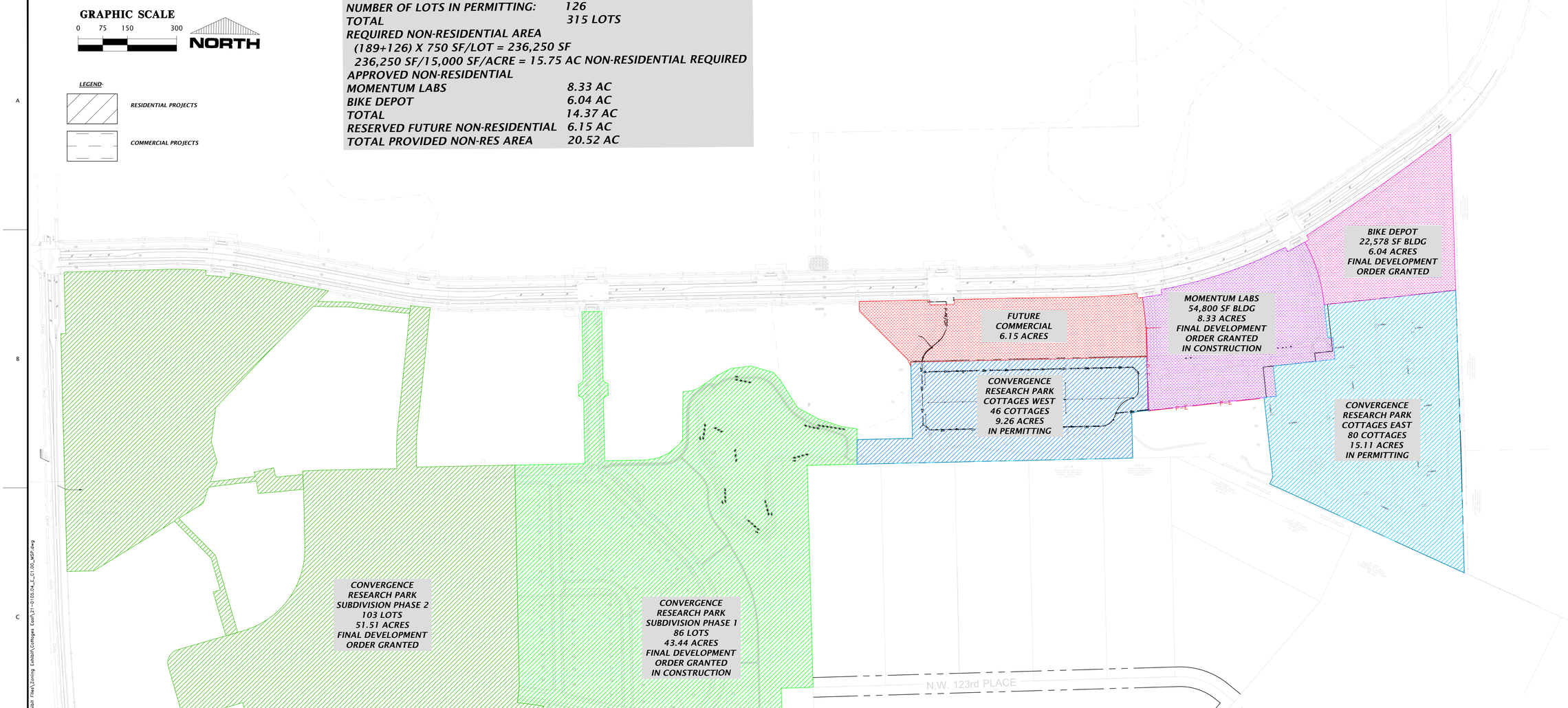
TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-OS

Tech: nicolac Plot Date: Apr 04,2023 1:16pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\West\21-0105.04_W_C1.00_MSP.dwg

NUMBER OF LOTS APPROVED:	189
NUMBER OF LOTS IN PERMITTING:	126
TOTAL	315 LOTS
REQUIRED NON-RESIDENTIAL AREA	
(189+126) X 750 SF/LOT = 236,250 SF	
236,250 SF/15,000 SF/ACRE = 15.75 AC NON-RESIDENTIAL REQUIRED	
APPROVED NON-RESIDENTIAL	
MOMENTUM LABS	8.33 AC
BIKE DEPOT	6.04 AC
TOTAL	14.37 AC
RESERVED FUTURE NON-RESIDENTIAL	6.15 AC
TOTAL PROVIDED NON-RES AREA	20.52 AC



PROJECT NAME	PROJECT TYPE	NUMBER OF LOTS	BLDG SF	PERMITTING STATUS	CORP. PARK LIMITS
MOMENTUM LABS	NON-RES	N/A	54800	IN CONSTRUCTION (FINAL DEVELOPMENT ORDER GRANTED)	299 RES LOTS ALLOWED
BIKE DEPOT	NON-RES	N/A	22578	FINAL DEVELOPMENT ORDER GRANTED	399 RES LOTS ALLOWED (WITH MOMENTUM LABS)
SUBDIVISION PHASE 1	RES	86	N/A	IN CONSTRUCTION (FINAL DEVELOPMENT ORDER GRANTED)	NO NON-RES REQUIRED
SUBDIVISION PHASE 2	RES	103	N/A	FINAL DEVELOPMENT ORDER GRANTED	NO NON-RES REQUIRED
COTTAGES EAST	RES	80	N/A	IN PERMITTING	37,500 SF NON-RES REQ'D
COTTAGES WEST	RES	46	N/A	IN PERMITTING	75,000 SF OR NON-RES REQ'D

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS: 10/31/22 - CITY OF ALACHUA

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC
PROJECT: CONVERGENCE COTTAGES EAST
SHEET TITLE: CONVERGENCE RESEARCH PARK OVERALL ZONING EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-ZN

Stormwater Management System Report



www.chw-inc.com

CHW
Professional Consultants

of the Year" to represent their respective schools. For Alachua, there were four teachers representing each school in the city. Alachua Mayor Gib Coerper presented certificates to Jazzlyn Harrell of Alachua Elementary School, Kimberly Young of W.W. Irby Elementary School, Natalie Watkins of A.L. Mebane Middle School and Ellen Frattino of Santa Fe High School.

The proposed PD-R zoning district allows for 598 single family residential units, and 15,000 square feet for amenity buildings.

The proposed PD-COMM zoning district allows for 350 multi-family residential units, and 500,000 square feet of non-residential. Most of the site would permit a variety of residential uses including single family attached, and detached, and townhouses.

1 received approval for 84 homes on 28.99 acres and is currently under construction.

The Commission also considered and approved an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a 13.93-acre property southwest of the intersection of U.S. Highway 441 and CR 235-A at the development of Santa Fe Crossings. The development will construct two new private roads connecting to U.S. Highway 441 and CR 235-A. Stormwater will be conveyed to an on-site stormwater management facility located in the southeastern portion of the site.

In other business, the Commission also approved a resolution on

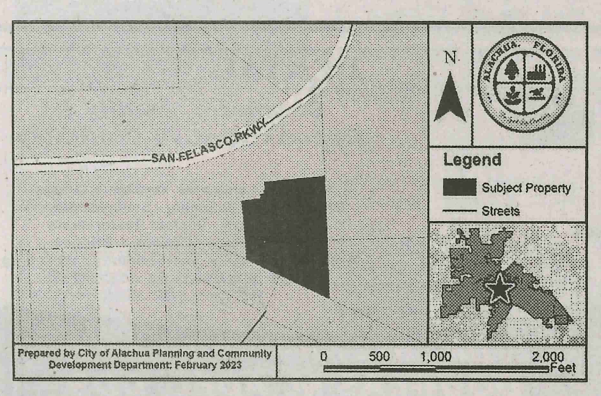
BOUKARI LAW, P.A.
www.BoukariLaw.com
H. BRYAN BOUKARI
ATTORNEY
- Real Estate Transactions
- Real Estate Litigation
- Landlord - Tenant
- Unlawful Detainers
- Land Use
- Public Employee Defense

FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)
14804 Main Street
Alachua, Florida

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 13, 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 cottage neighborhood comprised of 80 units and associated site improvements on a ±15.21 acre subject property; A portion of Tax Parcel Number 03929-000-000 and 03969-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 1, 2023)

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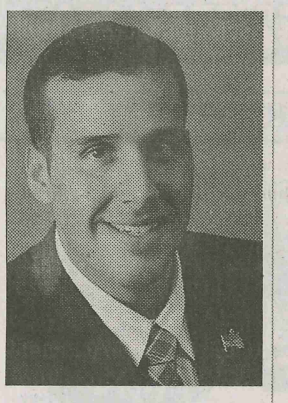

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City of ALACHUA

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 June 12, 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 23-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.4.3 (A)(1) RELATING TO THE USE OF A RECREATIONAL VEHICLE (RV) OR TRAVEL TRAILER AS A TEMPORARY RESIDENCE; AMENDING ARTICLE 4, TABLE 4.5-1, TABLE OF ALLOWED TEMPORARY USES AND STRUCTURES, AND CREATING SECTION 4.5.6(G) TO ALLOW AN RV OR TRAVEL TRAILER AS A TEMPORARY RESIDENCE ON A PROPERTY WITH A RESIDENTIAL USE; AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO INCLUDE DESIGNATED OUTDOOR SEATING AREAS IN THE CALCULATION OF MINIMUM OFF-STREET PARKING REQUIRED FOR RESTAURANTS WITH OUTDOOR SEATING; AND AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO ESTABLISH MINIMUM PARKING STANDARDS FOR MICROBREWERIES; 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.

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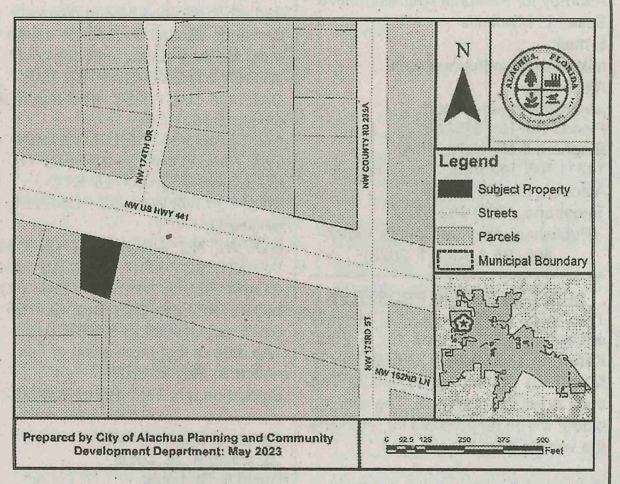
FLUM: Commercial; Zoning: Commercial Intensive (CI).



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(Published: Alachua County Today - June 1, 2023)

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City of ALACHUA

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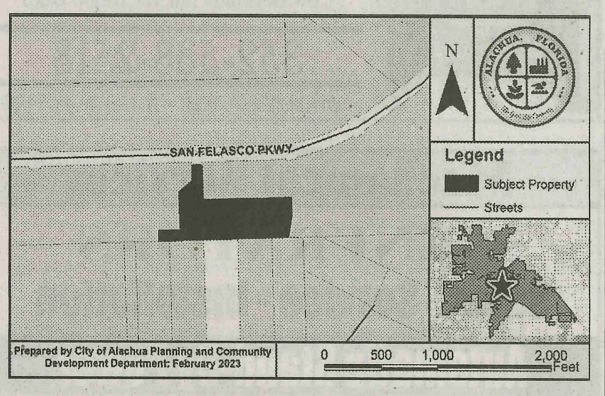

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(Published: Alachua County Today - June 1, 2023)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson, POSTED THE LAND USE
(name)
SIGN ON _____ FOR THE Convergence Cottages West Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

S Stinson
(signature)

2 (two)
(number of signs)

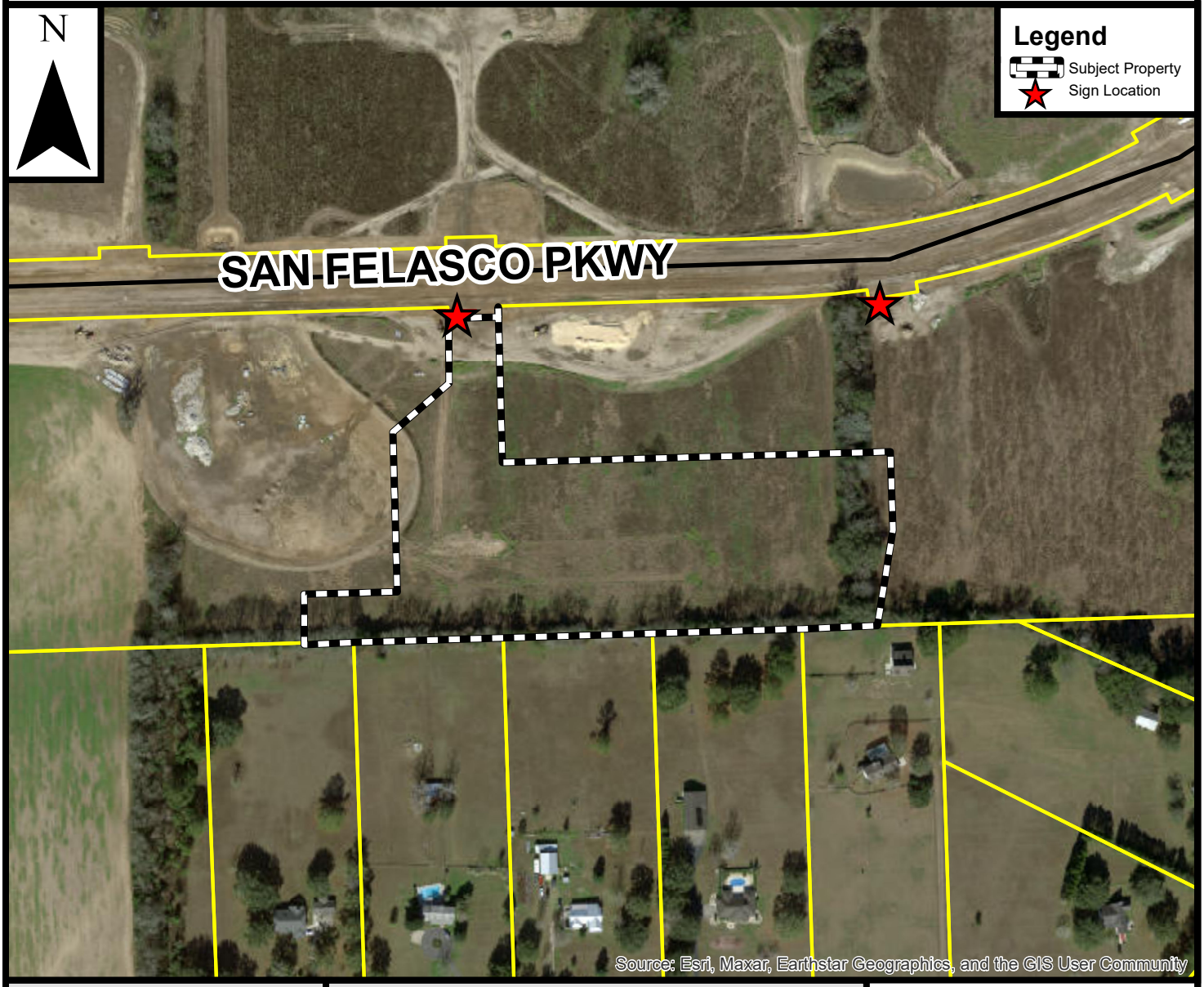
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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 Cottages West
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 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.

0 100 200 400
Feet

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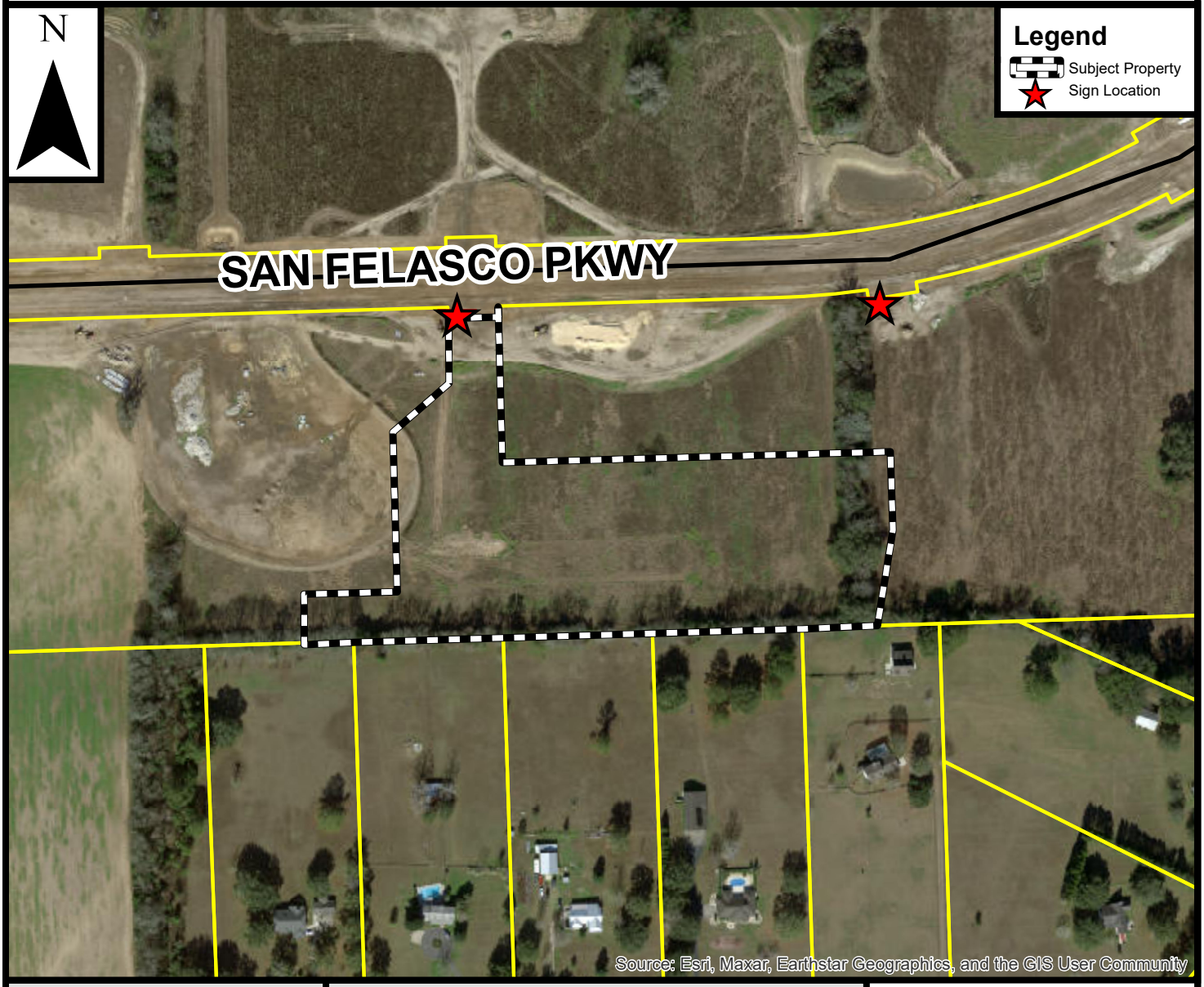

Prepared by the City of Alachua
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Prepared February 2023

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0 100 200 400
Feet

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the good life community

Mailed 5/25/23

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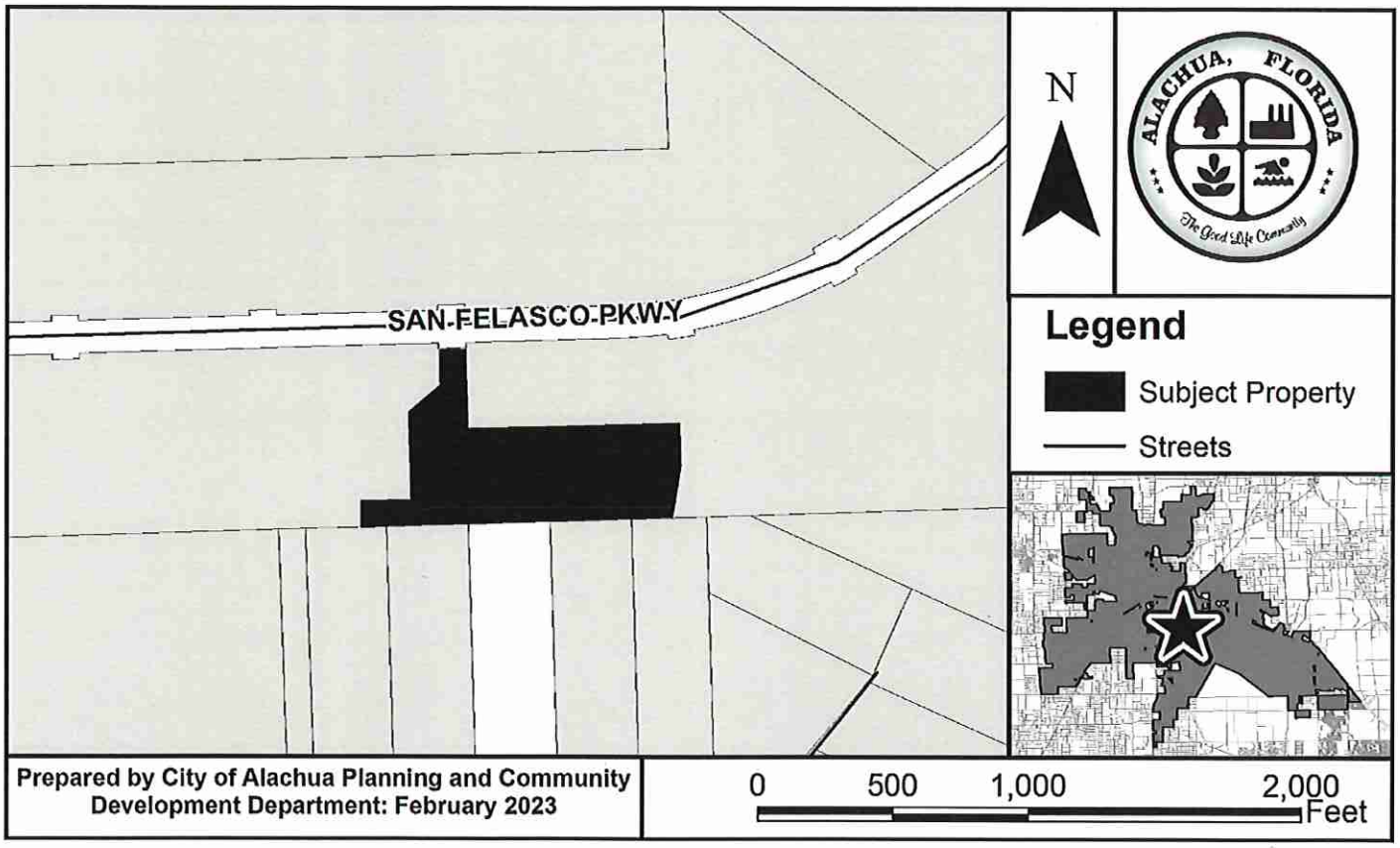

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

03926-025-011
EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES RICHARD A & CHARLOTTI
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN & WALKO
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 L
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

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FOUNDATION FOR ENVIROMENTAL RESI
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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
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 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
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3900 COMMONWEALTH BLVD
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03967-000-000
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TIITF REC & PARKS SAN FELASCO HAMI
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
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ALACHUA, FL 32615

03968-100-019
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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
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Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
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Alachua FL 32615

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Alachua FL 32615

Carrie Luke
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Alachua FL 32615

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

George and Joan Walker
12910 NW 151st Road
Alachua, FL 32615